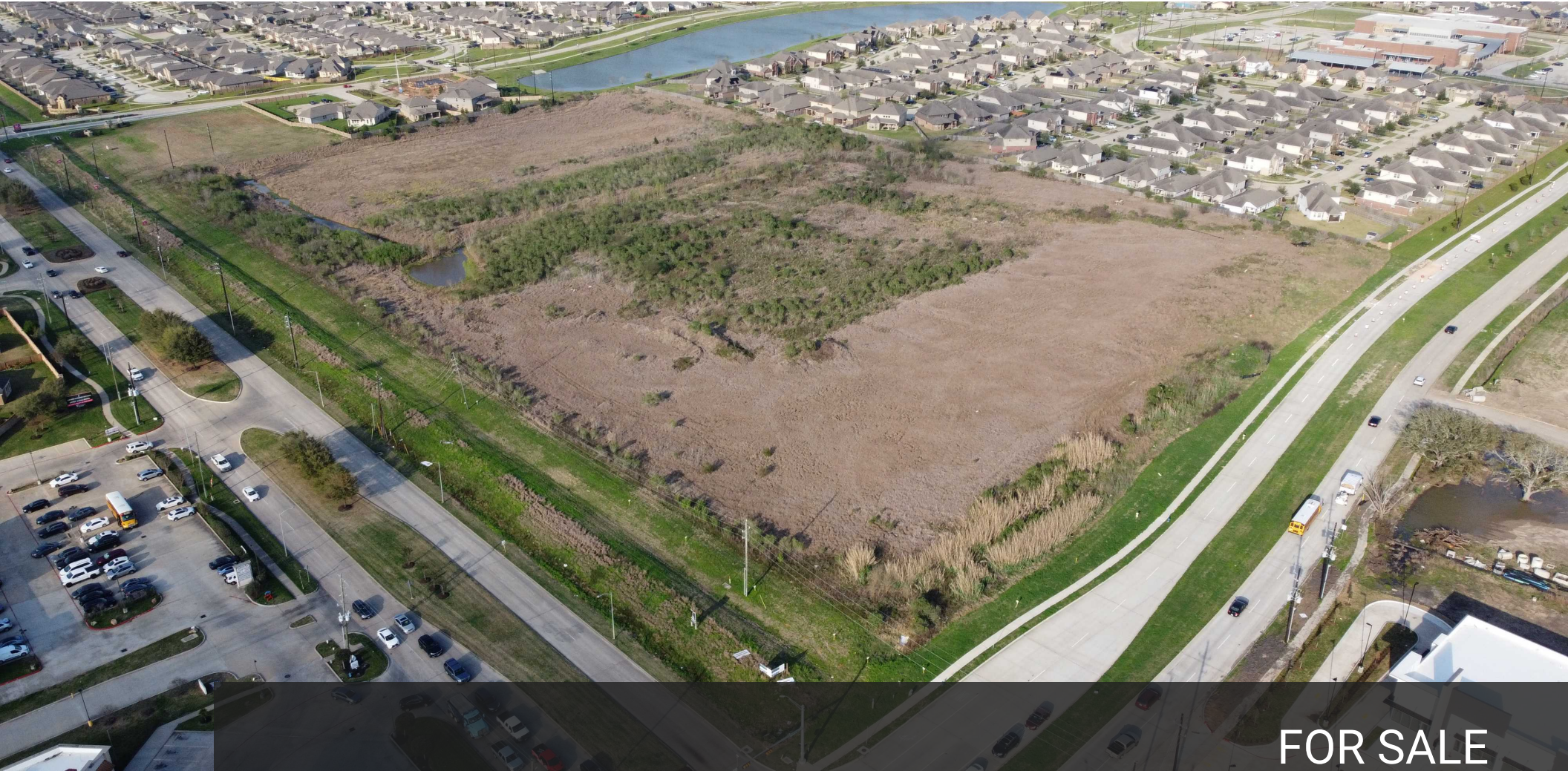


LAND FOR SALE

# 0 GRAND MISSION BLVD. @ BEECHNUT

GRAND MISSION BOULEVARD, RICHMOND, TX 77407



FOR SALE

**KW COMMERCIAL | ENERGY CORRIDOR**

1220 Augusta Drive  
Houston, TX 77057

**kw** MEMORIAL  
ENERGY CORRIDOR  
KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

**PRESENTED BY:**

**STEVE MATTOX, CRE**

Managing Director

O: (713) 470-2153

C: (281) 639-8316

steve.mattox@kwcec.com

641142, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# EXECUTIVE SUMMARY

## GRAND MISSION BOULEVARD



### OFFERING SUMMARY

<b>SALES PRICE</b>	\$21,900,000.00
<b>PRICE/SF</b>	\$23.28/SF
<b>LOT SIZE:</b>	21.6 A res
<b>CROSS STREETS:</b>	Beechnut
<b>ZONING:</b>	Commercial
<b>PERMITTED USES:</b>	Commercial
<b>FRONTAGE:</b>	976'
<b>UTILITIES:</b>	All Accessible
<b>APN:</b>	010800000200907

### PROPERTY OVERVIEW

21.6 acres of prime, highly developable land located on Grand Mission Blvd at Beechnut Road in Fort Bend County. Situated in a rapidly growing area between FM 1093 and Aliana, near Hwy. 99, this property offers unparalleled potential for commercial development.

The property features extensive frontage on both Grand Mission Blvd and Beechnut Road, providing excellent visibility and accessibility. With a traffic count of over 21,000 vehicles per day, this location offers an ideal setting for a Power Center retail development or other commercial uses.

All utilities are readily available on the site, which is mostly cleared and ready for development. This rare offering represents a unique opportunity to capitalize on the burgeoning growth of the area and establish a prominent commercial presence in this highly sought-after location.

### PROPERTY HIGHLIGHTS

- Rapid access to West Houston Business District, Gallery, and Meyerland via the Westpark Tollway
- Rapid access to Katy, Sugar Land, and Richmond/Rosenberg via Grand Parkway/Hwy. 99
- Utilities are easily accessible
- Part of FBC MUD 30
- Mostly cleared and ready to develop
- Traffic count of Grand Mission estimated at 31,000+ VPD
- 973' of frontage on Grand Mission & 817' frontage on Beechnut



# PROPERTY PHOTOS

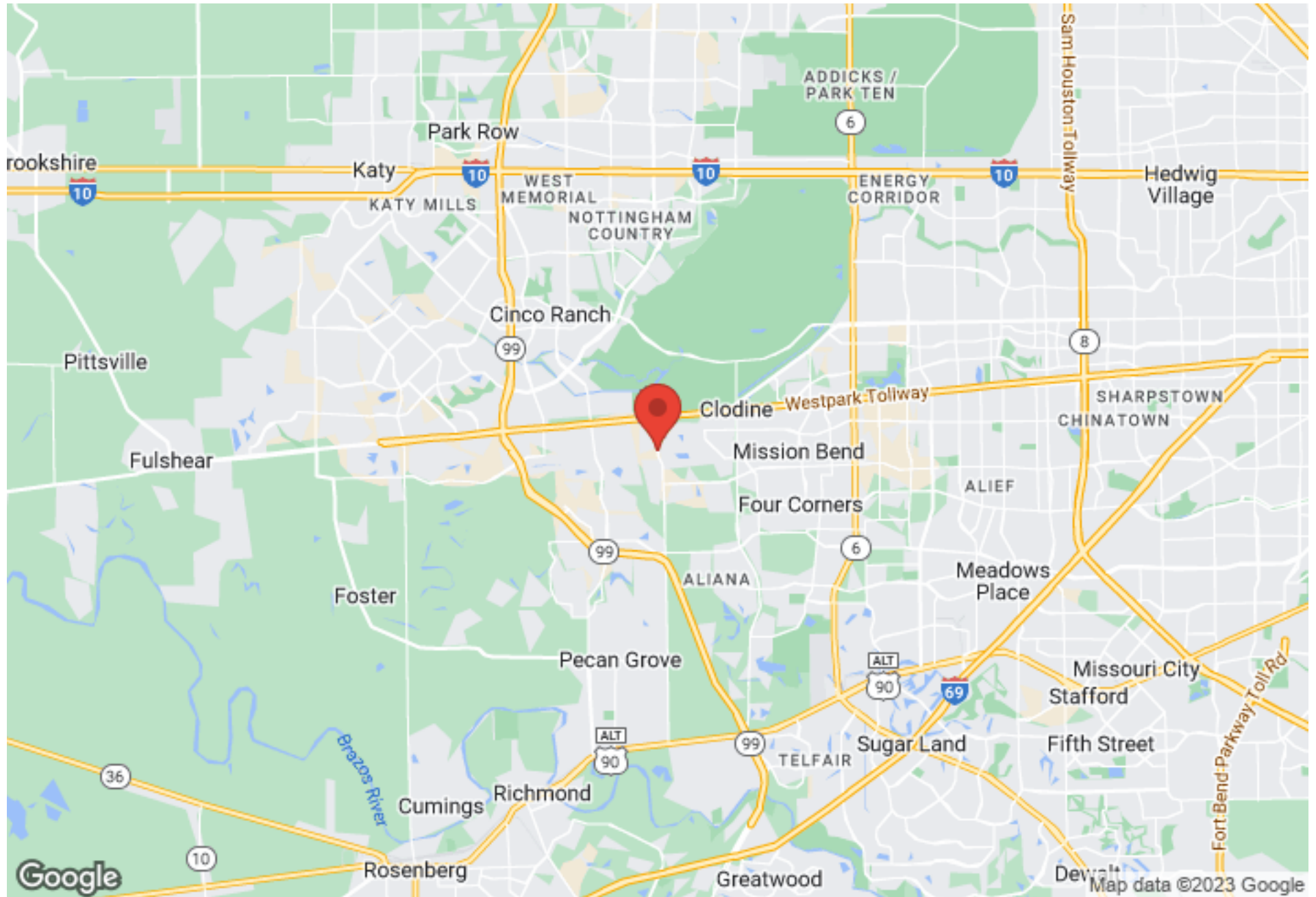
GRAND MISSION BOULEVARD





# REGIONAL MAP

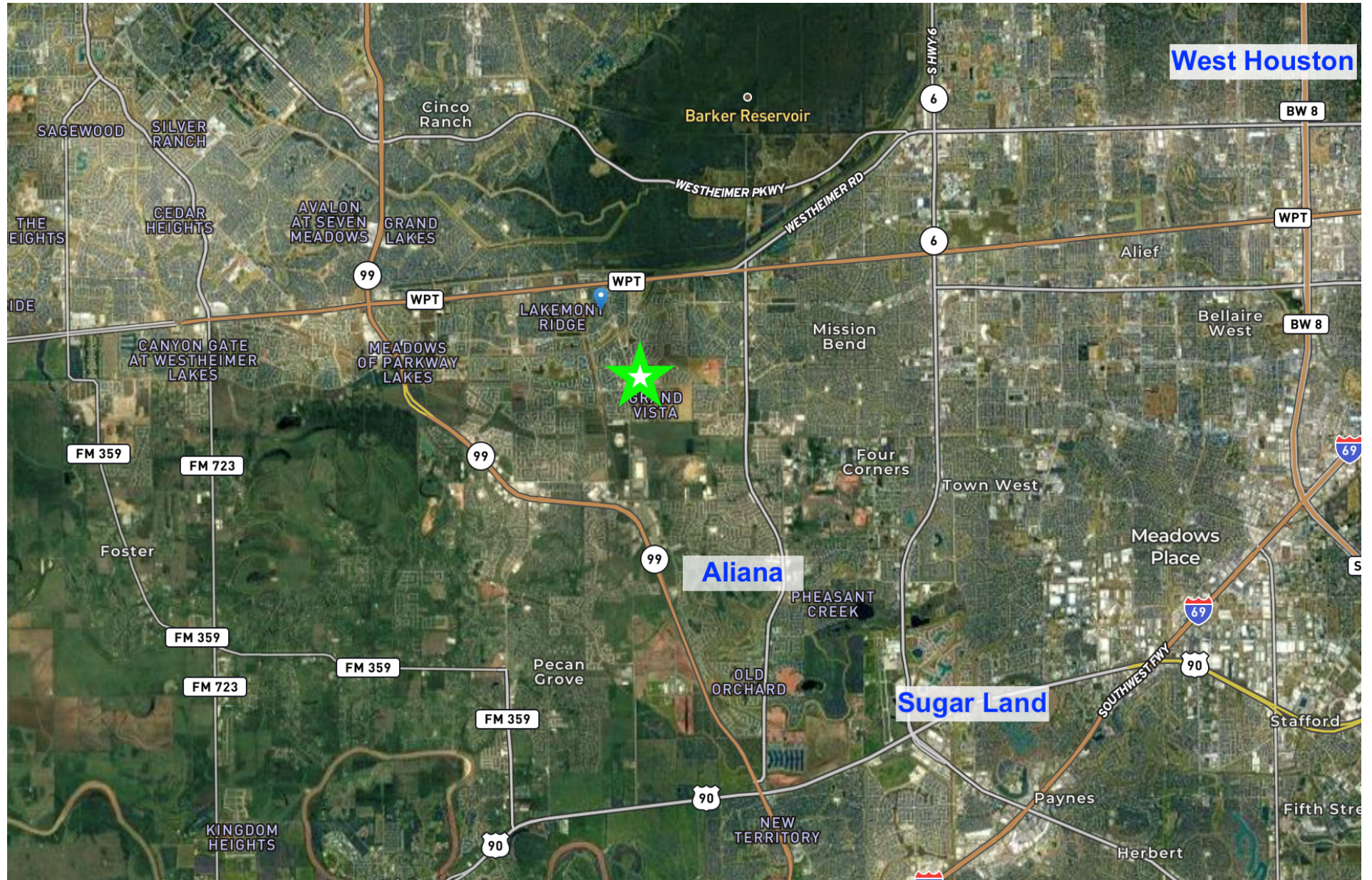
GRAND MISSION BOULEVARD





# LOCATION MAP

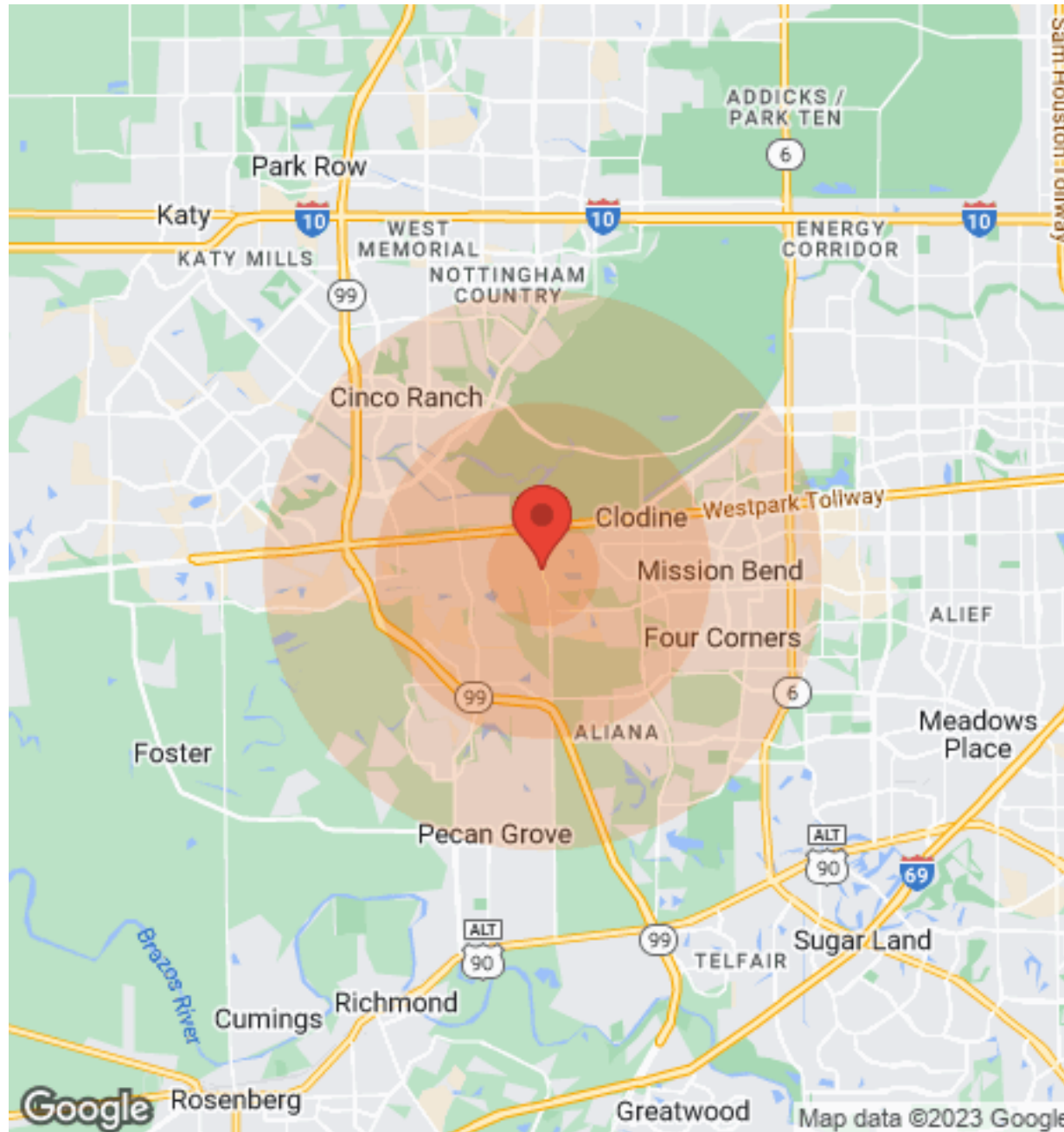
GRAND MISSION BOULEVARD





# DEMOGRAPHICS

## GRAND MISSION BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	37,920	114,917
Female	N/A	39,930	120,291
Total Population	N/A	77,850	235,208

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	18,417	54,967
Ages 15-24	N/A	12,836	38,194
Ages 55-64	N/A	9,115	27,986
Ages 65+	N/A	9,285	28,003

Race	1 Mile	3 Miles	5 Miles
White	N/A	37,490	125,726
Black	N/A	17,484	44,976
Am In/AK Nat	N/A	130	218
Hawaiian	N/A	N/A	1
Hispanic	N/A	21,319	58,246
Multi-Racial	N/A	17,490	48,376

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$58,297	\$74,729
< \$15,000	N/A	820	3,592
\$15,000-\$24,999	N/A	1,027	3,324
\$25,000-\$34,999	N/A	1,861	5,690
\$35,000-\$49,999	N/A	2,808	7,498
\$50,000-\$74,999	N/A	4,957	12,255
\$75,000-\$99,999	N/A	3,805	10,722
\$10,000-\$149,999	N/A	5,186	15,727
\$150,000-\$199,999	N/A	2,226	7,709
> \$200,000	N/A	1,487	7,652

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	27,282	80,558
Occupied	N/A	26,235	76,282
Owner Occupied	N/A	22,094	61,443
Renter Occupied	N/A	4,141	14,839
Vacant	N/A	1,047	4,276



# PROFESSIONAL BIO

GRAND MISSION BOULEVARD



## STEVE MATTOX, CRE Managing Director



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steve.mattox@kwceec.com  
641142, Texas

As a seasoned real estate professional in Texas and especially the Gulf Coast region, Steve works with all types and levels of clients as well as international investors helping them to purchase and sell properties. He is also experienced in working with U.S. Bankruptcy courts and the representing attorneys to obtain the highest value for distressed properties. In addition, Steve prides himself on his customer service, local market knowledge, and friendly attitude. Every commercial real estate transaction is unique, and being available to answer his clients' call at all hours is of the utmost importance to him.

In his role as Managing Director of KW Commercial Energy Corridor, Steve's goal is to grow the KW Commercial brand here in Texas and provide hands-on training to commercial agents to facilitate reaching that goal.

As a long-time resident of Texas and a commercial realtor for over a decade, Steve combined his 35 years of sales and business experience to help numerous investors and international buying groups in the Greater Houston area, and assisted many more across the State to realize their commercial real estate investment goals.

Steve is a graduate of Texas A&M University and a successful small business owner for over 45 years. He also enjoyed being a youth and choir director in his church for many years. Currently, Steve volunteers his time as a director with Wynterwood Farm Avian Rescue in Washington County. He is also a member of Texas Land Brokers Network (TLBN), Houston Association of Realtors, Texas Real Estate Association, National Associations of Realtors, and the Commercial Real Estate Network (CREN).



# DISCLAIMER

## GRAND MISSION BOULEVARD



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