

FRESNO GARDENS  
TOTAL UNITS: 314

DAVIS ST

W DAVIS RD

FM 521

17,616 VPD

DOLLAR GENERAL

A STEP ABOVE  
PREPARATORY ACADEMY

U-HAUL

Chevron

SUBWAY

ARCOLA HEIGHTS  
TOTAL UNITS: 205

TRACT A  
**±40.93 ACRES**  
AVAILABLE

6 TEXAS

HWY 6

28,271 VPD

**±3.99 ACRES**

TRACT B

houston grass

REGIO'S  
Meat Market

ARCOLA POLICE

SIENNA REIGN

**NewQuest**

**±44.92 ACRES - HWY 6 & FM 521**

Jeff Lokey

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NWC of Hwy 6 & FM 521 | Arcola, Texas

±44.92 Acres Available for Sale

Glenn Dickerson

281.477.4384 | gdickerson@newquest.com

# Project Highlights

## ±44.92 Acres Available for Sale in Arcola, Texas

44+ acres with 2,100 linear feet of frontage on Hwy 521. Located at the northwest quadrant intersection of Hwy. 521 and Hwy. 6 with close proximity to Fort Bend Town Center and growing residential communities in Arcola/ Missouri City. City water and sanitation available. Ideal for industrial, commercial or residential development.

**Jeff Lokey**

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**Glenn Dickerson**

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**32%**

**POPULATION GROWTH**  
WITHIN 1 MILE  
FROM 2020 TO 2025



**149K**

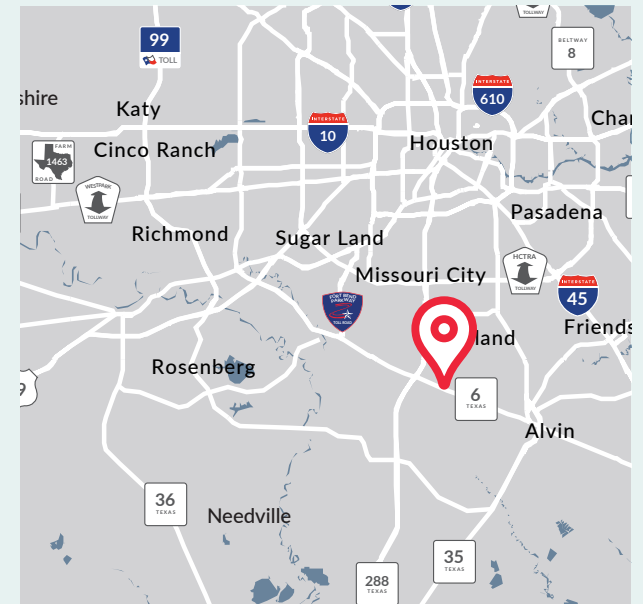
**CURRENT POPULATION**  
WITHIN 5 MILES



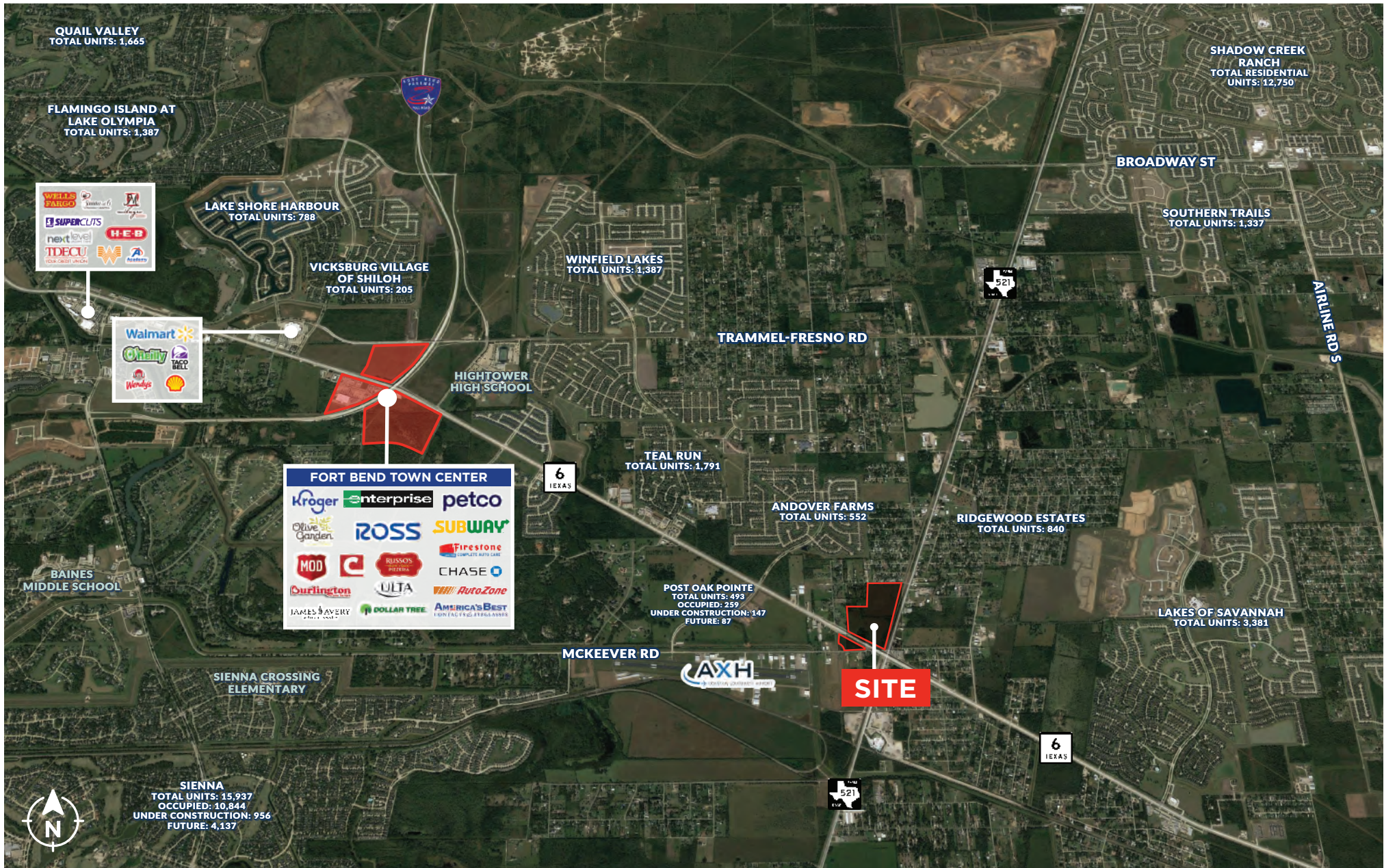
**\$154K**

**AVERAGE HHI**  
WITHIN 5 MILES

- **Approximate Size:**  
Tract A: ±40.93 Acres  
Tract B: ±3.99 Acres
- **School District:**  
Fort Bend ISD
- **Utilities:**  
Available through the city
- **Frontage:**  
Approx. 1,107 ft. on Hwy 6  
Approx. 2,087 ft. on FM 521  
Approx. 198 ft. on McKeever Rd
- **Traffic Counts:**  
Approx. 28,271 VPD on Hwy 6  
Approx. 17,616 VPD on FM 521







# Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	2,327	16,665	45,811
Current Population	7,914	56,719	148,847
2020 Census Average Persons per Household	3.40	3.40	3.25
2020 Census Population	5,986	48,561	116,877
Population Growth 2020 to 2025	32.21%	16.80%	27.35%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	11.17%	8.36%	10.33%
2 Person Households	27.18%	29.79%	29.94%
3+ Person Households	61.65%	61.84%	59.74%
Owner-Occupied Housing Units	78.44%	82.68%	82.83%
Renter-Occupied Housing Units	21.56%	17.32%	17.17%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	15.85%	21.70%	27.21%
Black or African American	38.04%	39.79%	35.09%
Asian or Pacific Islander	4.89%	8.30%	15.37%
Other Races	39.72%	29.24%	21.69%
Hispanic	50.40%	36.26%	26.65%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$100,131	\$135,081	\$154,094
Median Household Income	\$82,366	\$120,658	\$135,647
Per Capita Income	\$29,874	\$41,066	\$47,939
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	39.84%	24.45%	20.19%
Estimated Bachelor's Degree	13.74%	22.67%	26.43%
Estimated Graduate Degree	6.62%	16.43%	20.49%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	31.2	32.5	34.2

# 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 others, including the broker's own interests;
- 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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

**AS AGENT FOR OWNER (SELLER/LANGLORD):** 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. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 opinions 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Jeffrey B. Lokey</b>	<b>373933</b>	<b>jlokey@newquest.com</b>	<b>281.477.4380</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Glenn Dickerson</b>	<b>542479</b>	<b>gdickerson@newquest.com</b>	<b>281.477.4384</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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