

Land - For Sale

FM 2759 Rd, Richmond, TX 77469



Property Description

- Lot Size: +/- 63.90 Acres
- Price: \$6,400,000
- Price/Acre: \$100,163 (\$2.30/SF)
- Frontage: +/- 994.33' on FM 2759 Rd
- Located along FM 2759 Rd, south of the Brazos River, between Macek Rd and Toll Road Booth Rd
- Approximately 3.7 miles from US 59/I-69 and SH 99/Grand Parkway
- Approximately 1 mile from Velasquez Elementary School and 3 miles from George Ranch High School
- Neighbors master planned communities such as Greatwood and Tara, while nearby Royal Lakes Estate and Bridlewood Estates
- Highway construction on I-69/US 59 to double capacity as it extends through Fort Bend County with HOV and frontage roads
- Reconstruction of 2-lane asphalt roads to 4-lane concrete roadways on FM 2759 Rd
- Prime for commercial and/or residential development



Andrew Nguyen, TACS

M - (713) 401-8447

O - (713) 270-5400

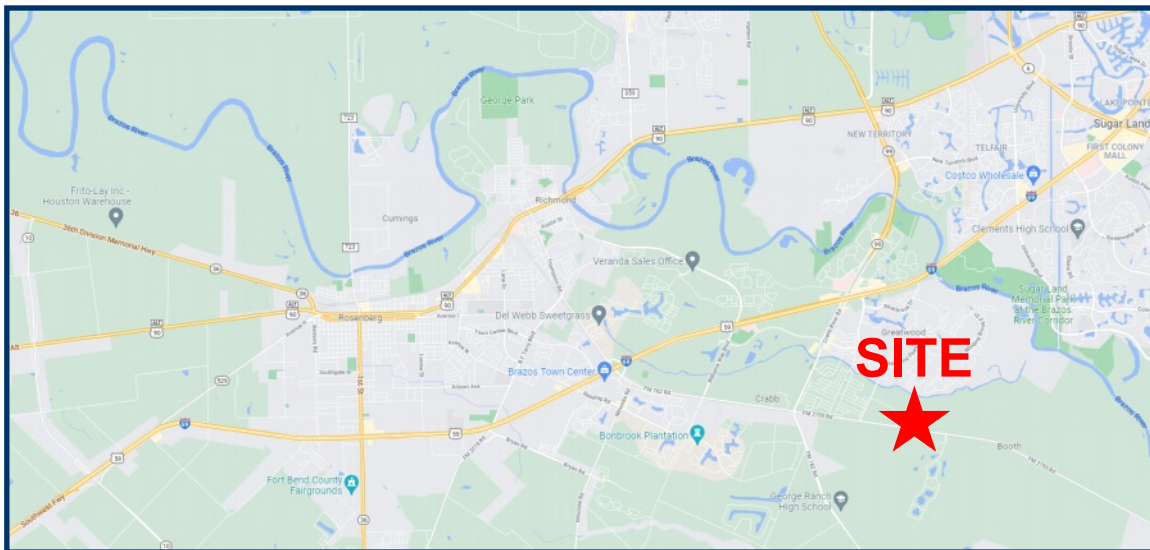
andrew@dncommercial.net

www.dncommercial.net



Location Overview

FM 2759 Rd, Richmond, TX 77469



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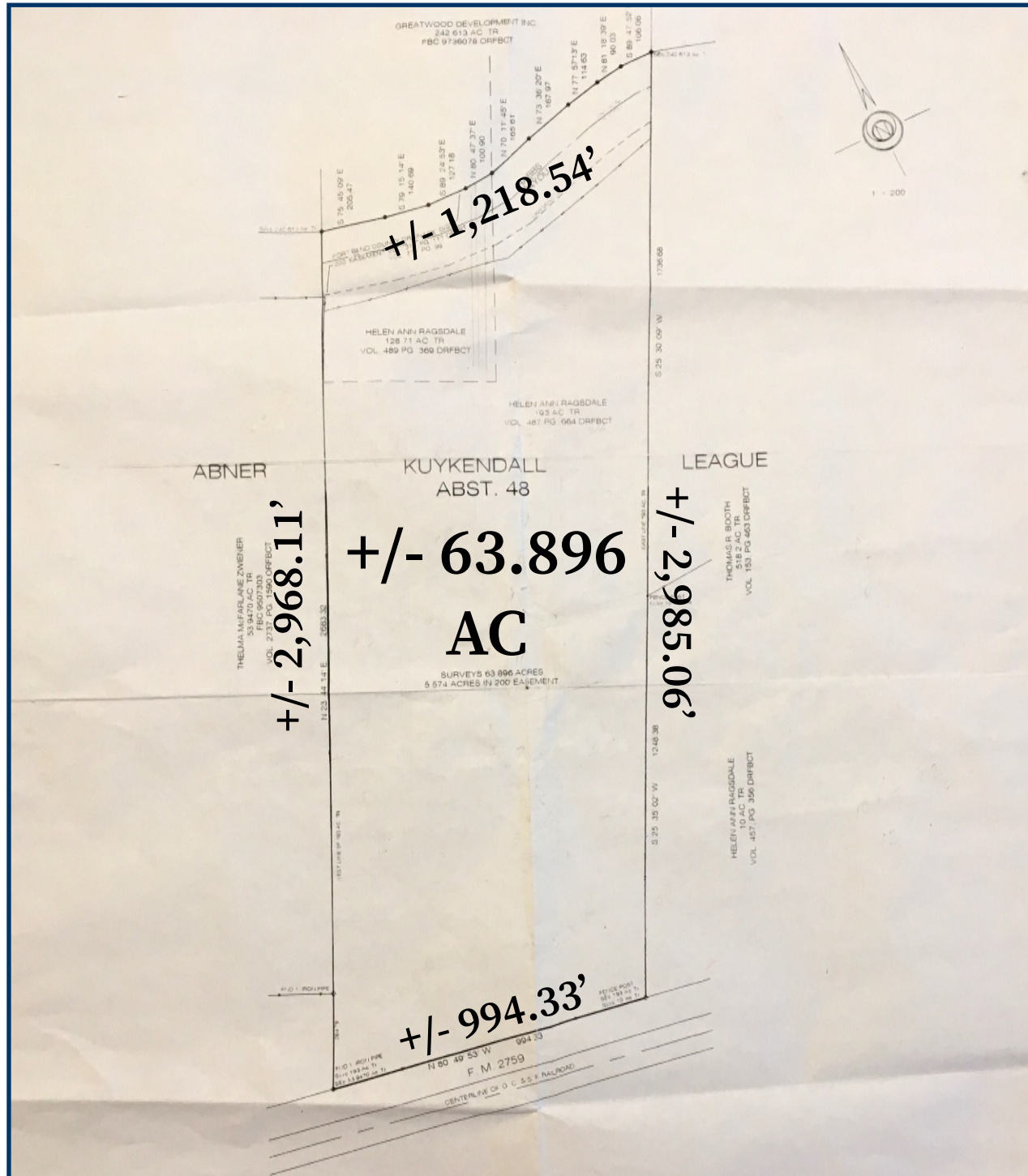
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I-69 from FM 2759 to Reading Rd.

- Widening from 4-lane divided highway to an 8-lane highway with HOV and frontage roads
- Letting Date: August 2014
- Estimated Completion Date: December 2020
- \$162.8 million

I-69 from Reading Rd. to Spur 10

- Widening from 4-lane divided highway to a 6-lane highway
- Letting Date: January 2014
- Estimated Completion Date – October 2021
- \$135.8 million





FM 762 and FM 2759 (Crabb River Road) from Sansbury Blvd to South of LCISD Complex

- Reconstruction of 2-lane asphalt to 4-lane concrete roadway
- Letting Date: June 2018
- Estimated Completion Date: March 2021
- \$30.2 million

I-10 Brazos River to FM 359 (Waller)

- Widening 4-lane to 6-lane roadway with 2-lane frontage roads
- Letting Date: June 2017
- Estimated Completion Date: June 2023
- \$141.9 million

Highway construction on I-69 making progress in Fort Bend County

FORT BEND COUNTY (KTRK) -- The I-69 widening project will double the capacity of the Southwest Freeway as it extends through Fort Bend County.

Long-suffering drivers in Sugar Land, Richmond and Rosenberg know a huge stretch of the freeway has been under construction since 2014, but the end is in sight. A major portion of the project is scheduled for completion in May of next year.

"It is a little of an inconvenience, but just a year left makes it seem like the light at the end of the tunnel almost," said Richmond resident, Dathan Broussard.

He is no different than any other driver on I-69 in Fort Bend County, weary of driving alongside orange barrels. However, he believes a bigger highway is necessary.

"It is growing, just in the past couple of years, a lot of the new subdivisions are going up. They just opened a new HEB around the corner two or three weeks ago, so it's blowing up."

A study just released last year by the UH Hobby School of Public Affairs, shows Fort Bend County could grow by approximately two million people between 2010 and 2050 if recent growth patterns continue.

TxDOT is responding to the booming population.

"Fort Bend and Montgomery County are two of the fastest growing counties that we have in our district. So certainly it is necessary that we get out there and start widening," said TxDOT spokeswoman Deidrea George.

Here are the details of the I-69 widening project in Fort Bend County. It will double the capacity of the highway between Grand Parkway and Reading Road:

- *Four lanes each way

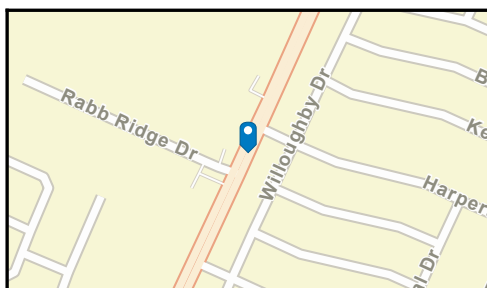
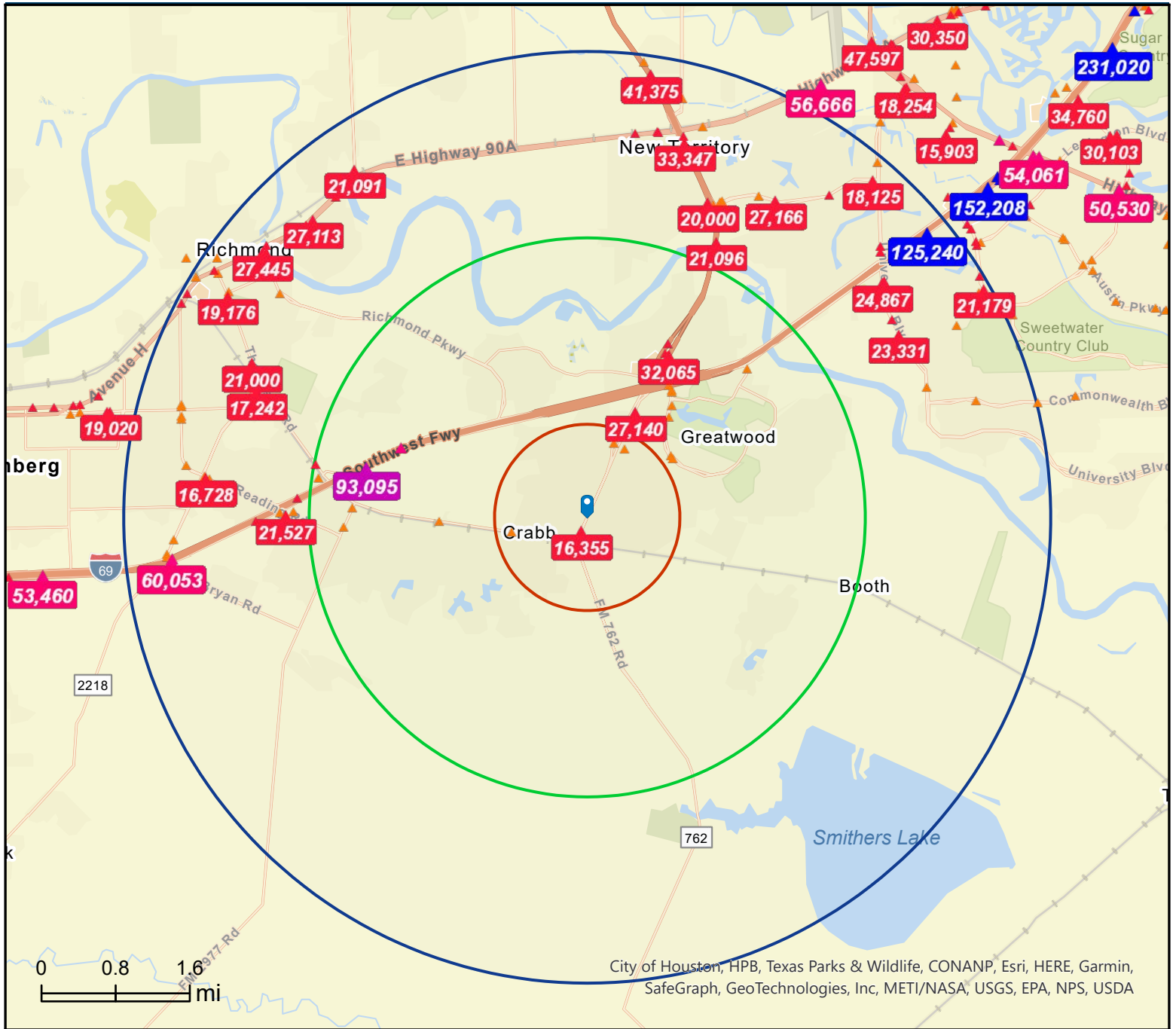
- *HOV lane in each direction to just past Reading Road

- *Additional widening projects on I-69 from Reading Road to the Wharton County line all finished by September 2020

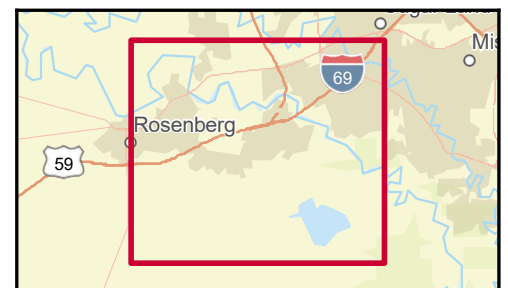
Traffic Count Map

FM-2759, Richmond, Texas, 77469
Rings: 1, 3, 5 mile radii

Prepared by Andrew Nguyen, TACS
Latitude: 29.54133
Longitude: -95.70074



- 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).

April 04, 2022



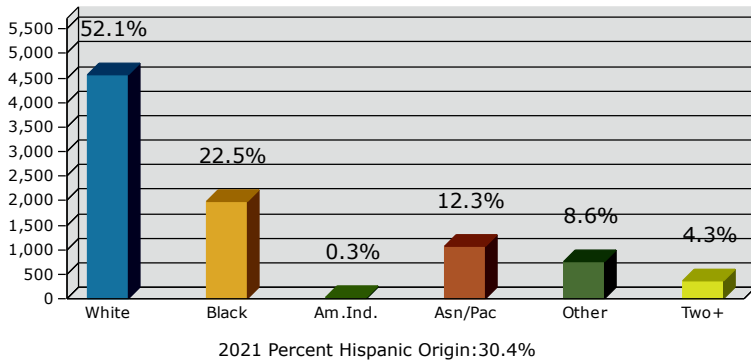
Graphic Profile

FM-2759, Richmond, Texas, 77469
Ring: 1 mile radius

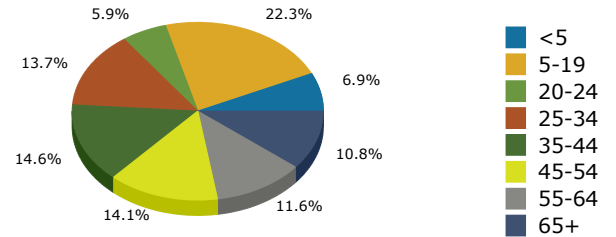
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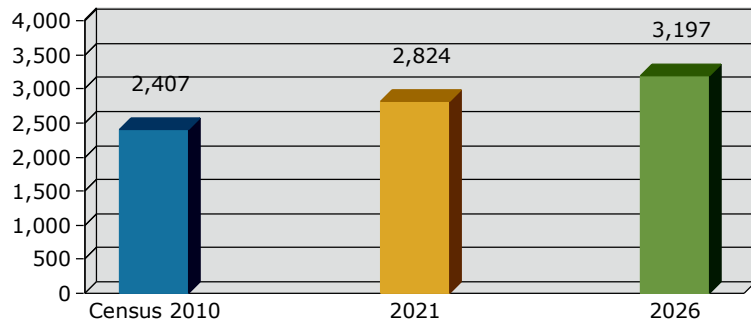
2021 Population by Race



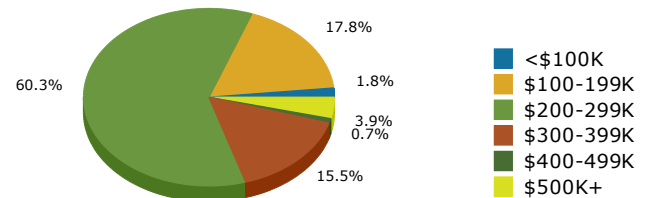
2021 Population by Age



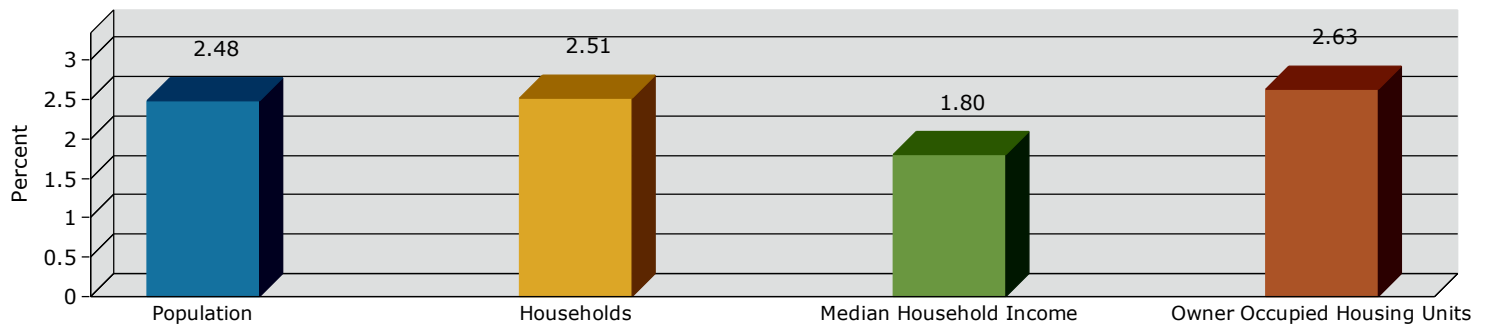
Households



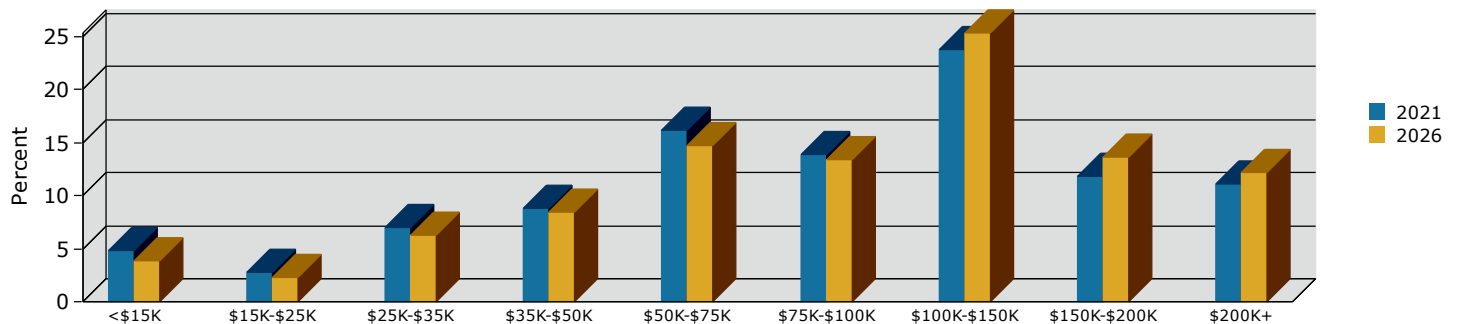
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

April 04, 2022



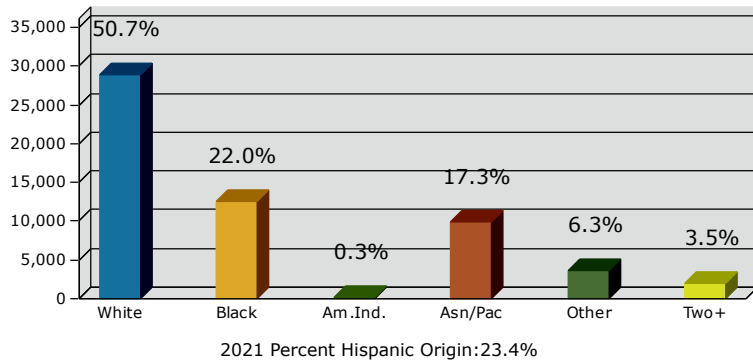
Graphic Profile

FM-2759, Richmond, Texas, 77469
Ring: 3 mile radius

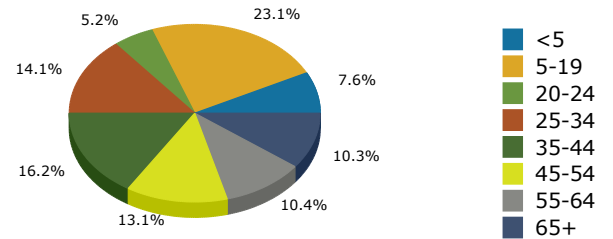
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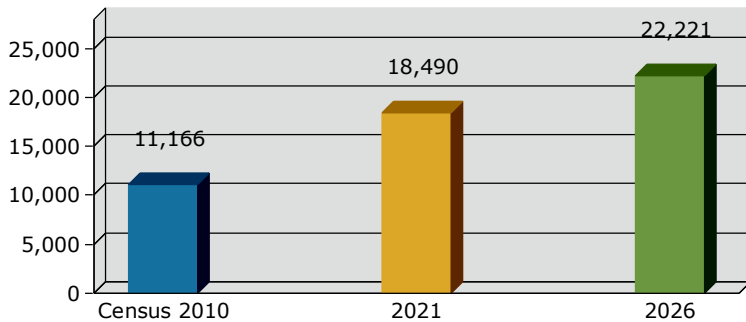
2021 Population by Race



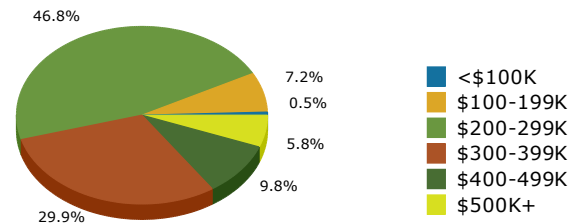
2021 Population by Age



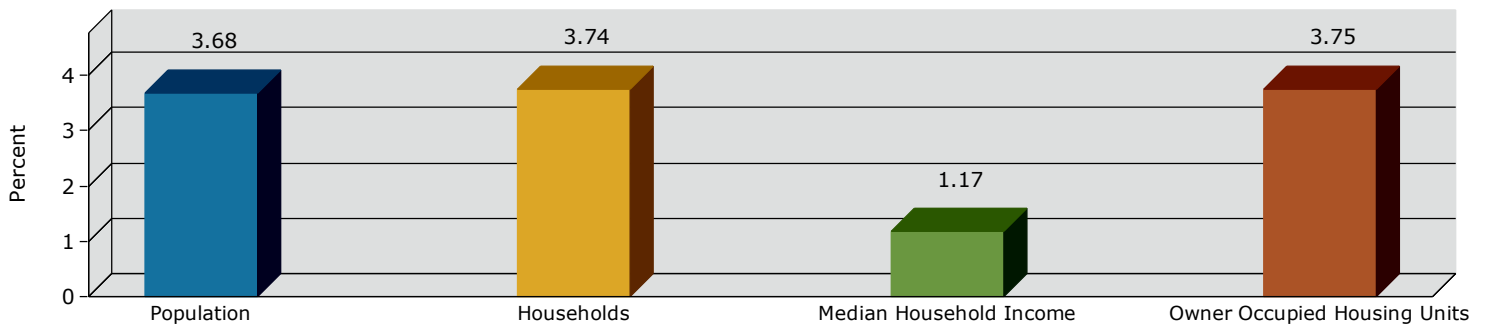
Households



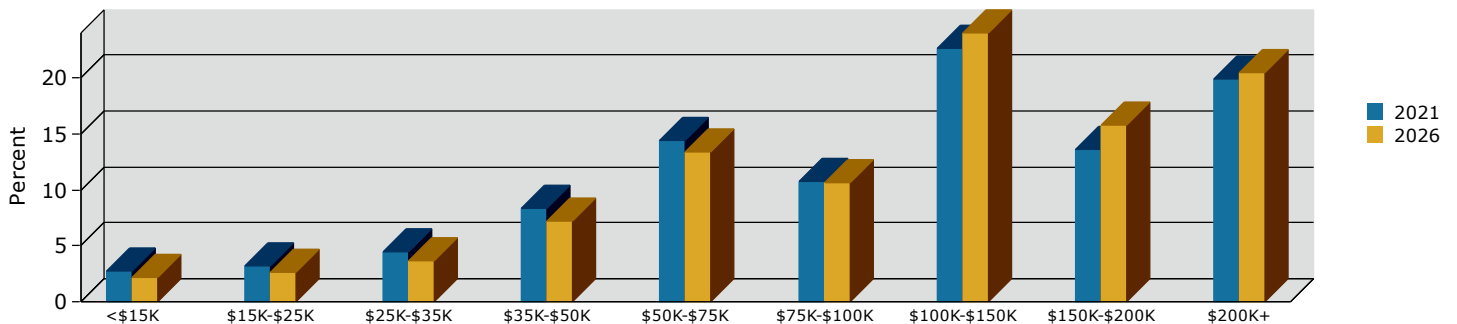
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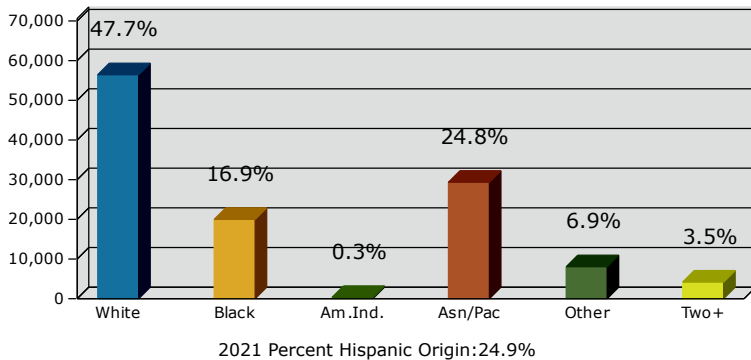
Graphic Profile

FM-2759, Richmond, Texas, 77469
Ring: 5 mile radius

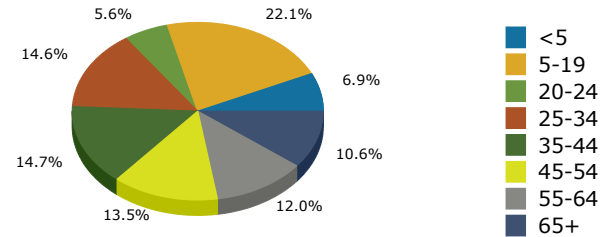
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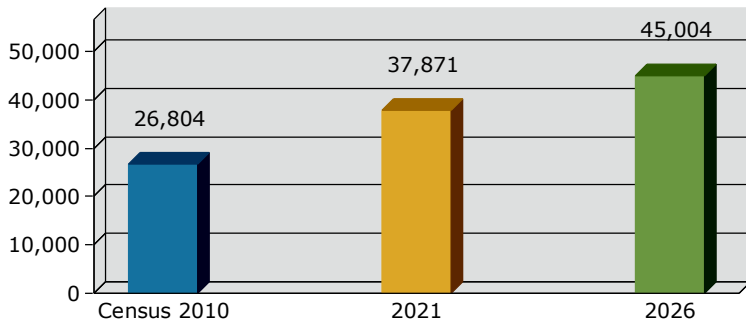
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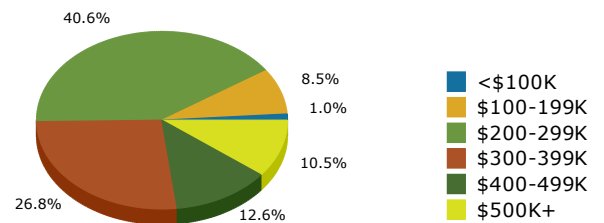
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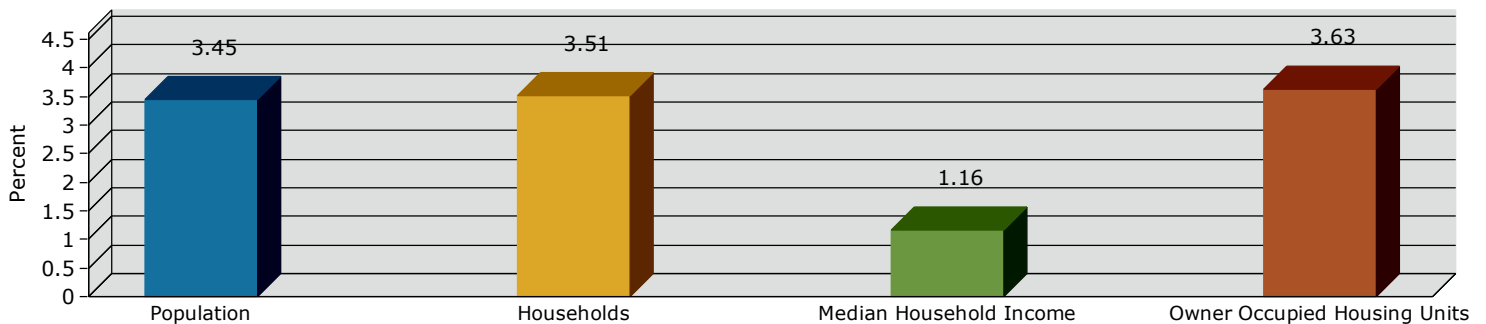
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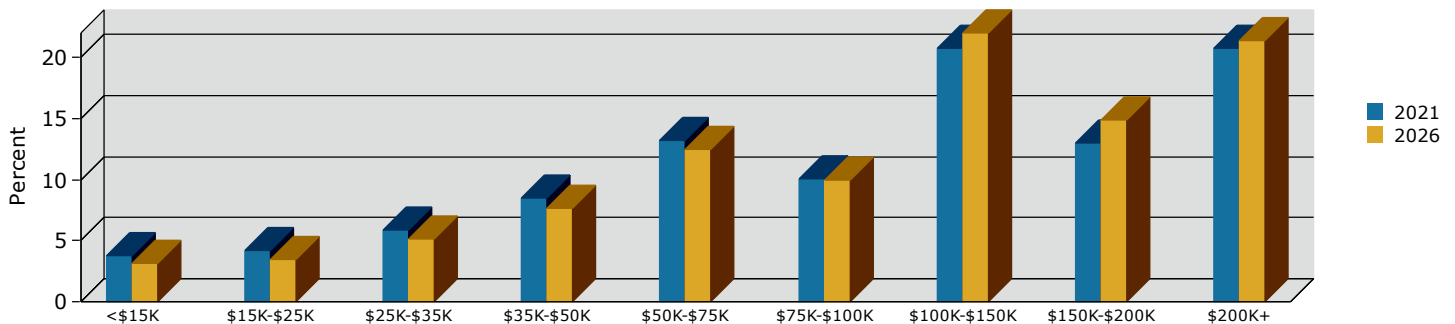
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

April 04, 2022



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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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 Commercial	577136	dannynguyen@dncommercial.net	(713) 270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen	456765	dannynguyen@dncommercial.net	(713) 270-5400
Designated Broker of Firm	License No.	Email	Phone
Danny Nguyen	456765	dannynguyen@dncommercial.net	(713) 270-5400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Nghi Nguyen	756764	andrew@dncommercial.net	(713) 401-8447
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

The closest match to FM 2759 RD, RICHMOND, TX 77469 is FM 2759 RD RICHMOND, TX 77469-93ND

FM 2759 RD RICHMOND, TX 77469-93ND

LOCATION ACCURACY:

Fair

Flood Zone Determination Report

Flood Zone Determination:
IN

COMMUNITY	480228	PANEL	0430L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0430L

