



HURRICANE LN.

TRAMMEL FRESNO RD.

29.45 ACRES
COMMERCIAL SITE FOR SALE

FT. BEND PKWY

29.45 COMMERCIAL ACRES FOR SALE

FORT BEND TOLLWAY@TRAMMEL-FRESNO ROAD
MISSOURI CITY, TEXAS 77459

FOR INFORMATION: CONTACT MAY QI mqi@uscc.biz 832-688-6666





PROPERTY DETAILS

**ADDRESS: FORT BEND TOLLWAY@TRAMMEL-FRESNO RD
MISSOURI CITY, TX 77459**

LEGAL DESCRIPTION:

0077 E ROARK, ACRES 29.453

UTILITIES: READY

ZONING: COMMERCIAL

DETENTION: OFF-SITE

ACCESS/VISIBILITY:

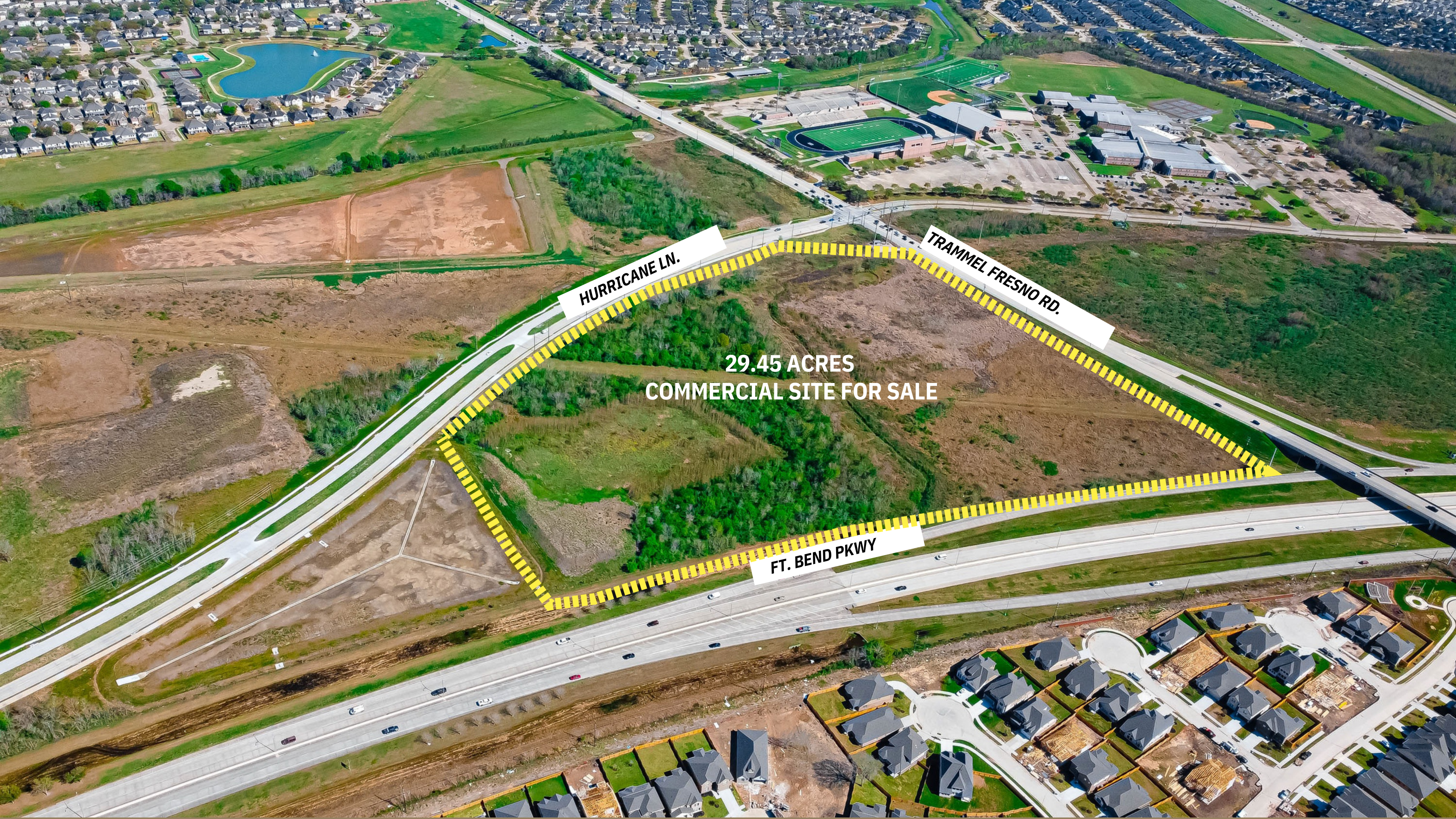
**FORT BEND TOLLWAY @
TRAMMEL FRESNO RD & HURRICANE LN**

IDEAL USES:

RETAIL, RESTAURANT, HOTEL

WAREHOUSE, OFFICE

FORT BEND ISD



HURRICANE LN.

TRAMMEL FRESNO RD.

**29.45 ACRES
COMMERCIAL SITE FOR SALE**

FT. BEND PKWY

TRAMMEL FRESNO RD.

FT. BEND PKWY

**29.45 ACRES
COMMERCIAL PROPERTY**

HURRICANE LN.





WINFIELD LAKES
1,784 HOMES

CAMBRIDGE FALLS
782 HOMES

Amazon Center
1.4M SF

VICKSBURG BLVD.

VICKSBURG VILLAGE OF SHILOH
2,433 HOMES

TRAMMEL-FRESNO RD.

TEAL RUN
2,433 HOMES

Site

PROPOSED TOWNHOME DEVELOPMENT

HIGHTOWER HIGH SCHOOL
2,099 STUDENTS



COMING SOON
FORT BEND TOWN CENTER II
300,000 SF SHOPPING CENTER

6

6

PROPOSED NewQuest DEVELOPMENT

FORT BEND PKWY. 26,069 VPD

FORT BEND TOWN CENTER

KNIGHT RD.
FUTURE EXPANSION TO SIENNA
SOUTH 1ST QUARTER 2020

SIENNA SUBDIVISIONS
8,169 HOMES



SURROUNDING DEVELOPMENTS

DR HORTON
"PARKS EDGE"
1,028 HOMES

KB HOMES
"OLYMPIA FALLS"
425 HOMES

PARKWAY CROSSING

DRY CREEK VILLAGE
FEATURING
K. HOVNANIAN
& MERITAGE
409 HOMES

FORT BEND BUSINESS
PARK
FEATURING "AMAZON
DISTRIBUTION
CENTER"
•1.4M+ SQ FT
•500+ JOBS

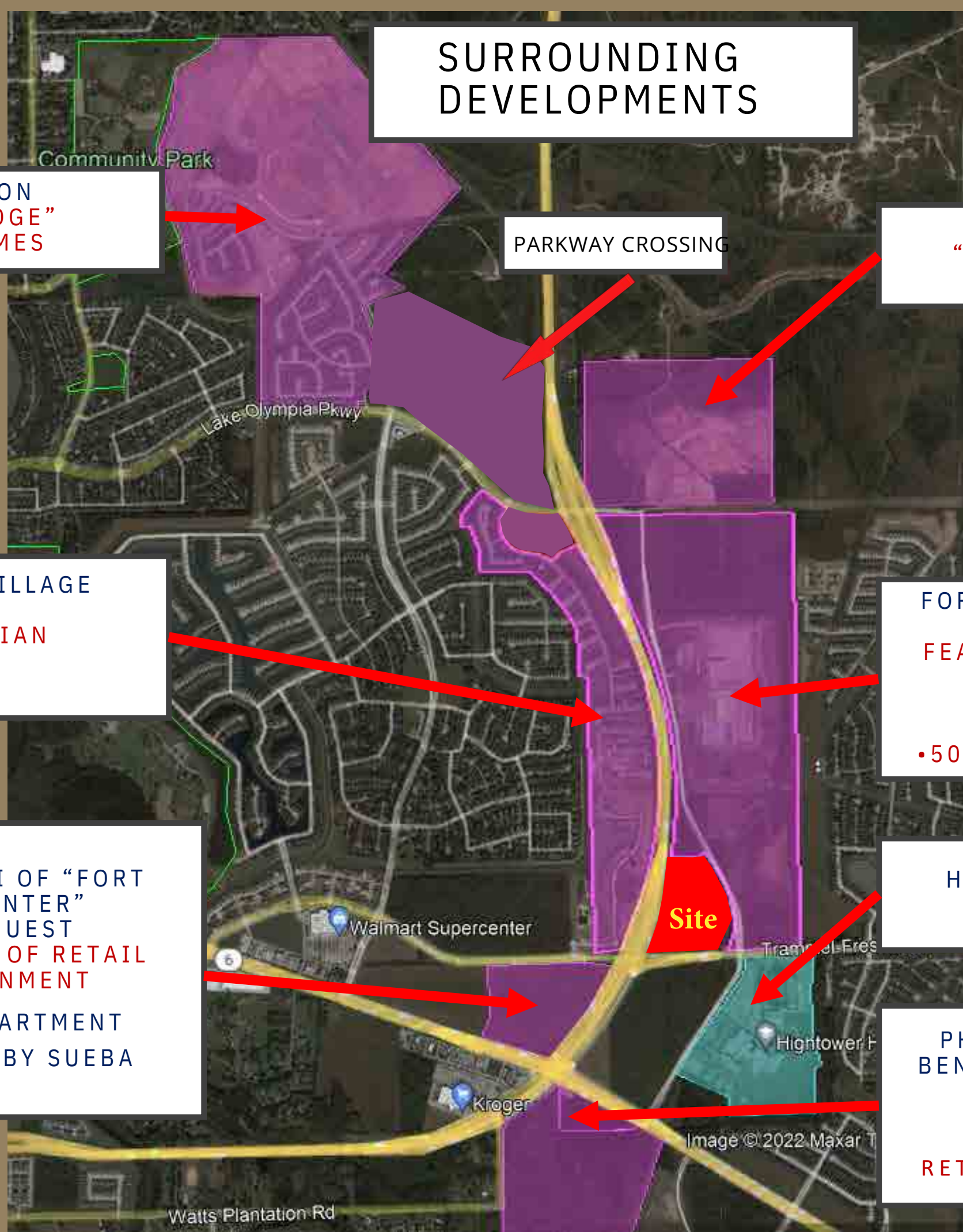
PHASE I AND II OF "FORT
BEND TOWN CENTER"
BY NEWQUEST
300,000 SQ FT OF RETAIL
AND ENTERTAINMENT
589-UNIT APARTMENT
DEVELOPMENT BY SUEBA

HIGHTOWER HIGH
SCHOOL

Site

PHASE III OF "FORT
BEND TOWN CENTER"
BY NEWQUEST

200,000 SQ FT OF
RETAIL&ENTERTAINMENT



D-R HORTON
America's Builder

KB
HOME

**FORT BEND
BUSINESS PARK**

**DRY CREEK
VILLAGE
409 HOMES**

**Meritage
Homes**

**KHovnanian
Homes**

amazon

**29.45 AC
Commercial Site**

TRAMMEL FRESNO ROAD

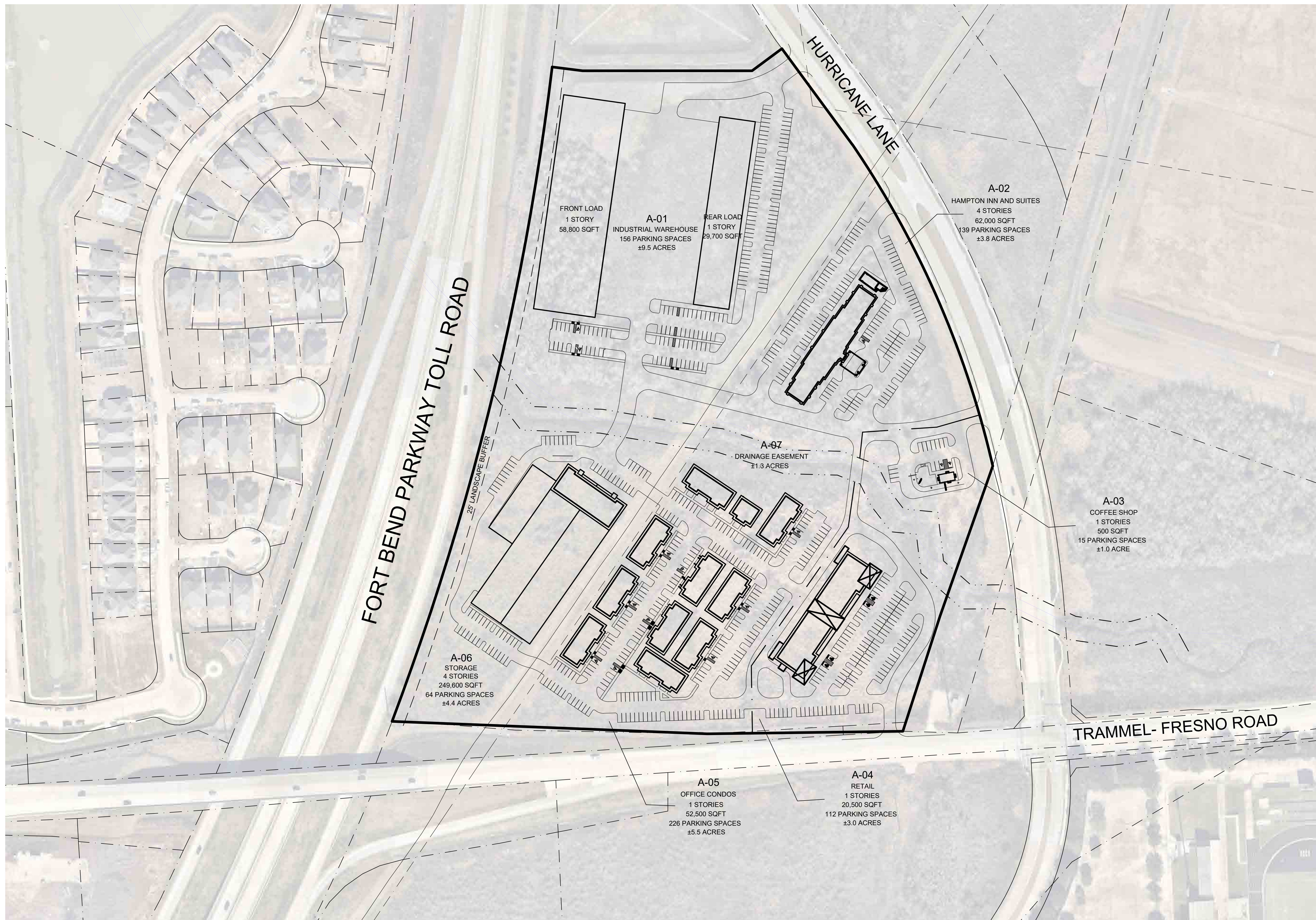
CHIMNEY ROCK ROAD

LAKE OLYMPIA PARKWAY

FORT BEND PARKWAY TOLL ROAD

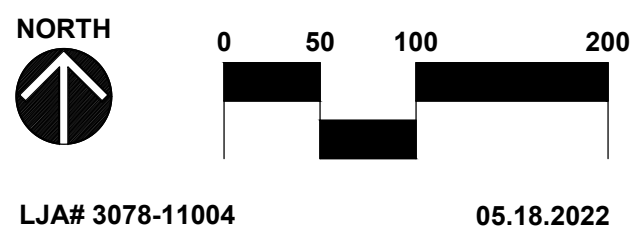
SITE





Land Use Analysis

Industrial	±9.5 Ac.
Hotel	±3.8 Ac.
Coffee Shop	±1.0 Ac.
Retail	±3.0 Ac.
Office Condos	±5.5 Ac.
Storage	±4.4 Ac.
Drainage	±1.3 Ac.
Pipeline	±1.0 Ac.
TOTAL	±29.5 Ac.



LJA# 3078-11004 05.18.2022

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an site plan study for

FORT BEND PARKWAY BUSINESS PARK

±29.5 ACRES OF LAND

Missouri City, Texas

prepared for
F.S. & LUCKY 8 LAND, L.L.C.
& ELLA DEVELOPMENT, L.L.C.

PLANNER:



Land & Master Planning
 Land Use/Feasibility Studies
 Sustainable Design
 Urban Design
 Landscape Architecture

3600 W Sam Houston Pkwy S
 Suite 600
 Houston, Texas 77042
 713.953.5200 - 713.953.5026

NOTES:

- 1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adj).
- 2) This survey was prepared from information provided by First National Title Insurance Company, File Number 18-37404-PO, effective date of commitment July 30, 2018 and issued on August 6, 2018. Surveyor did not abstract subject property. The following items were listed in Schedule "B" of the above referenced title commitment are as follows:
 - Item 10(G) Pipeline right of way easement of undisclosed width and location in favor of S. M. Briscoe, as set forth in instrument recorded in Volume 87, Page 542, of the Deed Records of Fort Bend County, Texas. Same having been delineated by instrument(s) dated December 8, 1953, recorded in Volume 318, Page 200, of the Deed Records of Fort Bend County, Texas, and assigned to Coastal States Crude Gathering Company by instrument recorded in Volume 462, Page 563 of the Deed Records of Fort Bend County, Texas. (Does affect subject tract, and is shown hereon)
 - Item 10(H) Pipeline right of way easement of undisclosed width and location in favor of S. M. Briscoe, as set forth instrument recorded in Volume 88, Page 69, of the Deed Records of Fort Bend County, Texas. Same assigned to Coastal States Crude Gathering Company by instrument recorded in Volume 462, Page 563 of the Deed Records of Fort Bend County, Texas. (Does affect subject tract, and is shown hereon)
 - Item 10(I) Agreement to set aside for road purposes a strip thirty (30) feet in width along any side of the one hundred acre tract described therein as set forth in instrument recorded in Volume 97, Page 121 of the Deed Records of Fort Bend County, Texas. (Appears to affect only that portion of the subject tract west of the approx. location of the east line of the west 100 acres of Block 9 of the Cochran and McCluer Subdivision)
 - Item 10(J) Pipeline right of way easements twenty (20) feet in width in favor of The Dow Chemical Company, as set forth in instrument recorded in Volume 228, Page 353, of the Deed Records of Fort Bend County, Texas. (Does not affect subject tract)
 - Item 10(K) Pipeline right of way easement of undisclosed width and location in favor of Trunkline Gas Company, as set forth instrument recorded in Volume 393, Page 377, of the Deed Records of Fort Bend County, Texas. (is blanket in nature, and appears to affect only that portion of the subject tract west of the approx. location of the east line of the west 100 acres of Block 9 of the Cochran and McCluer Subdivision)
 - Item 10(L) Pipeline right of way easements thirty (30) feet in width in favor of Trunkline Gas Company, as set forth in instrument recorded in Volume 397, Page 445 of the Deed Records of Fort Bend County, Texas. (Does not affect subject tract)
 - Item 10(M) An easement twenty-two (22) feet in width, located as shown on attached sketch, granted to Houston Lighting & Power Company as set forth in instrument recorded in Volume 416, Page 394 of the Deed Records of Fort Bend County, Texas. (Does not affect the subject tract, and is shown hereon for reference only)
 - Item 10(N) Old canal, telephone line and ditch as shown on sketches attached to instrument recorded in Volume 416, Page 394 of the Deed Records of Fort Bend County, Texas. (the recorded document does not create easements for the old canal, telephone line and ditch, the exhibit is only showing the location of the power line relative to ground features. At the time of this survey there was no visible evidence of the Sinclair telephone line, the old canal appears to have been filled, and the ditch does not affect the subject tract.)
 - Item 10(O) Right of way for road purposes as set forth in instruments recorded in Volume 446, Page 42 and Volume 446, Page 48 of the Deed Records of Fort Bend County, Texas. (Do not affect the subject tract)
 - Item 10(P) Terms and provisions of Waiver of Agriculture Use Appraisal for the benefit of Fort Bend Parkway Road District, as set forth in instrument recorded in Volume 2234, Page 550 of the Official Records of Fort Bend County, Texas. (Does affect subject tract and is blanket in nature)
 - Item 10(Q) Terms and provisions of Agreed Final Judgment entered in Cause No. 21,956, styled Fort Bend County Toll Road Authority vs. Marhaba Partners Limited partnership et al, a certified copy of which is filed for record under Fort Bend County Clerk's File No. 2003114427. (Does affect the subject tract as restrictions or benefits to the "remaining property")
 - Item 10(R) Affidavit to the Public Certification of OSSF Requiring Maintenance filed for record under Fort Bend County Clerk's File No. 2008097673. (Does affect subject tract and is blanket in nature, however no visible evidence of a septic tank was found on the subject tract)
 - Item 10(S) Temporary right of way and access easement thirty (30) feet in width and 2,748.11 feet in length granted to Hamman Oil & Refining Company as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2009058051. (Does not affect subject tract)
 - Item 10(T) All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same as set forth in instrument(s) filed for record under Fort Bend County Clerk's File No. 2001122130. (Surface Rights are waived as therein provided.) (Does affect the subject tract)
 - Item 10(U) Wastewater Treatment Plant Buffer Easement granted to the City of Missouri City as set forth in instrument filed for record under Harris County Clerk's File No. 2010017564. (Does not affect the subject tract)
 - Item 10(V) Terms, conditions and provisions as set forth in Development agreement dated January 12, 2016, executed by and between the City of Missouri City, Texas and FLC Parkway LP, filed March 28, 2016, recorded under Clerk's File No. 2016030538, Real Property Records, Fort Bend County, Texas. (Does affect the subject tract)
 - Item 10(X) The effect, if any of Notice of Private Transfer Fee Obligation filed January 12, 2018, recorded under Clerk's File No. 2018004386, Real Property Records, Fort Bend County, Texas. Said Notice recites, in part, that it is pursuant to the Declaration and Covenant recorded under Clerk's File No. 2009102532, Real Property Records, Fort Bend County, Texas, however said Declaration and Covenant was terminated and released by instrument recorded under Clerk's File No. 2017027009, Real Property Records, Fort Bend County, Texas. (Does affect the subject tract)

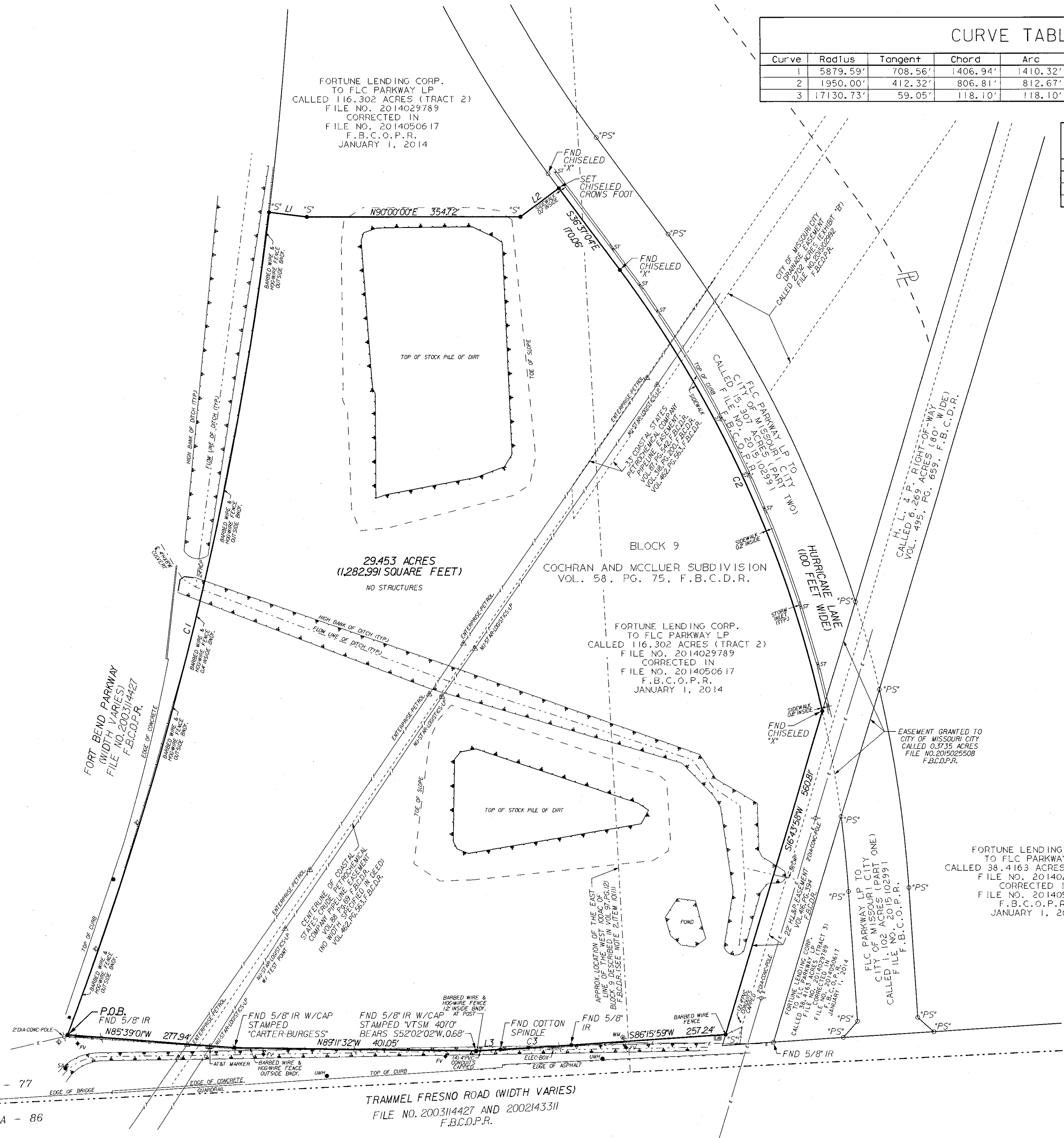
- 3) By graphical plotting the subject tract lies within Zone "X" (unshaded), Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain" as shown on Federal Emergency Management Agency Flood Insurance Rate Map, Map Numbers 48157C0295L and 48157C0315L, map revised April 2, 2014. "LJA" does not warrant nor subscribe to the accuracy or scale of said maps".
- 4) Metes and bounds description prepared for subject tract on separate instrument by the undersigned dated August 10, 2018.
- 5) There are no paved or striped parking spaces within the subject tract.
- 6) There is no visible evidence of the subject tract being used as a solid waste dump, sump or landfill.
- 7) The subject property has frontage or abuts proposed Fort Bend County Toll Road, which is a controlled access highway. As described in Fort Bend County Clerk's File No. 2003114427, access to the main lanes are denied, however the remaining acreage may have access to the frontage roads.
- 8) Subject property lies within the Fort Bend County Drainage District.
- 9) Subject property lies within the Fort Bend County Public Improvement District No. 3.
- 10) Subject property lies within the Missouri City Management District No. 2.

CURVE TABLE						
Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	5879.59'	708.56'	1406.94'	1410.32'	13°44'36"	N13°46'38"E
2	1950.00'	412.32'	806.81'	812.67'	23°52'42"	S24°40'43"E
3	17130.73'	59.05'	118.10'	118.10'	00°23'42"	S86°27'49"W

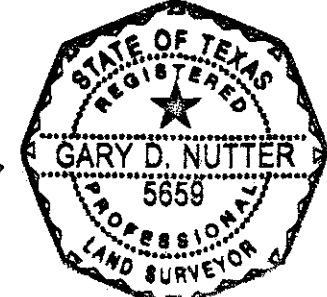
LINE TABLE		
Line	Bearing	Distance
1	S83°05'40"E	63.32'
2	N53°22'56"E	79.64'
3	S86°39'38"W	40.75'

Scale: 1" = 100'

- CONVENTIONAL SIGNS**
- @WM WATER VALVE VAULT
 - ◆ FV WATER METER
 - ◆ FLV FLUSHING VALVE
 - WBOV WATER BLOW OFF VALVE
 - WV WATER VAULT
 - WV WATER VALVE
 - ◆ SCB SPRINKLER CONTROL BOX
 - ▲ P.M. PIPELINE MARKER
 - ▲ T.C.M. TELE. COMM. MARKER
 - E.B. ELECTRIC BOX
 - E.J. ELECTRIC JUNCTION BOX
 - ◆ F.L. FLOOD LIGHT
 - ◆ L.P. LIGHT POLE
 - ◆ P.P. POWER POLE
 - C.W. GUY WIRE
 - ST STORM SEWER MANHOLE
 - SWI STORM SEWER INLET
 - SA SANITARY SEWER MANHOLE
 - U.M.H. UNKNOWN USE MANHOLE
 - P.I. APPROX. PIPELINE
 - C.I.F. CHAIN LINK FENCE
 - H.B. HIGH BANK
 - F.L. FLOWLINE
 - S. SIGN
 - ◆ P.S. PREVIOUSLY SET 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LJA ENG"
 - ◆ S. SET 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "LJA ENG"



I, GARY D. NUTTER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO ELLA DEVELOPMENT, LLC, FIRST NATIONAL TITLE INSURANCE COMPANY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION II SURVEY, DATED AUGUST 10, 2018.



GARY D. NUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

LAND TITLE SURVEY
OF 29.453 ACRES
(1,282,991 SQ. FT.)
IN THE
ELIJAH ROARK LEAGUE, A-77
FORT BEND COUNTY, TEXAS

AUGUST 2018 JOB NO. 2319-4000
LJA Surveying, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382
Contact: Gary D. Nutter, RPLS gnutter@ljasurveying.com

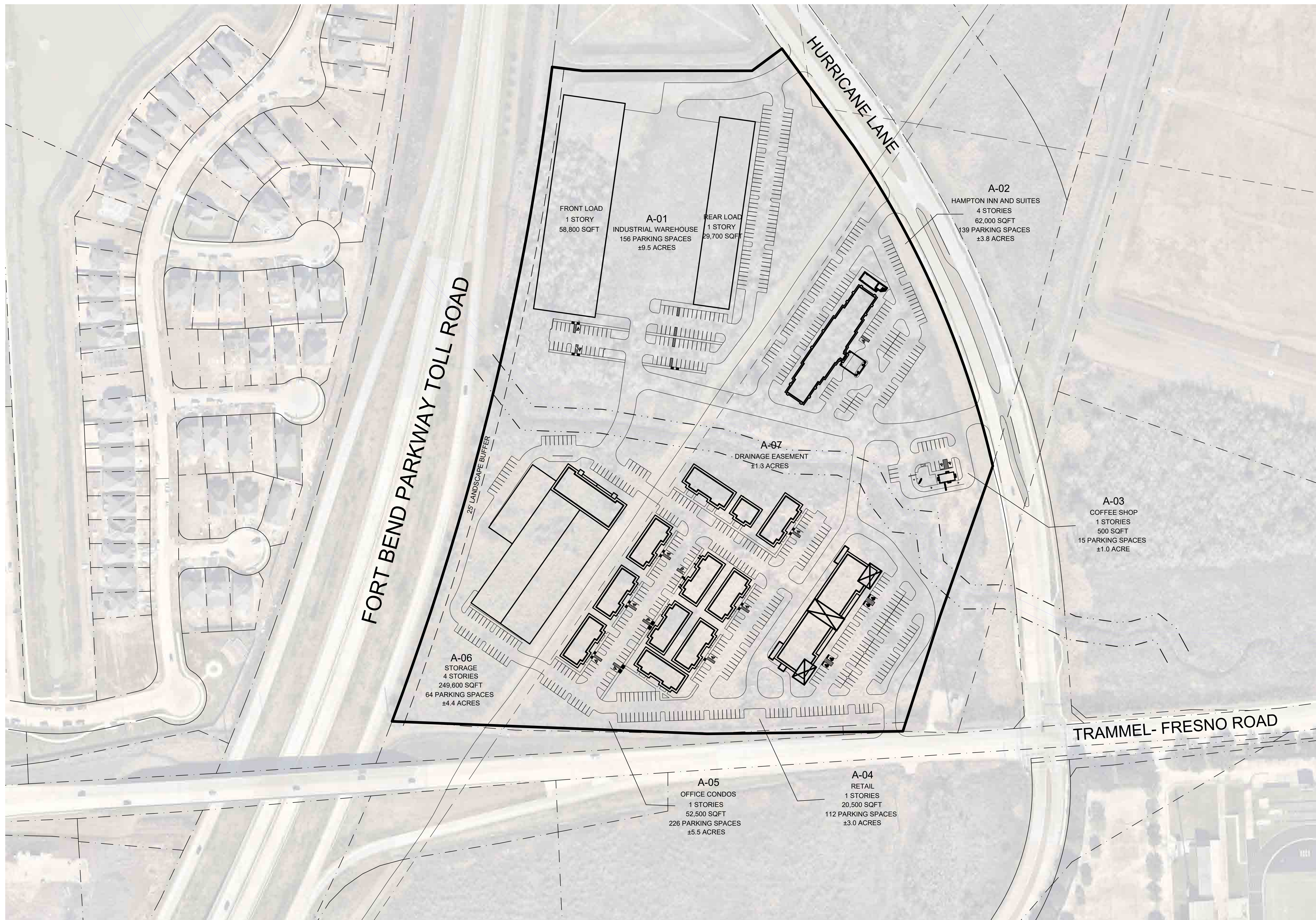
Population

Radius

	2 Mile	5 Mile	10 Mile
2010 Population	20,542	105,346	460,752
2022 Population	31,782	158,900	615,264
2027 Population Projection	38,125	189,469	698,070
Annual Growth 2010-2022	4.6%	4.2%	2.8%
Annual Growth 2022-2027	4.0%	3.8%	2.7%

Traffic Count

Collection Street	Cross Street	Traffic
State Hwy 6	Hurricane Ln	28,619
Hurricane Ln	Trammel-	4,945
Fort Bend Pkwy	-	17,115
Fort Bend Pkwy	Trammel-	24,544
Trammel-Fresno Rd	Hurricane Ln	4,515
Knight Rd	Hwy 6 N	3,996
Knight Rd	State Hwy 6	5,502
Trammel-Fresno Rd	Hurricane Ln	10,736
State Hwy 6	Knight Rd E	35,540



Land Use Analysis

Industrial	±9.5 Ac.
Hotel	±3.8 Ac.
Coffee Shop	±1.0 Ac.
Retail	±3.0 Ac.
Office Condos	±5.5 Ac.
Storage	±4.4 Ac.
Drainage	±1.3 Ac.
Pipeline	±1.0 Ac.

TOTAL ±29.5 Ac.

OPTION A

prepared for
F.S. & LUCKY 8 LAND, L.L.C.
& ELLA DEVELOPMENT, L.L.C.

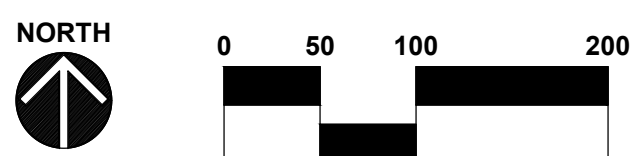
PLANNER:



**PLANNING &
 LANDSCAPE
 ARCHITECTURE**

Land & Master Planning
 Land Use/Feasibility Studies
 Sustainable Design
 Urban Design
 Landscape Architecture

3600 W Sam Houston Pkwy S
 Suite 600
 Houston, Texas 77042
 713.953.5200 - 713.953.5026



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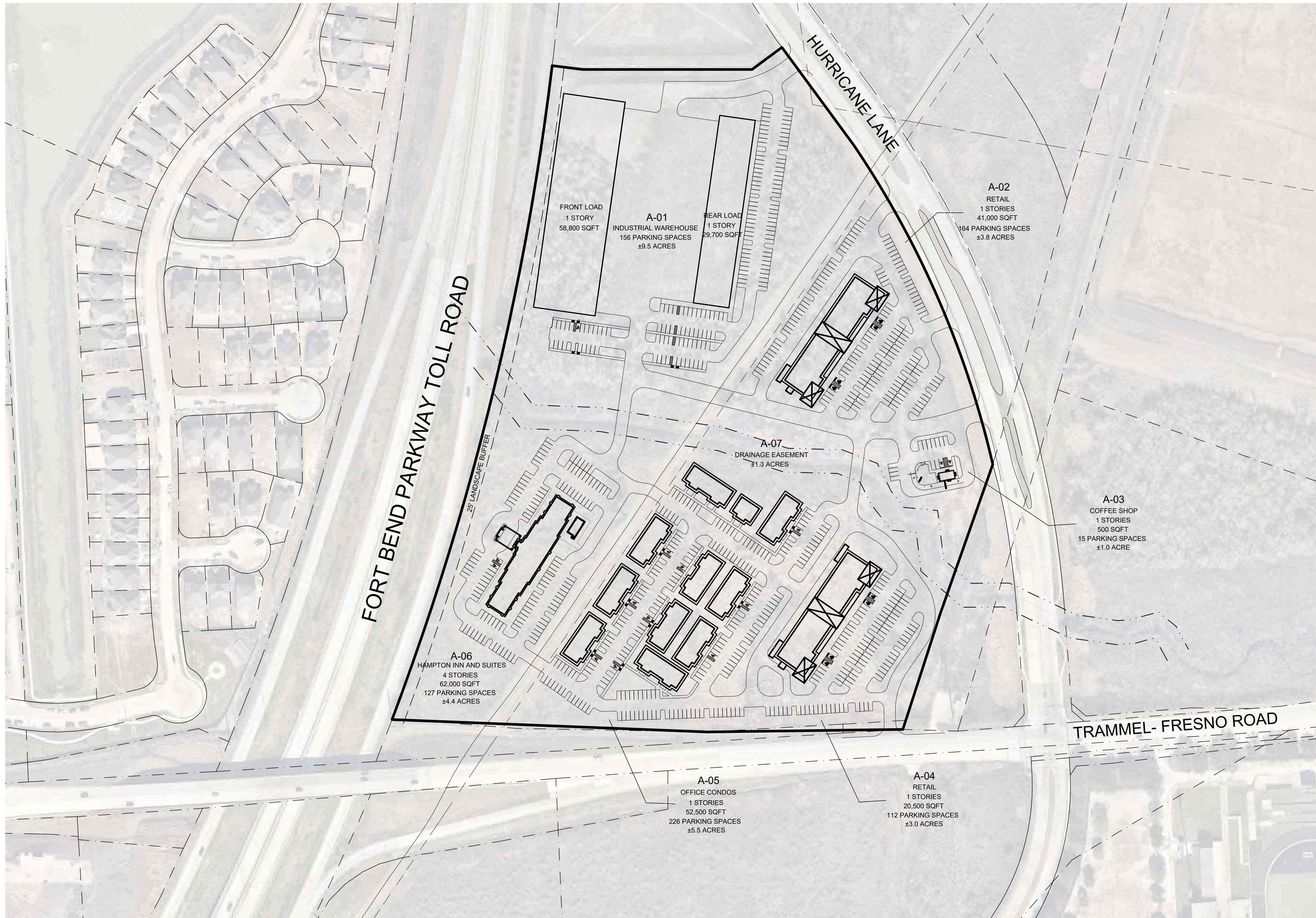
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an site plan study for

FORT BEND PARKWAY BUSINESS PARK

±29.5 ACRES OF LAND

Missouri City, Texas



Land Use Analysis

Industrial	±9.5 Ac.
Coffee Shop	±1.0 Ac.
Retail	±6.8 Ac.
Office Condos	±5.5 Ac.
Hotel	±4.4 Ac.
Drainage	±1.3 Ac.
Pipeline	±1.0 Ac.
TOTAL	±29.5 Ac.

OPTION B

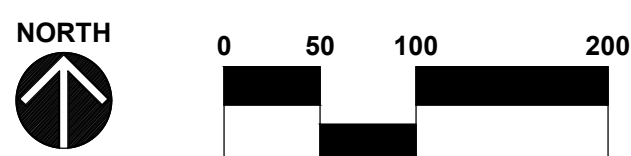
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& ELLA DEVELOPMENT, L.L.C.

PLANNER:



Land & Master Planning
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