

Development Tract For Sale

Highway 90A
Sugar Land, TX 77478

1.427 acres (62,154 SF)

- Ideal professional Building Site
- Contiguous to Telfair & New Territory Master Planned Communities



Kolbe Curtice CCIM CLS

Principal
+1 281 269 3441
kolbe.curtice@colliers.com

1233 West Loop South
Suite 900
Houston, TX 77027
+1 713 222 2111
colliers.com

Property Overview



Price: \$1,118,772
(\$18.00 PSF)

Site Information

Size	±1.43 Acres
Street Address	0 Highway 90A
City, State, Zip	Sugar Land, TX 77478
County	Fort Bend
Improvements	Raw Land
Property ID	R197021
Floodplain	100 year
Access	Circle Dr from Highway 90

2023 Tax Rates (Proposed)

City of Sugar Land	0.350000
Fort Bend Drainage	0.012400
Fort Bend General	0.426500
Fort Bend ISD	0.999200
Fort Bend LID 7	0.382260
Total	2.170360



Market Overview

5 mile radius

Household & population characteristics



\$104,231

Median household income



\$348,145

Median home value



80.1%

Owner occupied housing units



38.0

Median age



50.5%

Female population



62.5%

% Married (age 15 or older)

Annual lifestyle spending



\$3,148

Travel



\$40

Tickets to Movies



\$75

Theatre/Operas/Concerts



\$83

Admission to Sports Events



\$12

Online Gaming Services

Households & population



209,483

Current total population



223,088

5 Year total population



68,925

Current total households



73,804

5 year total households

Education



No high school diploma



16%

High school graduate



21%

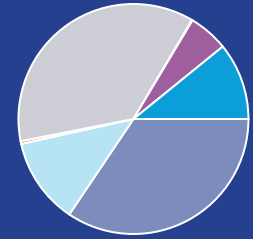
Some college



56%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



8,178

Total businesses



82,260

Total employees

Employment



79%

White collar



12%

Blue collar



9%

Services

3.8%

Unemployment rate

Annual household spending



\$2,875

Apparel & Services



\$343

Computers & Hardware



\$4,952

Eating Out



\$8,536

Groceries



\$9,320

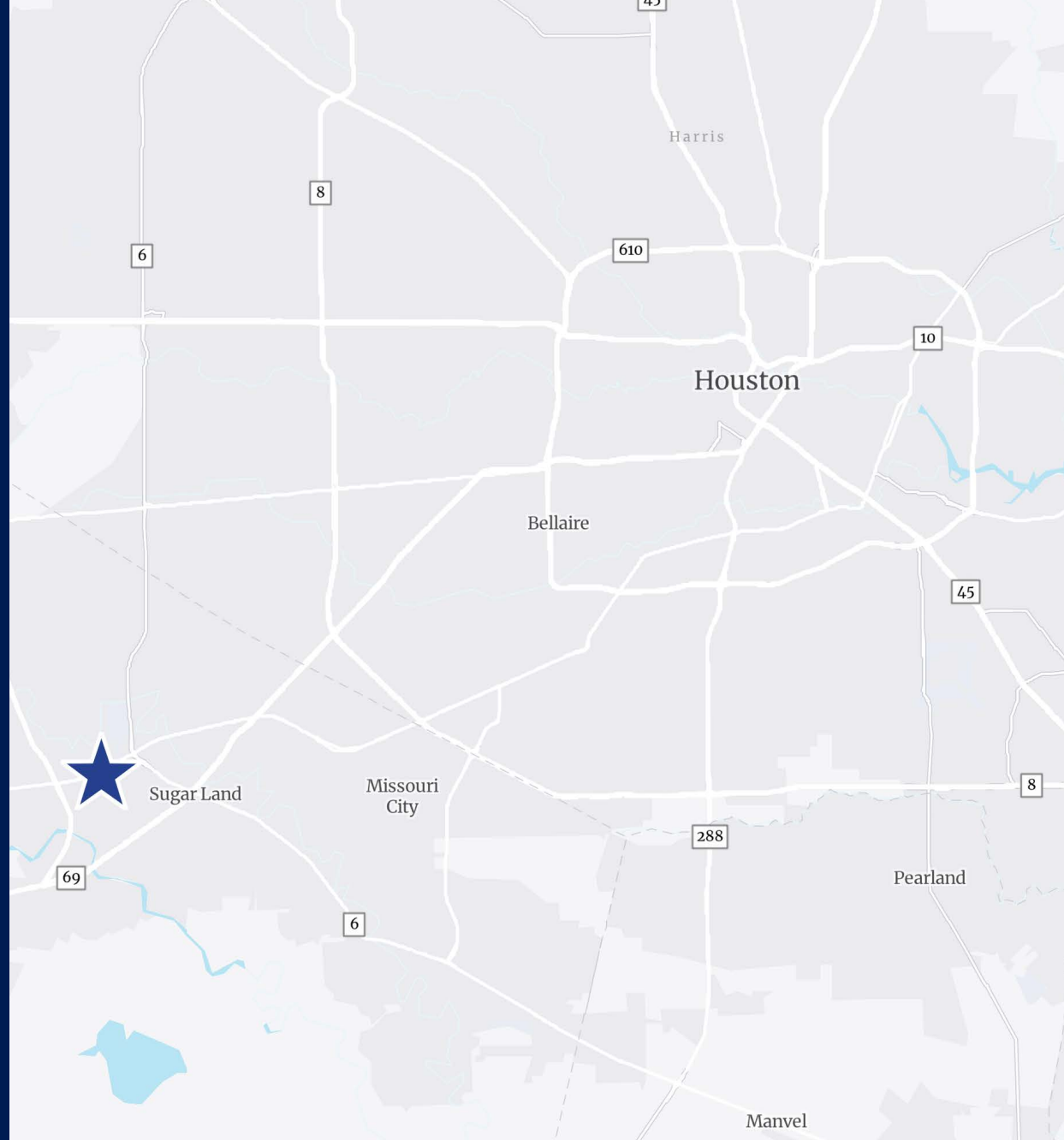
Health Care



1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Kolbe Curtice CCIM CLS
Principal
+1 281 269 3441
kolbe.curtice@colliers.com

Quick Links



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Kolbe Curtice CLS	343848	kolbe.curtice@colliers.com	+1 281 269 3441
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date