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OFFERING MEMORANDUM

2 AC RICHMOND

FM 359, REAR, RICHMOND TX 77406

2 AC Richmond

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Aerial View Map

03 Property Description

Property Images

04 Demographics

Demographics

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

2 AC RICHMOND

OFFERING SUMMARY

ADDRESS	FM 359, Rear Richmond TX 77406
COUNTY	Fort Bend
MARKET	Houston
SUBMARKET	Richmond
PRICE	\$1,175,000
OWNERSHIP TYPE	Fee Simple
APN	R36425

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	7,389	49,989	166,534
2025 Median HH Income	\$127,132	\$119,149	\$111,067
2025 Average HH Income	\$137,196	\$141,923	\$137,593

Lots of Opportunity

- - Plans already approved for Light Industrial Park, hot market
- Industrial Park small office/warehouse buildings are getting almost \$20/sf annually in rents
- Secondary markets with fast growth are in high demand, such as this location
- Tucked away in cul-de-sac, plenty of privacy
- Also, right off of FM 359, access to many major arteries
- Shortage of supply for the product type in the approved plans
- Perfect for Owner/User or Investor





02

Location

- Location Summary
- Aerial View Map

2 AC RICHMOND

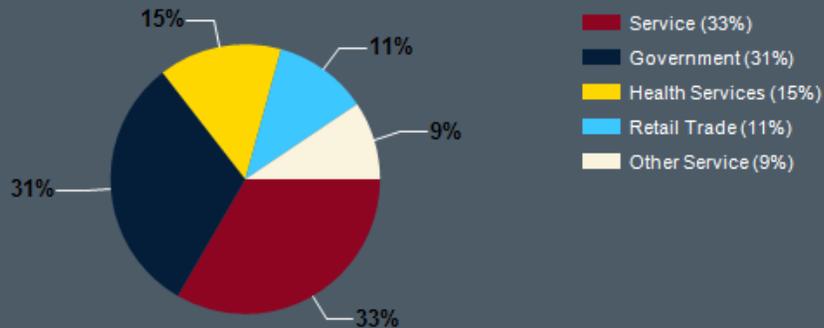
Richmond TX

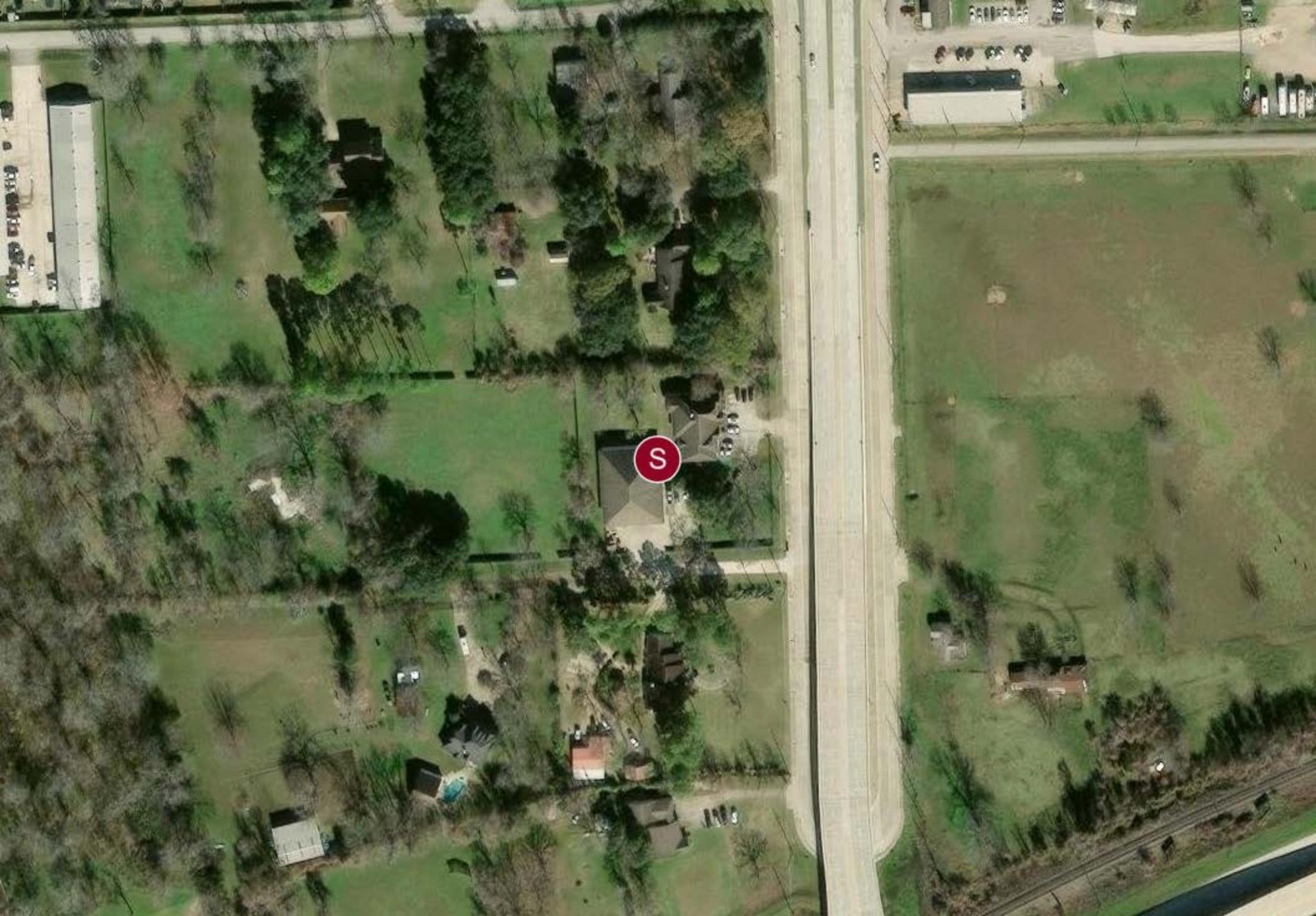
- Chance to build in high growth area. Richmond is experience consistent year-over-year growth at almost 3.5%. According to recent estimates, Richmond's population is projected to grow 10% over the next five years, adding thousands of new residents. The population surge is continuously creating numerous opportunities and challenges for the local economy.

The rapid growth not only boosts local spending but also fuels demand for housing, infrastructure, and services. The influx has created growth in sectors such as real estate, retail, healthcare, and education. This leads to more jobs and increased consumer spending.

Richmond has made significant strides in attracting new businesses and fostering local entrepreneurship. Several factors contribute to this business-friendly environment, including low taxes, pro-business policies, and access to a skilled labor force. As the city grows, it is also seeing an increase in small businesses, which are the backbone of any local economy.

Major Industries by Employee Count





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03

Property Description

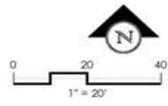
Property Images

2 AC RICHMOND



STORM SEWER SYSTEM NOTES

- PIPE CULVERTS SHALL CONFORM TO ASTM SPECIFICATION C-76, CLASS 1 OF AN APPROPRIATE STRUCTURE (I.E., STUBS WITH RING GRATES OR TH).
 - STORM WATER DISCHARGING FROM A DITCH INTO A STORM SEWER SYSTEM SHALL BE THROUGH A DITCH BOX WITH RING GRATES ON THE SEWER SIDE.
 - A MINIMUM CLEARANCE OF TWO FEET (2') SHALL BE ESTABLISHED BETWEEN THE BOTTOM OF ANY DITCH AND THE ADJACENT EDGE OF THE BANK OF A DITCH.
 - MINIMUM VERTICAL CLEARANCE BETWEEN ANY STORM PIPE OR BOX AND PRIVATE UTILITIES SHALL BE AT LEAST 6'-0" FROM THE EXTERIOR OF THE EXISTING OR PROPOSED PUBLIC OR PRIVATE UTILITY.
 - ALL STORM SEWERS UNDER OR WITHIN THREE (3) FT. OF PROPOSED OR EXISTING FOUNDATION SHALL BE BACKFILLED WITH NO LESS THAN 1 1/2 BAGS OF CONCRETE PER CUBIC YARD WITHIN ONE (1) FT. OF SURROUND.
 - ROOF DRAINS SHOULD PREFERABLY DISCHARGE TO STORM SEWER FROM THE STRUCTURES BY 2 FEET OR AS FAR AS POSSIBLE.
- PIPE MATERIAL**
- A STORM SEWER PIPE USED FOR CONNECTION TO STORM SEWER CONSTRUCTED WITHIN PUBLIC EASEMENT SHALL BE REINFORCED CONCRETE WITH O-RING JOINT PER ASTM C-143 AND SHALL EXTEND TO FIRE MANHOLE.
 - ALL OTHER PRIVATE STORM SEWER MAY BE SELECTED FOR FOLLOWING:
 - COMPAGATED HIGH-DENSITY POLYETHYLENE (HDPE) (24 IN. DIA.) DUAL WALL WITH WATER TIGHT (ASTM D3212) BELL-TO-BELL OR EQUAL.
 - POLYVINYL CHLORIDE (PVC) COMPAGATED PIPE WITH SMOOTH INTERIOR SURFACE WITH ELASTOMERIC GASKET JOINTS (TRADE NAME: A-100) (24 IN. DIA.) HIGH PERFORMANCE JOINTS (ASTM D3212), THICK WALL.
 - REINFORCED CONCRETE PIPE (RCP), ASTM C91, CLASS III WITH O-RING JOINTS.
 - THE RESTRICTION PIPE SHALL BE PVC OR OTHER MATERIAL ACCEPTED BY THE ENGINEER.
- MANHOLES / INLETS / CATCH BASINS**
- ALL MANHOLE FRAMES AND COVERS ARE TO BE FLUSH WITH PROPOSED FINISHED GRADE. MANHOLE RINGS OUTSIDE OF PROPOSED PAVING TO SURROUNDING LEVEL FINISHED GRADE AFTER GRADING OPERATIONS IS ALLOWED.
 - ALL MANHOLES ARE TO BE CONSTRUCTED TO ALLOW FOR A MINIMUM OF 18" CLEARANCE ABOVE THE COVER.
 - COVERS OR BLOCCED OUT PIPE OPENINGS MUST BE DESIGNED TO CLOSE THE PROPOSED TO IN AND SHALL BE SEALED USING APPROVED WATER STOP.
 - ALL PRECAST MANHOLES AND INLETS BEING USED SHALL CONFORM TO ASTM C-1500-1000 TO ACCOMMODATE A RANGE OF PIPE SIZES RIGHT-OF-WAY.
 - FOR PRIVATE DEVELOPMENT WITH INTERNAL SITE DRAINAGE, ONLY ONE INLET, AND THAT CONNECTION (LEAD) SHALL BE MADE TO THE STREET. THIS SHALL NOT BE MADE TO THE FRONT FACE AND TO THE SHORT SIDE OF THE LOT.
 - FOR NEW CONNECTIONS TO CURBIDE INLETS, EXISTING 8" INLETS SHALL NOT BE USED. "BENNETT" GRATE INLETS OR OTHER "SPECIALTY" INLETS ARE NOT ALLOWED.
 - DO NOT USE UNPROTECTED GRATE-TOP INLETS IN UNPAVED ROADSIDE DRAINAGE.



CALLED 2.76 ACRES
MICHAEL & ELIZABETH S. JOURNER
VOL. 730, PG. 106, F.B.C.D.R.

POND SLOPES TO BE STABILIZED WITH PERMANENT EROSION CONTROL THAT PROMOTE THE GROWTH OF VEGETATION. ADD TURF REINFORCEMENT MATS (TRM) SEE SHEET C003 FOR SPECIFICATION.

N 88°22'00" E - 306.45'

ALL DOWNSPOUTS INSTALLED ON THE BUILDING SHALL BE CONNECTED TO THE UNDERGROUND STORM SEWER DRAINAGE SYSTEM.

PROPOSED MITIGATION POND
SURFACE AREA = 10,026 SF
TOTAL CAPACITY = 80,295 CF
TOP OF BANK ELEVATION = 81.50'
AVERAGE DEPTH = 9.0 FT

PROPOSED FLOODPLAIN
FILL MITIGATION POND
RE: CIVIL PLANS

PROPOSED WAREHOUSE #1
AREA=4,000 S.F
FF=85.70'

PROPOSED WAREHOUSE #2
AREA=4,000 S.F
FF=85.70'

PROP. 1.285 FT GRASS SWALE
3 FT WIDE @ 0.15% MIN. SLOPE

N 01°38'00" W - 284.29'

S 01°38'00" E - 284.29'

PROPOSED PRIVATE ROAD
(12' WIDTH) ASPHALT

PROPOSED DETENTION/RETENTION POND
RE: CIVIL PLANS

PROPOSED DETENTION/RETENTION POND
TOTAL SERVICE AREA = 2.00 ACRES
SURFACE AREA = 9,696 SF
TOTAL CAPACITY = 91,142 CF
TOP OF BANK ELEVATION = 82.50'
100-YR WSE (MAISE) = 81.70'
AVERAGE DEPTH = 12.80 FT
DETENTION DEPTH = 9.80 FT
FIRE WATER DEPTH = 2.20 FT

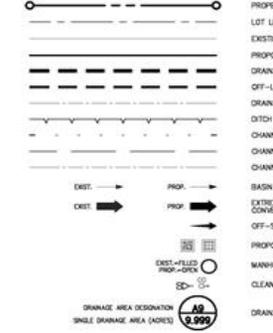
VOLUME FOR THE ADDITIONAL ROAD IS PROVIDED IN THE DETENTION POND
ADDITIONAL ROAD = 5,300 SF
MINIMUM DETENTION VOLUME REQUIRED FOR PROPOSED AREA WITH ADDITIONAL ROAD = 69,696 CF

THE LOCATIONS WERE NOT EXTRACTED FROM THE SURVEY

COORDINATE WITH ROAD & BRIDGE FOR CULVERT SIZE AND PLACEMENT @ 281-342-4513

COORDINATE WITH ROAD & BRIDGE FOR CULVERT SIZE AND PLACEMENT @ 281-342-4513

LEGEND



FRC Engineering







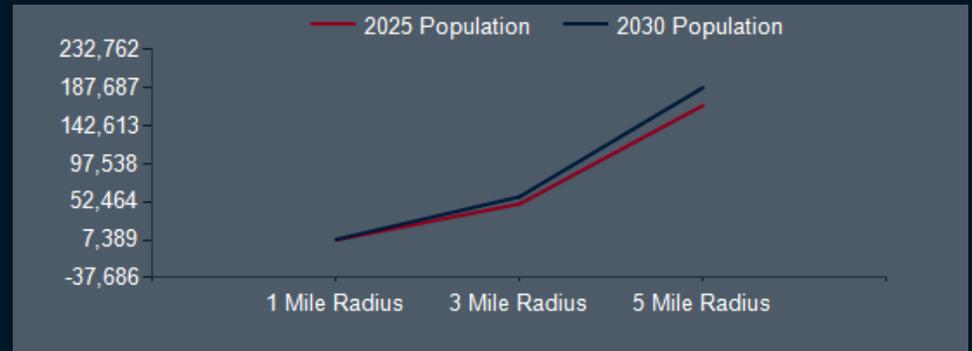


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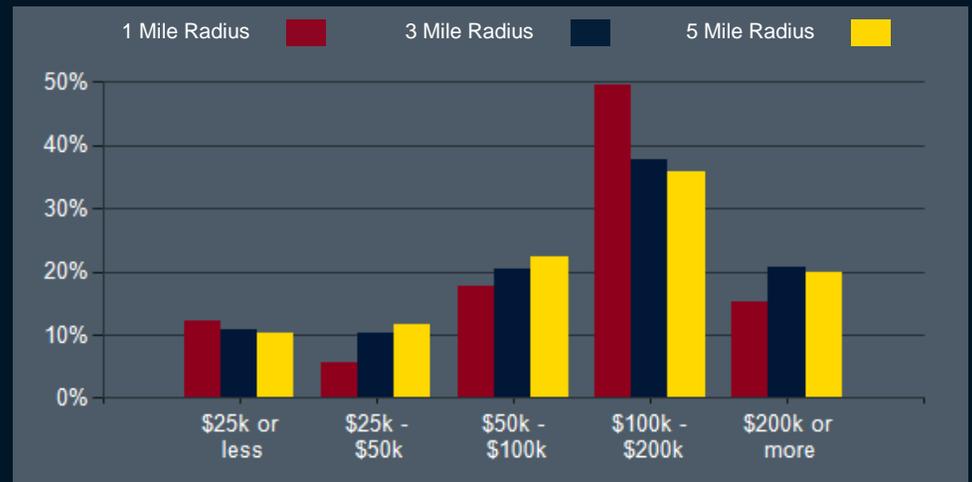
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,178	25,623	60,697
2010 Population	6,674	31,558	94,904
2025 Population	7,389	49,989	166,534
2030 Population	7,851	58,420	187,687
2025-2030: Population: Growth Rate	6.10%	15.85%	12.10%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	209	1,275	3,349
\$15,000-\$24,999	114	460	2,272
\$25,000-\$34,999	46	466	2,273
\$35,000-\$49,999	102	1,145	4,148
\$50,000-\$74,999	260	1,798	6,305
\$75,000-\$99,999	214	1,468	5,863
\$100,000-\$149,999	749	3,567	11,998
\$150,000-\$199,999	576	2,440	7,546
\$200,000 or greater	403	3,292	10,834
Median HH Income	\$127,132	\$119,149	\$111,067
Average HH Income	\$137,196	\$141,923	\$137,593

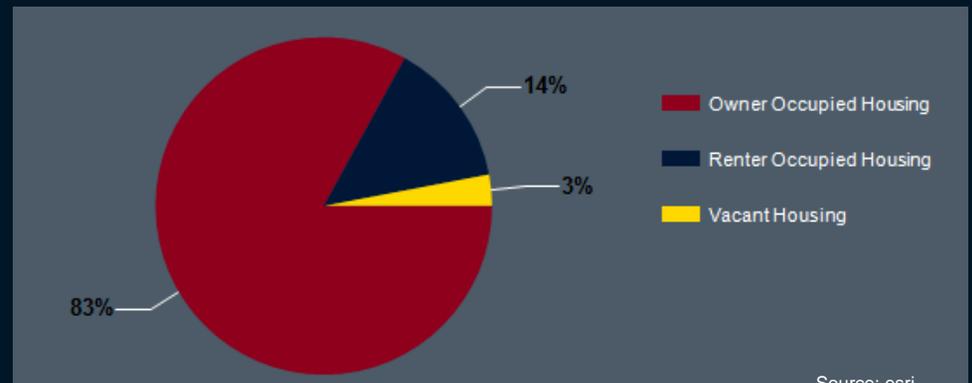
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,721	7,420	18,389
2010 Total Households	2,323	9,431	29,325
2025 Total Households	2,673	15,910	54,586
2030 Total Households	2,879	18,901	62,478
2025 Average Household Size	2.76	2.99	2.99
2025-2030: Households: Growth Rate	7.50%	17.55%	13.70%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



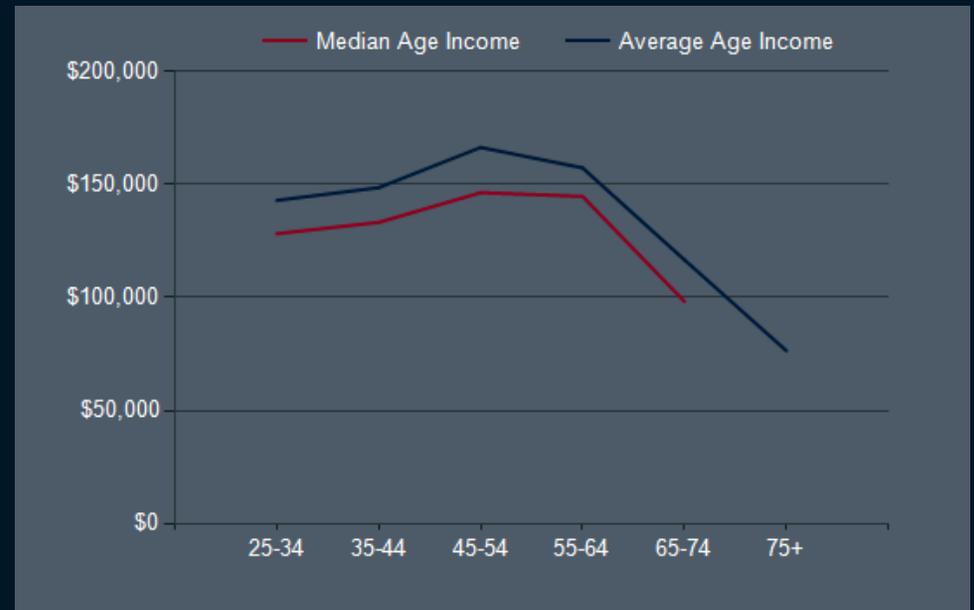
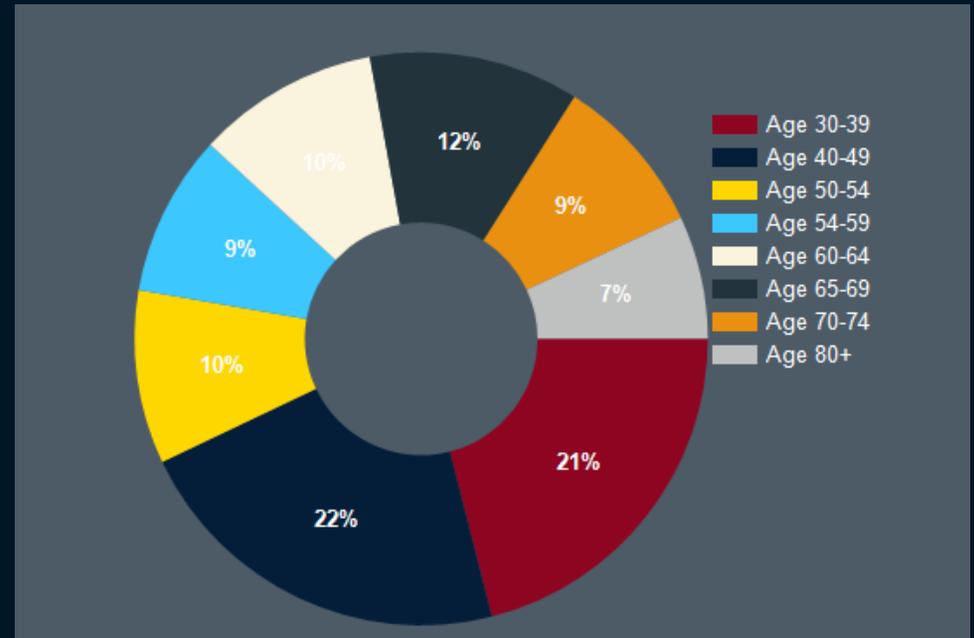
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	439	3,271	10,679
2025 Population Age 35-39	512	3,773	11,838
2025 Population Age 40-44	562	3,910	12,958
2025 Population Age 45-49	428	3,274	11,244
2025 Population Age 50-54	443	3,113	10,472
2025 Population Age 55-59	412	2,806	9,201
2025 Population Age 60-64	465	2,750	8,916
2025 Population Age 65-69	536	2,660	8,624
2025 Population Age 70-74	410	2,046	6,733
2025 Population Age 75-79	314	1,426	4,649
2025 Population Age 80-84	167	752	2,499
2025 Population Age 85+	108	543	1,580
2025 Population Age 18+	5,693	37,691	124,863
2025 Median Age	41	38	37
2030 Median Age	42	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$128,194	\$112,571	\$104,827
Average Household Income 25-34	\$142,968	\$135,499	\$126,371
Median Household Income 35-44	\$133,246	\$126,892	\$123,528
Average Household Income 35-44	\$148,623	\$153,646	\$151,635
Median Household Income 45-54	\$146,404	\$137,906	\$131,773
Average Household Income 45-54	\$166,420	\$166,537	\$162,177
Median Household Income 55-64	\$144,723	\$127,067	\$122,057
Average Household Income 55-64	\$157,358	\$153,308	\$151,287
Median Household Income 65-74	\$98,199	\$88,049	\$85,774
Average Household Income 65-74	\$116,622	\$120,958	\$114,524
Average Household Income 75+	\$76,419	\$84,695	\$81,026



2 AC Richmond

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