

# +/-30 ACRES LAND FOR SALE

0 McHard Rd Rear Houston, TX 77053



## Property Description

- Lot Size: +/- 30 AC (Divisible)
- Price: \$1,200,000
- Price/SF: \$0.92
- Utilities: Well, septic, and Fort Bend County drainage
- Agricultural exemption
- Located in Fort Bend County
- Accessible to McHard/FM 2234, S Post Oak Rd, FM 521, and Fort Bend Toll Rd
- Approx. 7 miles to Pearland Town Center
- Approx. 12 miles to Downtown Houston and the Texas Medical Center
- Proposed improvements: Widen FM 2234 from a 2-lane to a 4-lane divided roadway, construction of a raised median, open ditches for drainage, and widen right-of-way from 100' to between 126' or 170'

\*Great for Development and/or Investment\*



**Danny Nguyen, CCIM**

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# Map View

0 McHard Rd Rear Houston, TX 77053



**Danny Nguyen, CCIM**

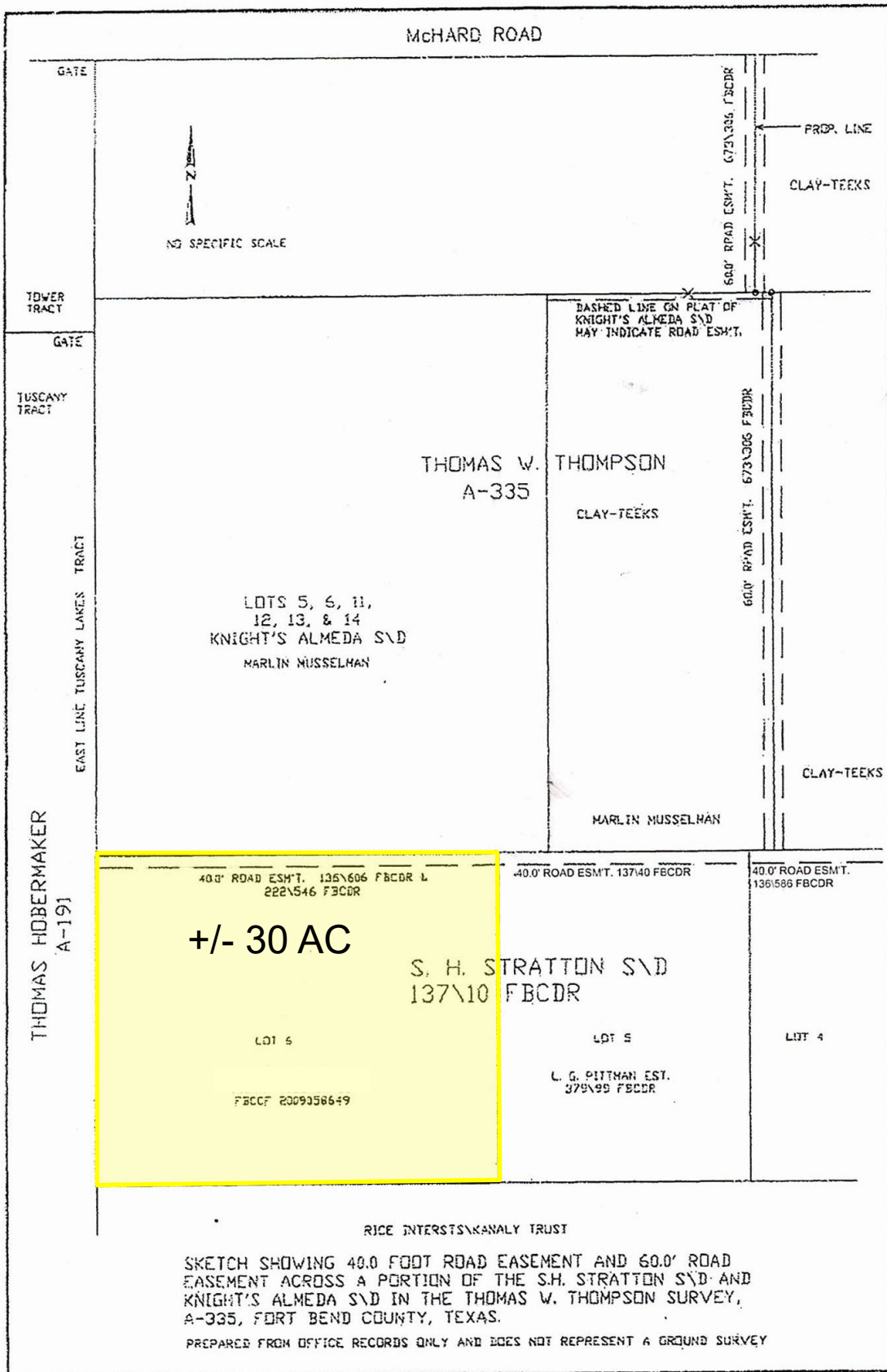
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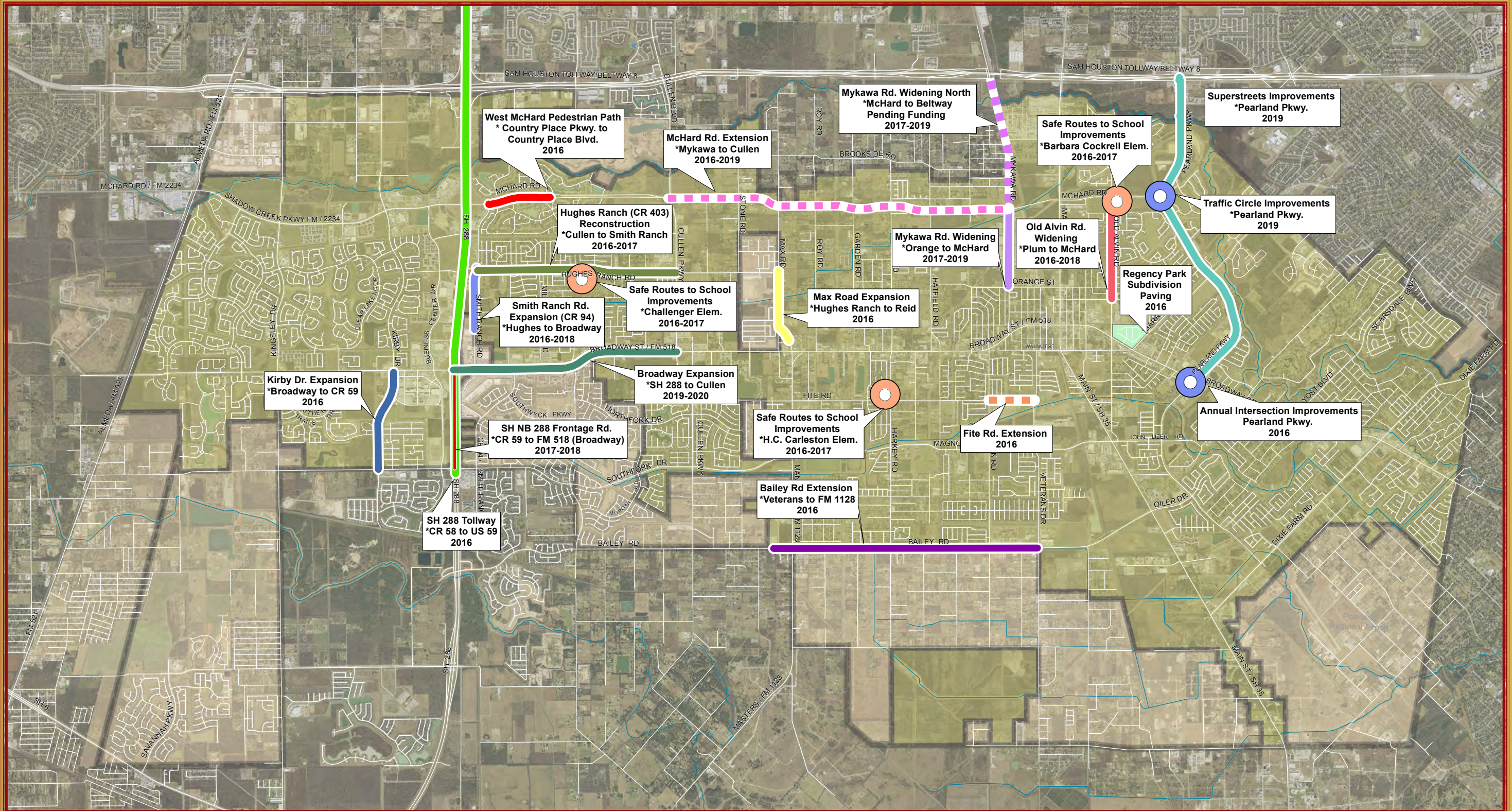
[dannynguyen@dncommercial.net](mailto:dannynguyen@dncommercial.net)











# CITY OF PEARLAND

## 2016 - 2020

### Capital Improvement Projects

### Streets

- |                                  |  |  |
|----------------------------------|--|--|
| Kirby Drive Expansion            | Mykawa Road Widening North                                   | Fite Road Extension                      |
| SH 288 Tollway                   | Mykawa Road Widening   | Bailey Road Improvement                  |
| Hughes Ranch Road Reconstruction | Smith Ranch Road Expansion                                   | Old Alvin Road Widening                  |
| Broadway Expansion               | McHard Road Extension  | Pearland Pkwy. Superstreets Improvements |
| SH 288 Northbound Frontage Rd.   | West McHard Pedestrian Path                                  | Regency Park Subdivision Paving          |
| Max Road Widening                | <i>* Street Reconstruction: 2019-2020 (Not Shown on Map)</i> |  |
- 
- |             |   |
|-------------|---|
| City Limits | Annual Intersection & Traffic Circle Improvements |
| ETJ         | Safe Routes to School Improvements                |

1:63,360 or 1 in = 1 miles

0 0.5 1 2

Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

MAP PREPARED: JULY 2015  
CITY OF PEARLAND GIS DEPARTMENT





## Executive Summary

McHard Rd, Houston, Texas, 77053  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.58071  
Longitude: -95.47783

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,580	64,545	196,828
2020 Population	6,474	72,419	235,445
2022 Population	6,537	74,521	244,535
2027 Population	6,918	79,215	259,966
2010-2020 Annual Rate	-0.16%	1.16%	1.81%
2020-2022 Annual Rate	0.43%	1.28%	1.70%
2022-2027 Annual Rate	1.14%	1.23%	1.23%
2022 Male Population	48.0%	47.9%	48.3%
2022 Female Population	52.0%	52.1%	51.7%
2022 Median Age	33.5	33.3	33.9

In the identified area, the current year population is 244,535. In 2020, the Census count in the area was 235,445. The rate of change since 2020 was 1.70% annually. The five-year projection for the population in the area is 259,966 representing a change of 1.23% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	7.9%	10.6%	15.7%
2022 Black Alone	54.8%	52.0%	43.0%
2022 American Indian/Alaska Native Alone	1.9%	1.6%	1.3%
2022 Asian Alone	0.5%	3.1%	7.8%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	22.5%	20.9%	19.3%
2022 Two or More Races	12.5%	11.9%	12.9%
2022 Hispanic Origin (Any Race)	42.0%	39.8%	38.1%

Persons of Hispanic origin represent 38.1% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.8 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	45	71	84
2010 Households	1,967	19,565	61,522
2020 Households	2,025	22,772	76,068
2022 Households	2,046	23,462	79,206
2027 Households	2,164	24,989	84,281
2010-2020 Annual Rate	0.29%	1.53%	2.15%
2020-2022 Annual Rate	0.46%	1.34%	1.81%
2022-2027 Annual Rate	1.13%	1.27%	1.25%
2022 Average Household Size	3.20	3.17	3.08

The household count in this area has changed from 76,068 in 2020 to 79,206 in the current year, a change of 1.81% annually. The five-year projection of households is 84,281, a change of 1.25% annually from the current year total. Average household size is currently 3.08, compared to 3.09 in the year 2020. The number of families in the current year is 60,770 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 30, 2022





## Executive Summary

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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	12.6%	13.4%	14.6%
<b>Median Household Income</b>			
2022 Median Household Income	\$54,667	\$66,357	\$73,016
2027 Median Household Income	\$63,726	\$76,333	\$80,089
2022-2027 Annual Rate	3.11%	2.84%	1.87%
<b>Average Household Income</b>			
2022 Average Household Income	\$68,443	\$88,536	\$97,821
2027 Average Household Income	\$80,352	\$100,271	\$112,036
2022-2027 Annual Rate	3.26%	2.52%	2.75%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$21,611	\$27,885	\$31,668
2027 Per Capita Income	\$25,342	\$31,637	\$36,297
2022-2027 Annual Rate	3.24%	2.56%	2.77%

### Households by Income

Current median household income is \$73,016 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$80,089 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$97,821 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$112,036 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$31,668 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,297 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	175	154	140
2010 Total Housing Units	2,062	20,800	66,645
2010 Owner Occupied Housing Units	1,409	14,412	45,512
2010 Renter Occupied Housing Units	558	5,152	16,007
2010 Vacant Housing Units	95	1,235	5,123
2020 Total Housing Units	2,096	23,724	80,010
2020 Vacant Housing Units	71	952	3,942
2022 Total Housing Units	2,109	24,350	83,135
2022 Owner Occupied Housing Units	1,222	17,012	55,143
2022 Renter Occupied Housing Units	824	6,449	24,063
2022 Vacant Housing Units	63	888	3,929
2027 Total Housing Units	2,263	26,252	89,494
2027 Owner Occupied Housing Units	1,318	18,322	59,204
2027 Renter Occupied Housing Units	846	6,666	25,078
2027 Vacant Housing Units	99	1,263	5,213

Currently, 66.3% of the 83,135 housing units in the area are owner occupied; 28.9%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 80,010 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.72%. Median home value in the area is \$202,484, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.56% annually to \$265,344.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

September 30, 2022



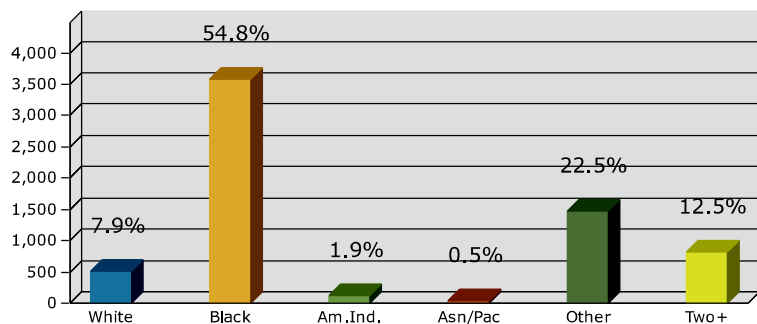


## Graphic Profile

McHard Rd, Houston, Texas, 77053  
Ring: 1 mile radius

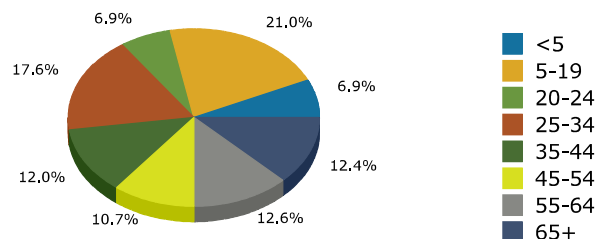
Prepared by Esri  
Latitude: 29.58071  
Longitude: -95.47783

2022 Population by Race

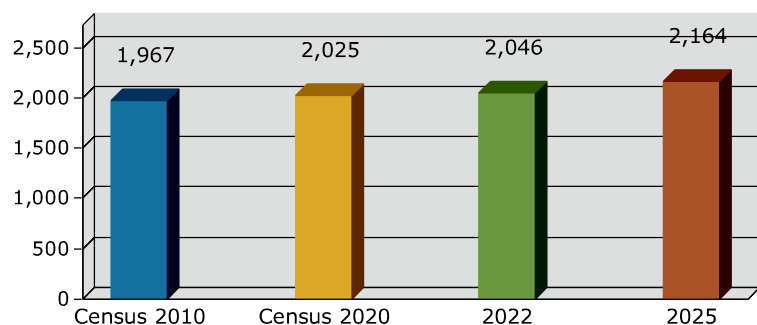


2022 Percent Hispanic Origin: 42.0%

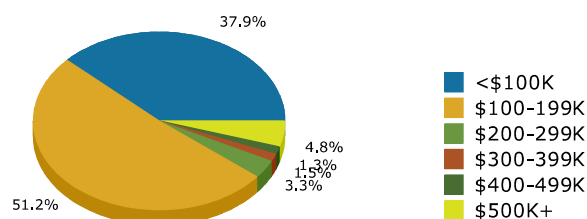
2022 Population by Age



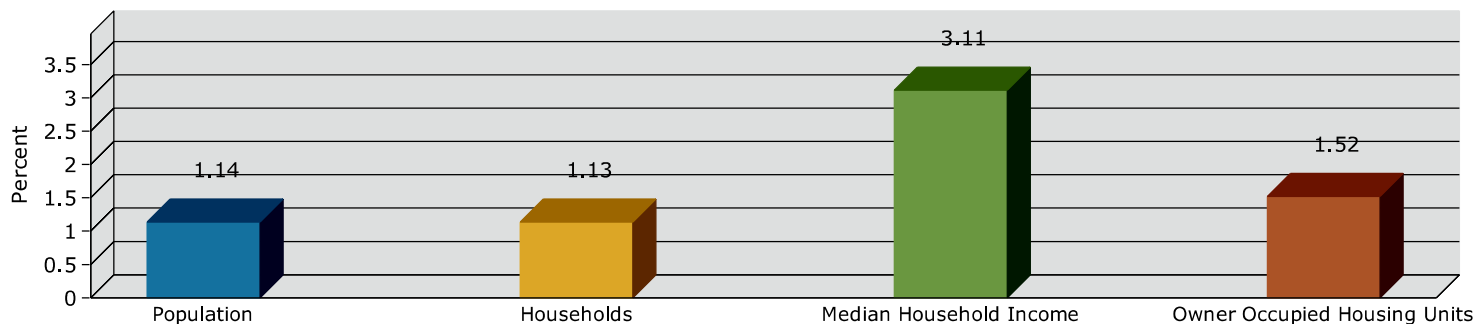
Households



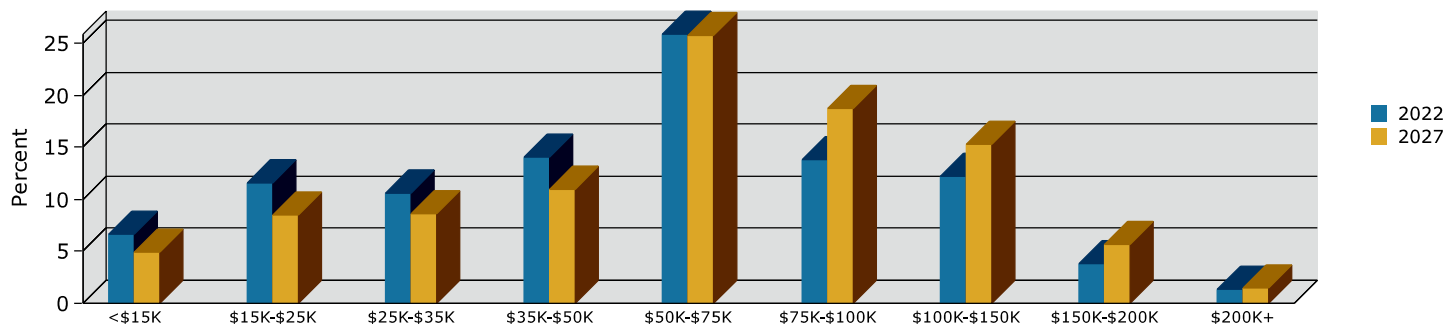
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 30, 2022



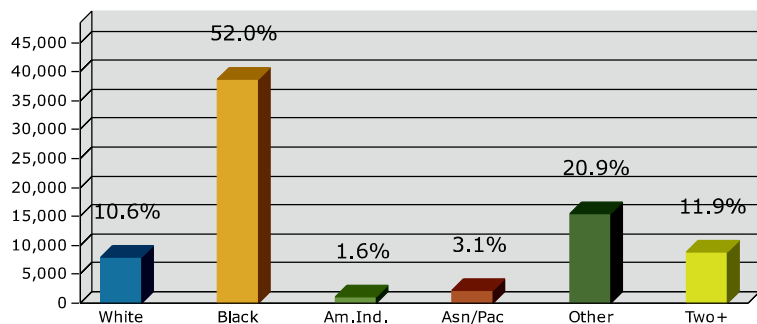


## Graphic Profile

McHard Rd, Houston, Texas, 77053  
Ring: 3 mile radius

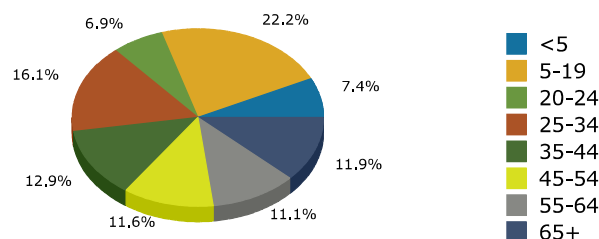
Prepared by Esri  
Latitude: 29.58071  
Longitude: -95.47783

2022 Population by Race

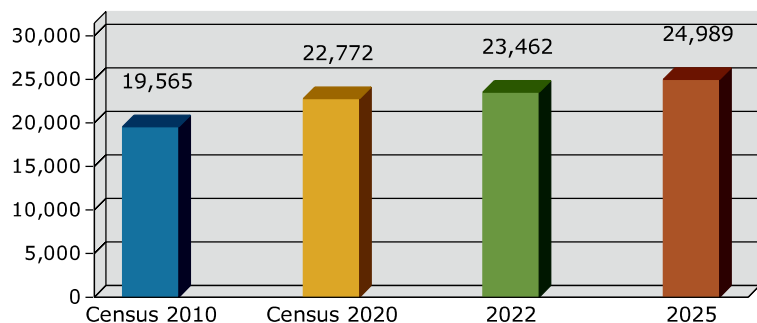


2022 Percent Hispanic Origin: 39.8%

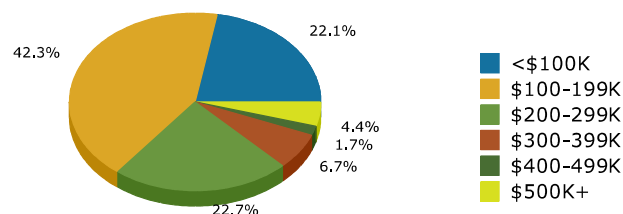
2022 Population by Age



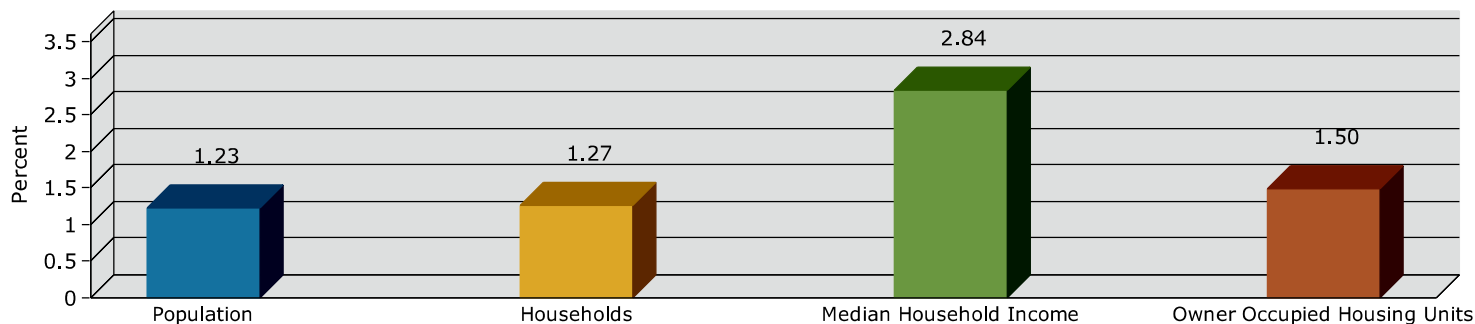
Households



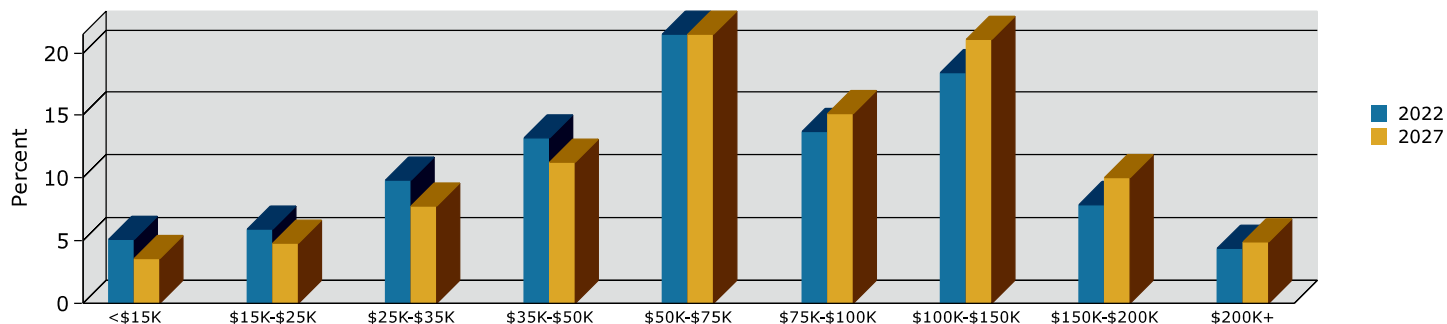
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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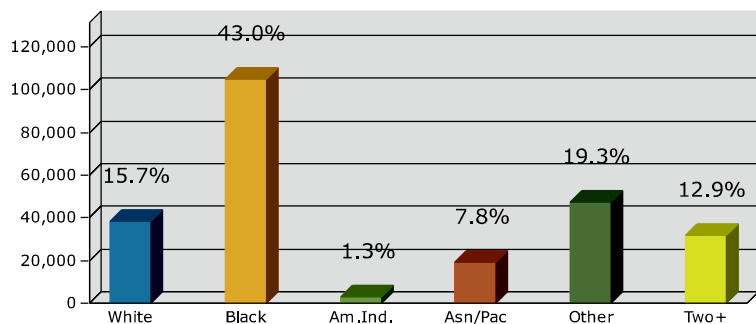


## Graphic Profile

McHard Rd, Houston, Texas, 77053  
Ring: 5 mile radius

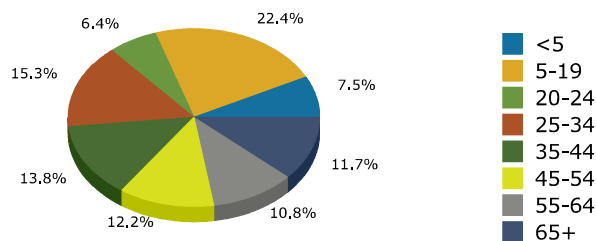
Prepared by Esri  
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### 2022 Population by Race

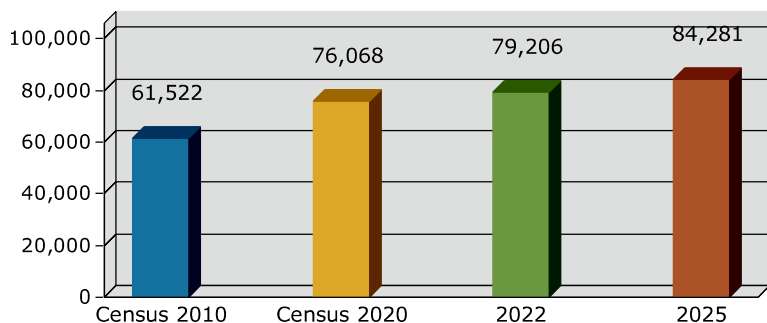


2022 Percent Hispanic Origin: 38.1%

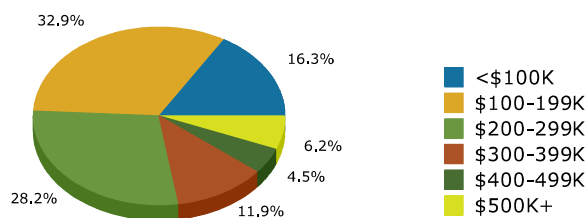
### 2022 Population by Age



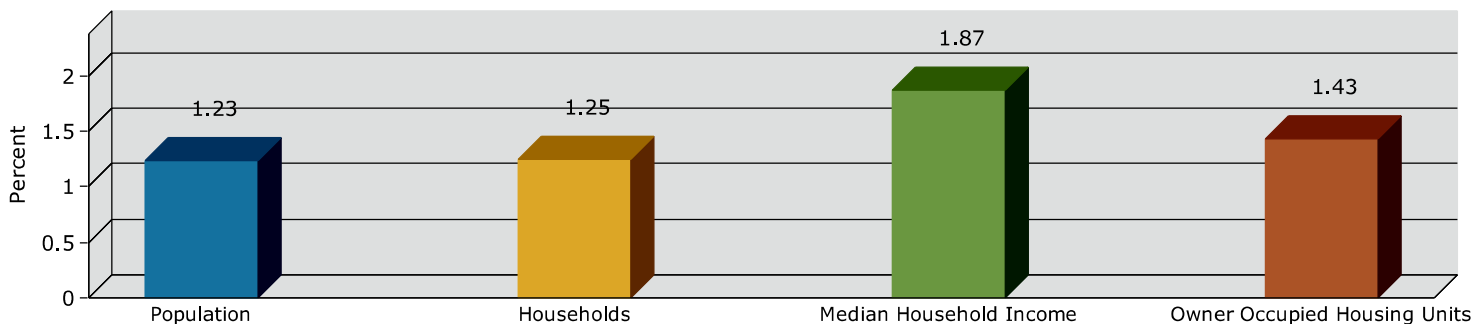
### Households



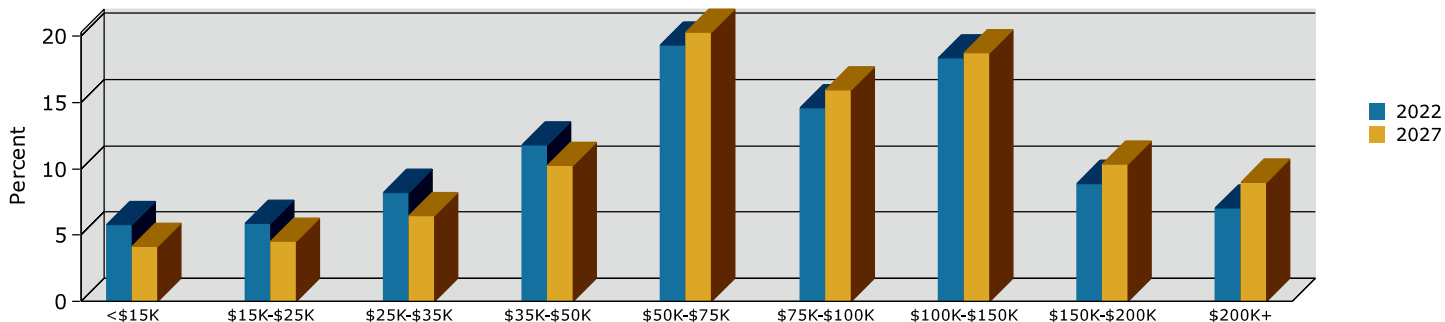
### 2022 Home Value



### 2022-2027 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

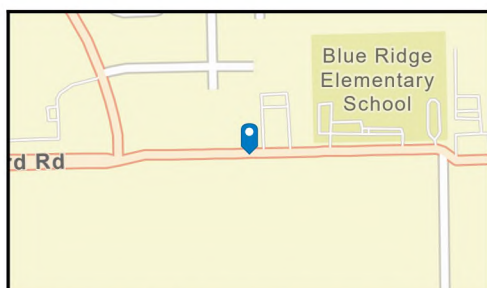
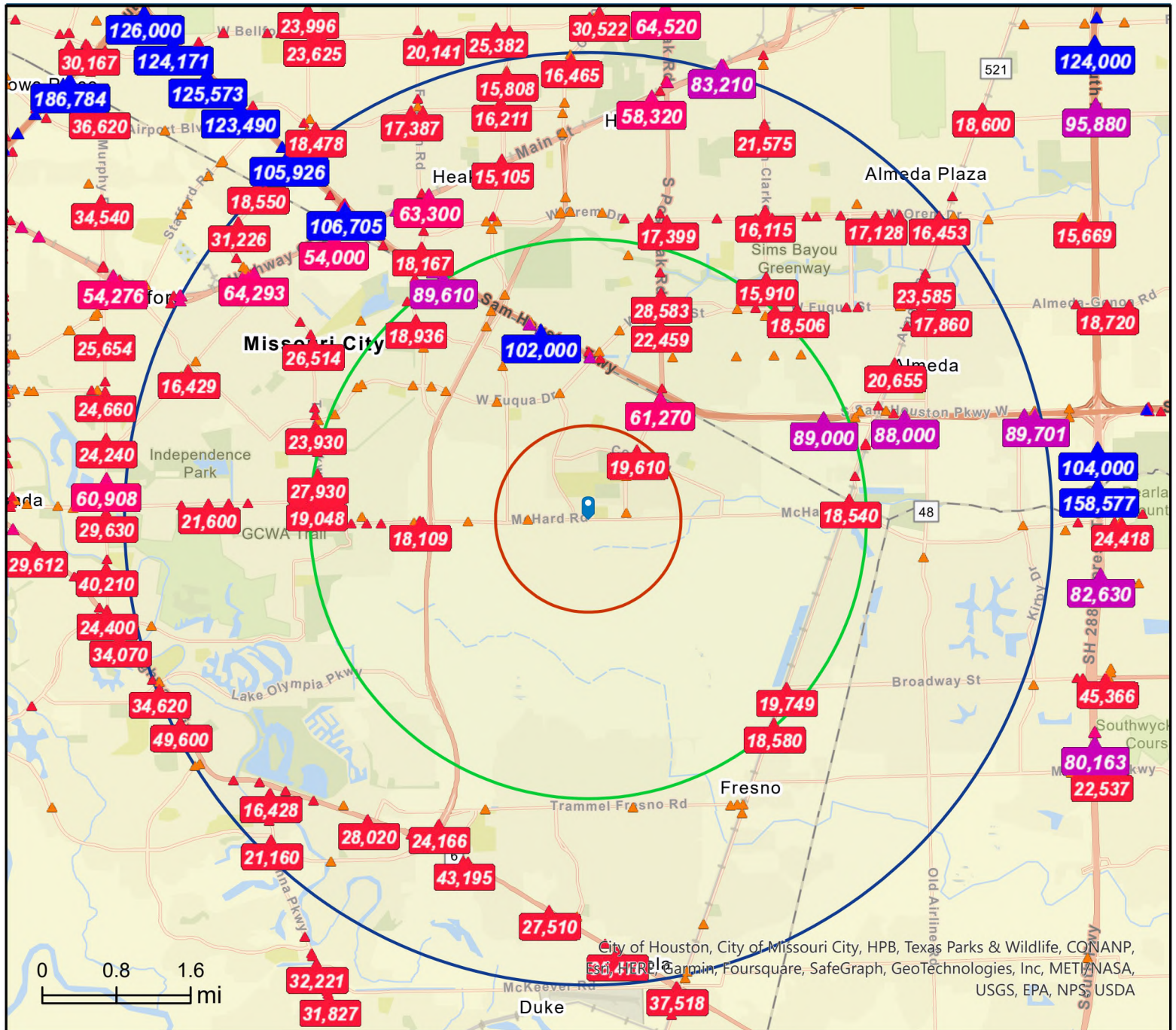
September 30, 2022



# Traffic Count Map

McHard Rd, Houston, Texas, 77053  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.58071  
Longitude: -95.47783



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

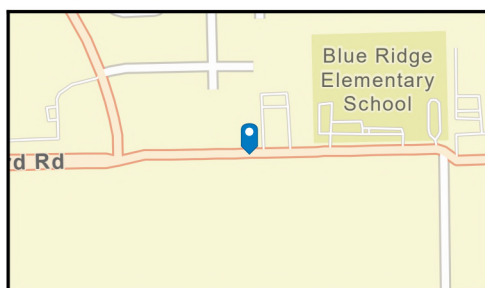
September 30, 2022



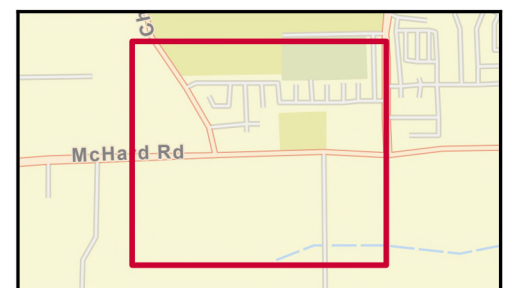
# Traffic Count Map - Close Up

McHard Rd, Houston, Texas, 77053  
Rings: 1, 3, 5 mile radii

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

September 30, 2022





The closest match to 0 McHard Rd Rear Houston, TX 77053 is 0 MCHARD RD REAR HOUSTON, TX 77053-4200

0 MCHARD RD REAR HOUSTON, TX 77053-4200

LOCATION ACCURACY: 📍 Fair

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480228	PANEL	0285M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0285M

