LAND FOR SALE

6820 McHard Rd, Houston, TX 77053

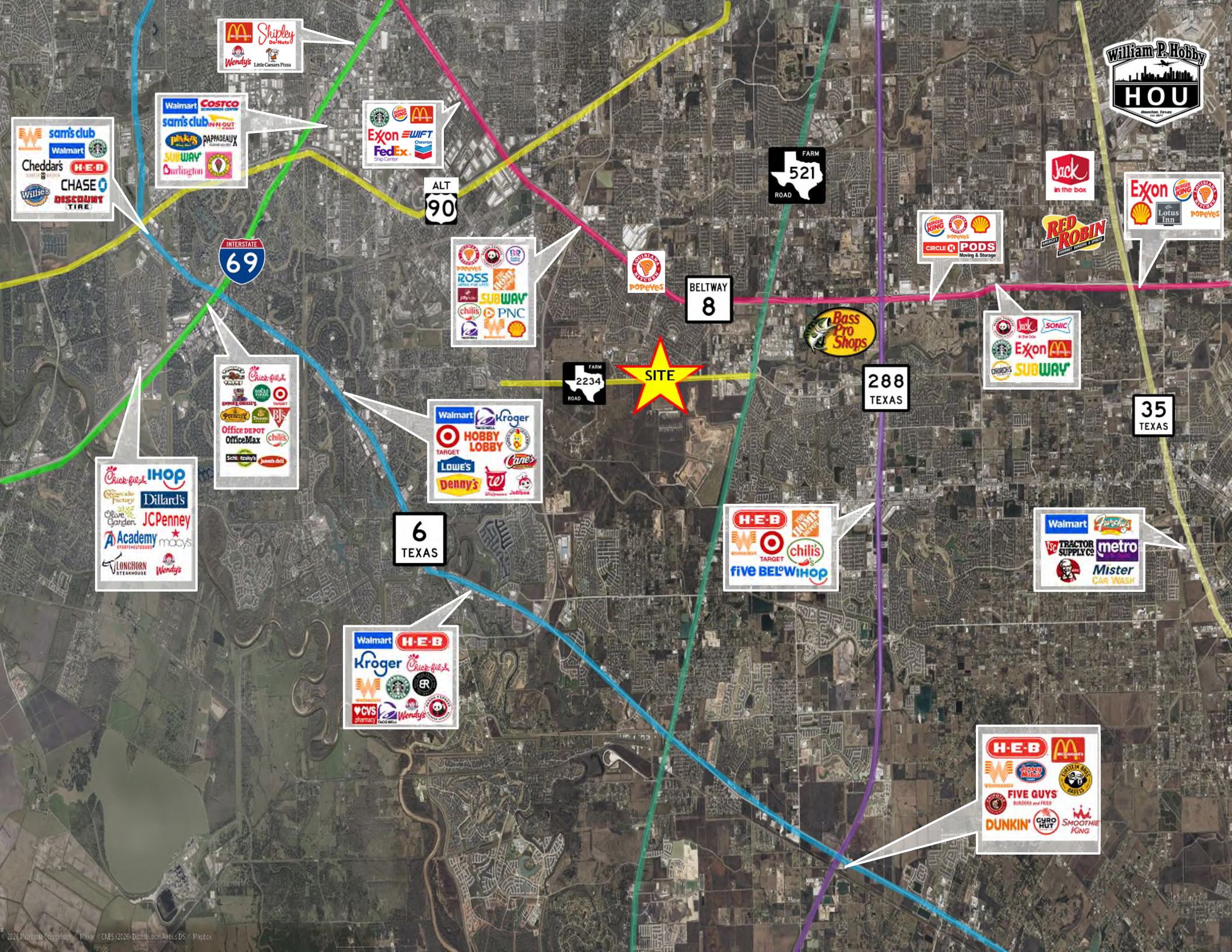


Price: $1,695,000
P/SF: $5.37
Lot size +/- 7.25 AC
Unincorporated Fort Bend County
Access to City of Houston Water and Sewer
Easy Access to FM 521, Ft Bend Toll Road, and Hwy 6
Located between Houston, Pearland, and Missouri City



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The information contained herein while based upon data supplied by sources deemed reliable, is subject to and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. errors This information is subject to change without notice.


Shipley Do-Nuts
McDonald's
Wendy's
Little Caesars Pizza
Walmart
Costco
sam's club
In-N-Out Burger
Pappadeaux
Subway
Burlington
Exxon
Swift
Chevron
FedEx Ship Center
sam's club
Walmart
Cheddar's
H-E-B
Willie's
Chase
Discount Tire
ALT 90
INTERSTATE 69
FARM 521 ROAD
BELTWAY 8
Popeyes
Ross
Subway
Chili's
PNC
Bass Pro Shops
SITE
FARM 2234 ROAD
288 TEXAS
35 TEXAS
6 TEXAS
William P. Hobby HOU
Houston, Texas
Jack in the box
Red Robin
Burger King
Popeyes
Circle K
PODS Moving & Storage
Exxon
Lotus Inn
Sonic
Subway
Chick-fil-A
Target
Whole Foods
Sprouts
BJ's
Office Depot
OfficeMax
Chili's
Walmart
Kroger
Hobby Lobby
Target
Lowe's
Denny's
Raising Cane's
Chick-fil-A
IHOP
Cheesecake Factory
Dillard's
Olive Garden
JCPenney
Academy
Macy's
Longhorn Steakhouse
Wendy's
H-E-B
Target
Chili's
five Below
IHOP
Walmart
Tractor Supply Co.
metro
Mister Car Wash
Walmart
H-E-B
Kroger
Chick-fil-A
CVS pharmacy
Wendy's
H-E-B
Five Guys
Dunkin'
Guero Hut
Smoothie King

PROPERTY INFORMATION

6820 McHard Rd
Houston, TX 77053

DEMOGRAPHICS (2026 Estimates)

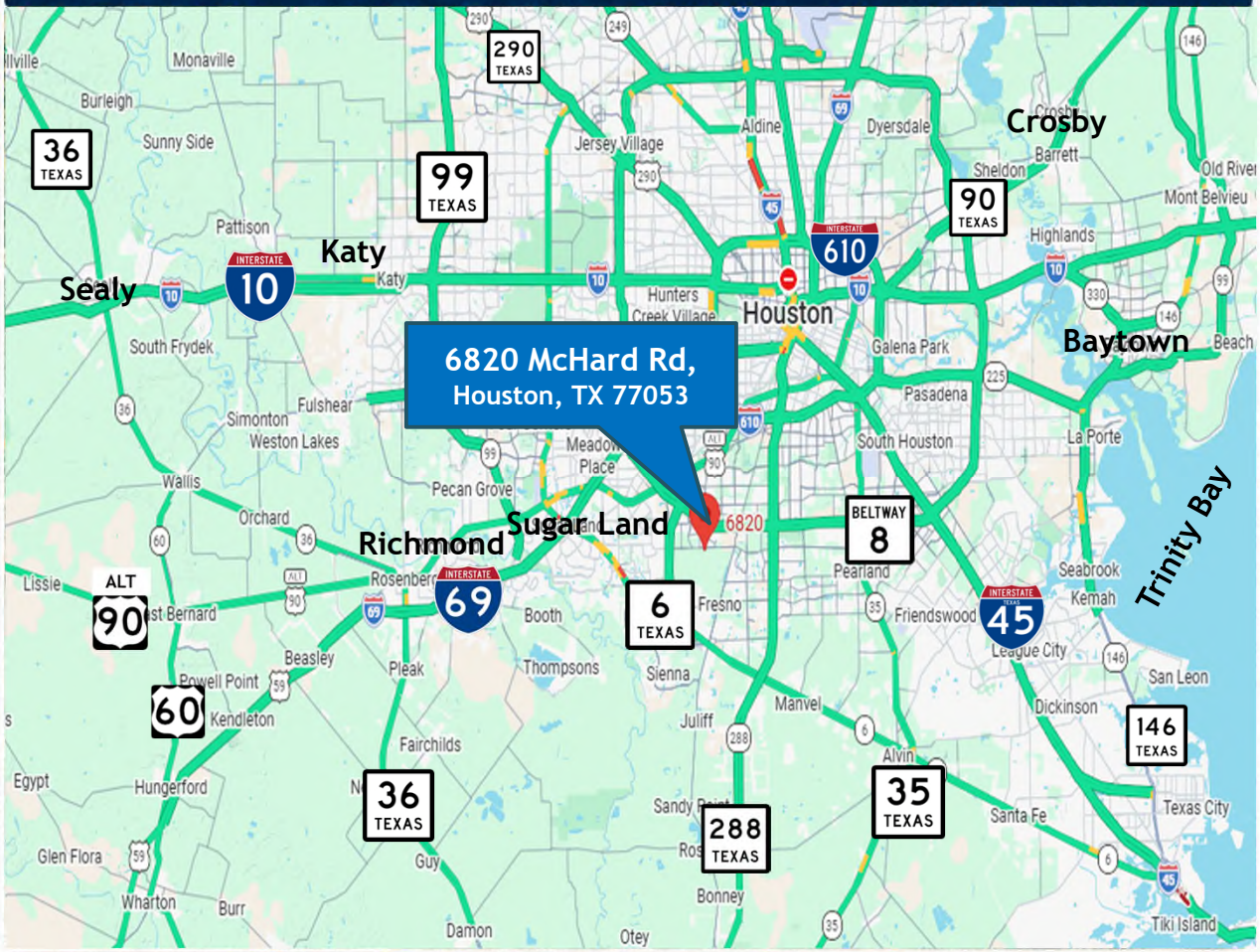
	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	9,697	65,947	174,945
Households	3,105	21,077	59,429
Median Household Income	$68,914	$85,983	$88,213
Average Household Income	$86,235	$116,408	$117,533
Median Age	35.1	35.8	36.3

TRAFFIC COUNTS

Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
S Post Oak Rd (at Ct Rd)	0.80 mi	19,610
S Post Oak Rd (at Ridgemont Pl)	0.70 mi	9,867
S Post Oak Rd (at Ridgewind Ln)	0.40 mi	10,162
McHard Rd (at subject property)	—	23,780
Court Rd (at Castlecreek Ln)	0.70 mi	7,630
Hiram Clarke Rd (at N Ripple Ridge Dr)	0.60 mi	2,510
West Ridgecreek Dr (at Castlecreek Ln)	1.00 mi	6,919
Chimney Rock Rd (at Quail Village Dr)	1.00 mi	3,000

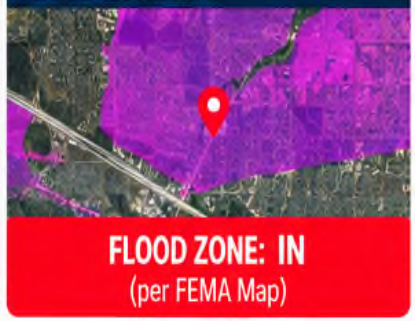
LOCATION MAP & TRAFFIC COUNTS



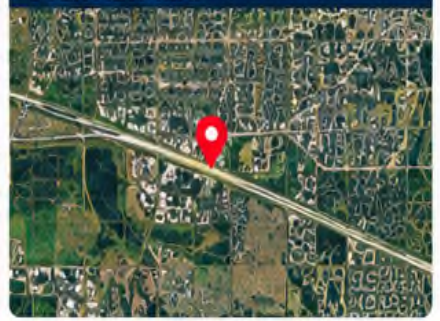
CLOSE UP MAP



FLOOD ZONE MAP



OVERVIEW MAP

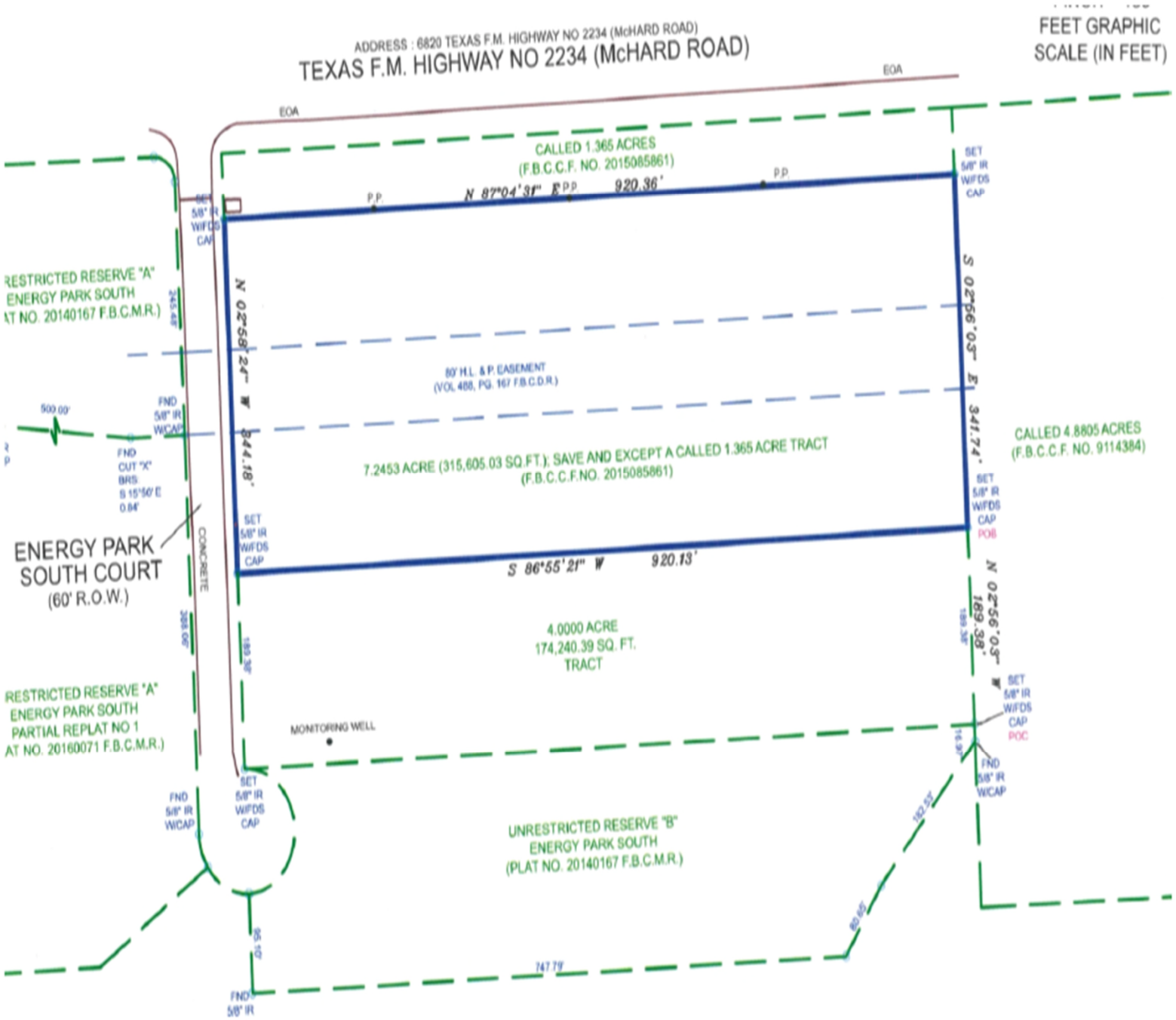


STEADY POPULATION GROWTH
1.51% annual growth (2026–2031) within 1 mile

DIVERSE COMMUNITY
49.3% Hispanic Origin (within 1 mile)

STRONG INCOME LEVELS
$68,914 median household income (within 1 mile)

FLOOD ZONE
Flood Zone: IN (per FEMA Map)


ADDRESS : 6820 TEXAS F.M. HIGHWAY NO 2234 (McHARD ROAD)
TEXAS F.M. HIGHWAY NO 2234 (McHARD ROAD)
EOA
EOA
FEET GRAPHIC
SCALE (IN FEET)
CALLED 1.365 ACRES
(F.B.C.C.F. NO. 2015085861)
N 87°04'31" E 920.36'
P.P.
P.P.
SET 5/8" IR W/FDS CAP
RESTRICTED RESERVE "A"
ENERGY PARK SOUTH
AT NO. 20140167 F.B.C.M.R.)
N 02°56'03" W 344.18'
S 02°56'03" E 341.74'
80' H.L. & P. EASEMENT
(VOL 488, PG. 167 F.B.C.D.R.)
500.00'
FND 5/8" IR W/CAP
FND CUT "X" BRS S 15°50' E 0.84'
7.2453 ACRE (315,605.03 SQ.FT.); SAVE AND EXCEPT A CALLED 1.365 ACRE TRACT
(F.B.C.C.F.NO. 2015085861)
CALLED 4.8805 ACRES
(F.B.C.C.F. NO. 9114384)
SET 5/8" IR W/FDS CAP POB
ENERGY PARK SOUTH COURT
(60' R.O.W.)
CONCRETE
S 86°55'21" W 920.13'
N 02°56'03" W 189.38'
4.0000 ACRE
174,240.39 SQ. FT.
TRACT
RESTRICTED RESERVE "A"
ENERGY PARK SOUTH
PARTIAL REPLAT NO 1
AT NO. 20160071 F.B.C.M.R.)
MONITORING WELL
SET 5/8" IR W/FDS CAP POC
FND 5/8" IR W/CAP
SET 5/8" IR W/FDS CAP
FND 5/8" IR W/CAP
UNRESTRICTED RESERVE "B"
ENERGY PARK SOUTH
(PLAT NO. 20140167 F.B.C.M.R.)
182.55'
747.79'
FND 5/8" IR

11-03-2025

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/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 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.

Danny Nguyen International LLC	577136-BB	Info@dncommercial.net	(713)270-5400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Danny Doan Nguyen	456765-B	dannynguyen@dncommercial.net	(713)478-2979
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____