

FOR SALE

15-ACRE PROPERTY IN FORT BEND COUNTY

5543 FM 762 RD,
RICHMOND, TX 77469

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KUTTER
GROUP

CONNECT
REALTY





PROPERTY HIGHLIGHTS

- Perfect for both residential living and entrepreneurial ventures.
- The expansive land includes a versatile pavilion/event venue, ideal for weddings, corporate events, outdoor markets, or retreats.
- With no restrictions, it accommodates RVs, mobile homes, animals and more.
- Additional amenities include a cozy guest house, patio slabs with hookups, two storage sheds, chicken coop, expanding its functional potential.
- Ag exempt
- Strategically located near Hwy-59, Sugar Land, Richmond, and Rosenberg, this property combines city amenities with country tranquility.

OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	15 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,000	10,000	30,000
TOTAL	2,000	16,000	21,000
TOTAL	\$60,000	\$70,000	\$80,000



PROPERTY FEATURES

The charming farmhouse features 4-5 bedrooms/3.5 bathrooms, adaptable living spaces, all complete with a wrap-around porch.

PROPERTY FEATURES

- This charming farmhouse is accompanied by a spacious pavilion, offering endless possibilities for outdoor events, gatherings, or business ventures. Nestled within the lush landscape, this property provides the perfect blend of comfort and versatility.
- Whether you're looking to host weddings, operate an auto shop, or expand your personal retreat, the possibilities with this expansive pavilion are limitless.
- Enjoy the breathtaking scenery of this vast property, where expansive green spaces are framed by towering trees, offering a private and peaceful environment. This view is ideal for those seeking solitude or wishing to host large outdoor gatherings.







FORT BEND COUNTY MARKET OVERVIEW

Fort Bend County, located southwest of Houston, Texas, is one of the fastest-growing counties in the United States, making its real estate market particularly dynamic. Here's an overview of the real estate landscape in Fort Bend County:

Location and Accessibility:

- Fort Bend County is well-connected to Houston, with major highways like Interstate 69 (US 59) and the Grand Parkway (SH 99) providing easy access to the city. This accessibility makes it a popular choice for people working in Houston but preferring a suburban or semi-rural lifestyle.

Master-Planned Communities:

- Fort Bend County is known for its numerous master-planned communities, such as Sienna Plantation, Riverstone, Aliana, and Cross Creek Ranch. These communities often feature amenities like golf courses, parks, schools, and shopping centers, attracting families and professionals.

Economic Factors:

- The county benefits from a strong local economy, supported by sectors such as energy, healthcare, and education. This economic stability has been a significant factor in the steady demand for housing in the area.

Commercial Real Estate:

- Beyond residential real estate, Fort Bend County also has a growing commercial real estate market, with retail, office, and industrial spaces expanding to meet the needs of the increasing population and businesses.

Overall, Fort Bend County offers a robust and diverse real estate market, with options for a wide range of buyers, from first-time homeowners to those seeking luxury properties. Its growth trajectory and proximity to Houston make it a continually attractive area for real estate investment.



HOUSTON AREA - METRO OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 1.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, medicine, international businesses, distribution, and technology.

The Houston MSA is home to 26 Fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipelines transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.

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