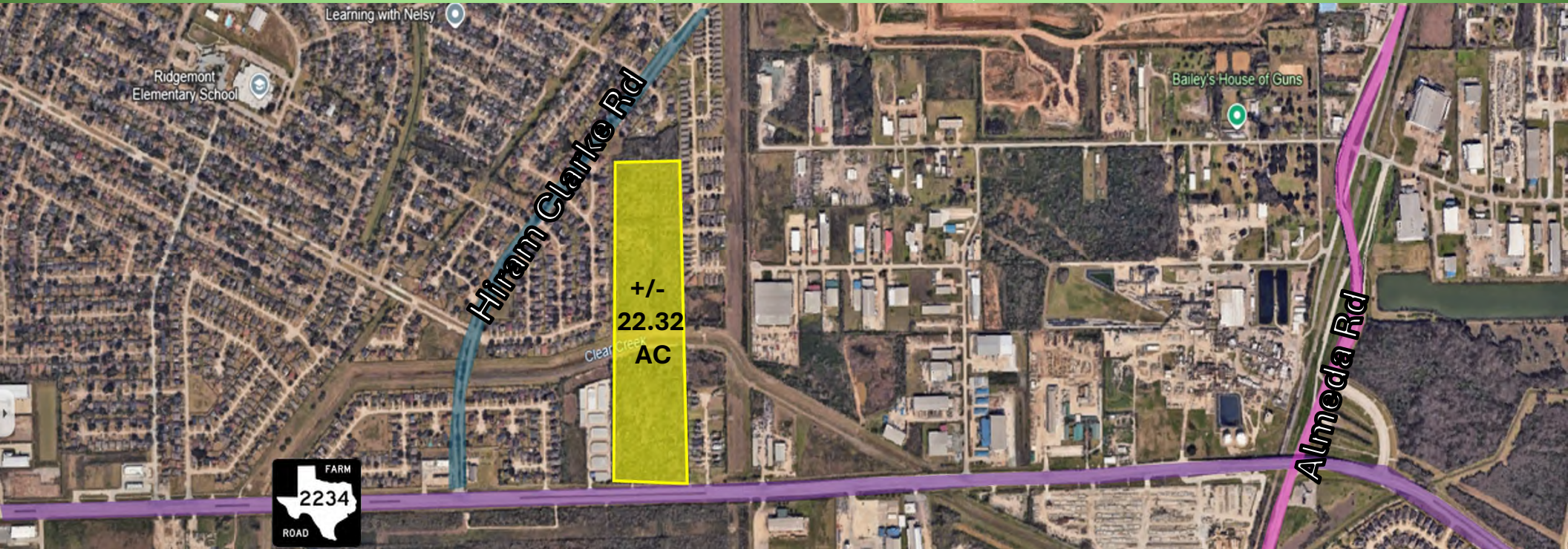


LAND FOR SALE

FM 2234 Rd, Houston, TX 77053



+/-
22.32
AC



- **Price: \$2,600,000**
- **Price/SF: \$2.70**
- Frontage: +/-380' on FM 2234
- Located in fast growing Fort Bend County

- Approx Miles: 1.5 Beltway 8, 3.4 – Fort Bend Tollway, 4.4 – HWY 288, and 7 – SH 6
- Proposed Improvements: Widen FM 2234 Rd 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'



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors 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. This information is subject to change without notice.

Timmy Chan's

LOWE'S
PRO SUPPLY

288
TEXAS



Fiesta

SMART SHOP



BELTWAY
8

EXXON



Urban Air Trampoline and Adventure Park



foodarama



FARM
2234
ROAD

CUBESMART
self storage



Kroger



Tom Bass Regional Park Section III

Alameda Rd

288

Community Park



Walmart
Neighborhood Market

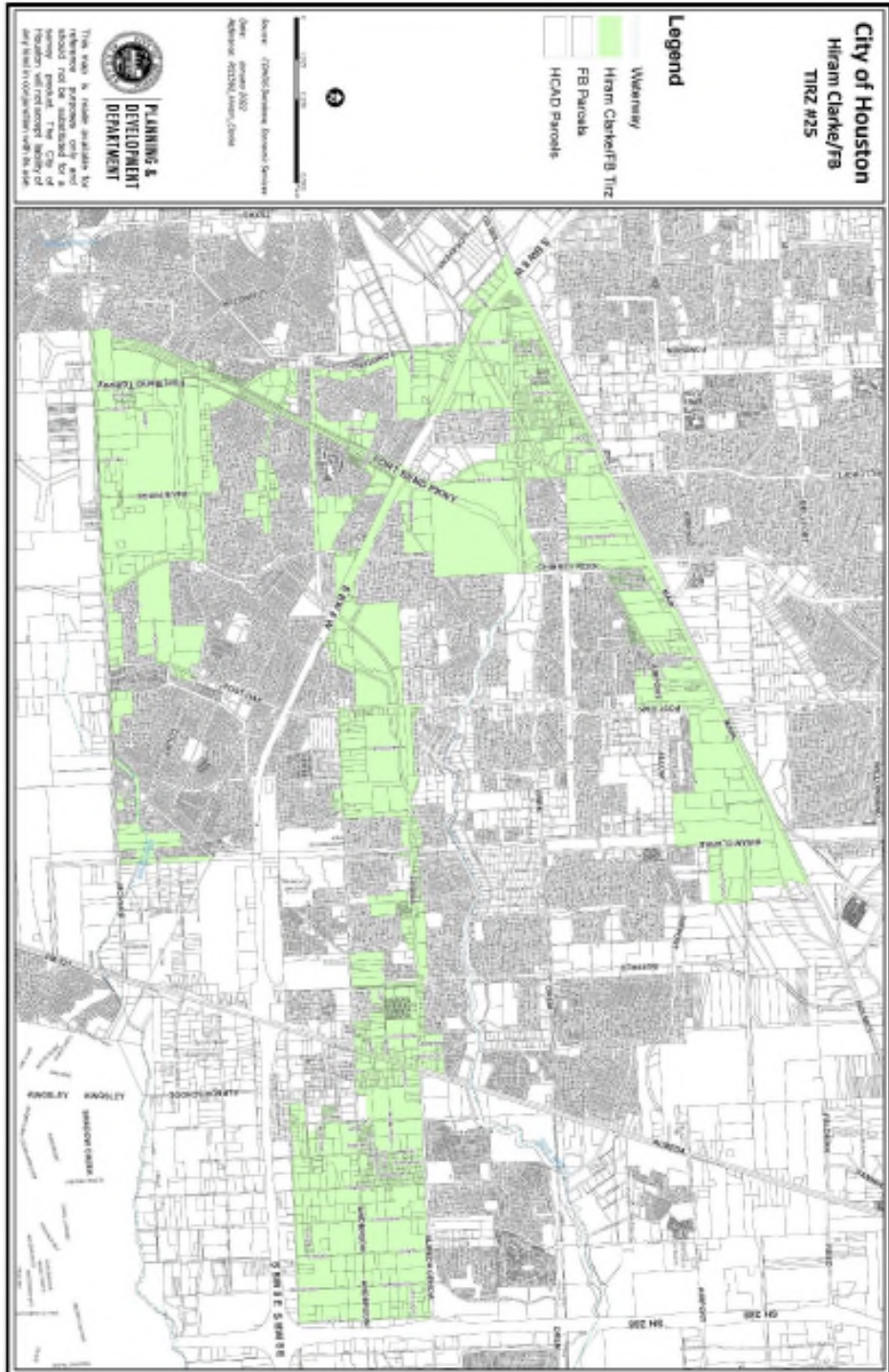


FIREHOUSE
SUBS
FOUNDED BY FIREMEN



"ATTACHMENT C"

BOUNDARIES OF HIRAM CLARKE/ FORT BEND REDEVELOPMENT AUTHORITY



FM 2234 RD HOUSTON, TX 77053-4833

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480296	PANEL	0305M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0305M





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

FM 2234 Rd, Houston, Texas, 77053



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	5,587	69,935	134,658
2020 Population	5,538	77,389	161,019
2025 Population	5,229	85,178	165,406
2030 Population	5,671	92,970	175,696
2010-2020 Annual Rate	-0.09%	1.02%	1.80%
2020-2025 Annual Rate	-1.09%	1.84%	0.51%
2025-2030 Annual Rate	1.64%	1.77%	1.21%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	40.8	38.8	36.8
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	5.9%	13.3%	16.6%
Black Alone	76.1%	52.0%	35.2%
American Indian Alone	0.3%	1.0%	1.1%
Asian Alone	1.0%	8.2%	18.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	9.6%	14.3%	16.1%
Two or More Races	7.1%	11.2%	12.1%
Hispanic Origin	18.6%	29.7%	32.8%
Diversity Index	58.4	80.9	87.3

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	1,863	22,268	42,874
2020 Total Households	1,878	25,395	52,640
2025 Total Households	1,818	28,690	55,694
2030 Total Households	2,004	31,841	60,174
2010-2020 Annual Rate	0.08%	1.32%	2.07%
2020-2025 Annual Rate	-0.62%	2.35%	1.08%
2025-2030 Annual Rate	1.97%	2.11%	1.56%
2025 Average Household Size	2.87	2.97	2.96
Wealth Index	63	89	96

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	15.2%	19.9%	23.9%
Median Household Income			
2025 Median Household Income	\$74,974	\$82,866	\$84,144
2030 Median Household Income	\$79,470	\$91,988	\$93,390
2025-2030 Annual Rate	1.17%	2.11%	2.11%
Average Household Income			
2025 Average Household Income	\$86,988	\$105,026	\$114,283
2030 Average Household Income	\$92,942	\$115,457	\$126,063
Per Capita Income			
2025 Per Capita Income	\$29,558	\$35,438	\$38,602
2030 Per Capita Income	\$32,086	\$39,595	\$43,340
2025-2030 Annual Rate	1.65%	2.24%	2.34%
Income Equality			
2025 Gini Index	32.7	40.7	44.7
Socioeconomic Status			
2025 Socioeconomic Status Index	47.7	46.6	45.2
Housing Unit Summary			
Housing Affordability Index	127	98	83
2010 Total Housing Units	1,946	23,595	46,344
2010 Owner Occupied Hus (%)	80.8%	79.8%	68.7%
2010 Renter Occupied Hus (%)	19.2%	20.2%	31.3%
2010 Vacant Housing Units (%)	4.3%	5.6%	7.5%
2020 Housing Units	1,974	26,518	55,514
2020 Owner Occupied HUs (%)	76.0%	76.4%	65.5%
2020 Renter Occupied HUs (%)	24.0%	23.6%	34.5%
Vacant Housing Units	6.0%	4.2%	5.3%
2025 Housing Units	1,889	29,676	58,747
Owner Occupied Housing Units	76.9%	77.7%	65.3%
Renter Occupied Housing Units	23.1%	22.4%	34.7%
Vacant Housing Units	3.8%	3.3%	5.2%
2030 Total Housing Units	2,102	33,195	63,694
2030 Owner Occupied Housing Units	1,562	25,095	39,458
2030 Renter Occupied Housing Units	442	6,746	20,715
2030 Vacant Housing Units	98	1,354	3,520

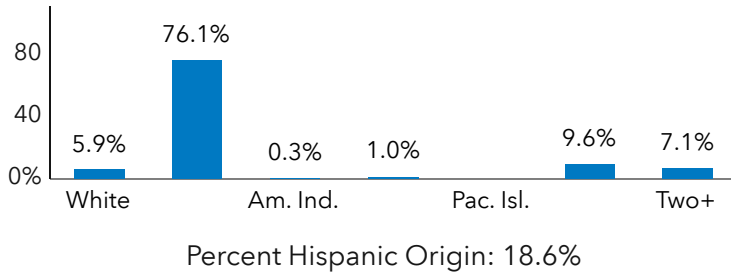
Graphic Profile

FM 2234 Rd, Houston, Texas, 77053

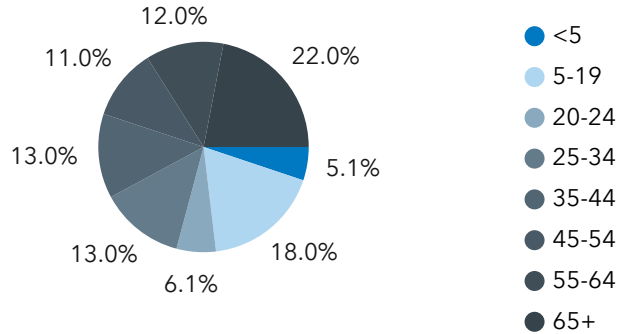


Ring band: 0 - 1 mile radius

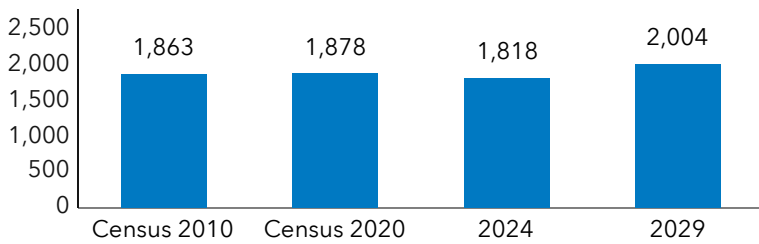
Population by Race



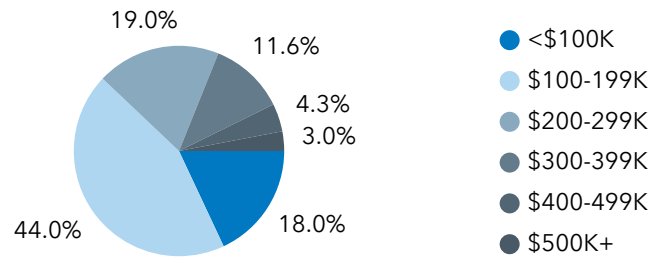
Population by Age



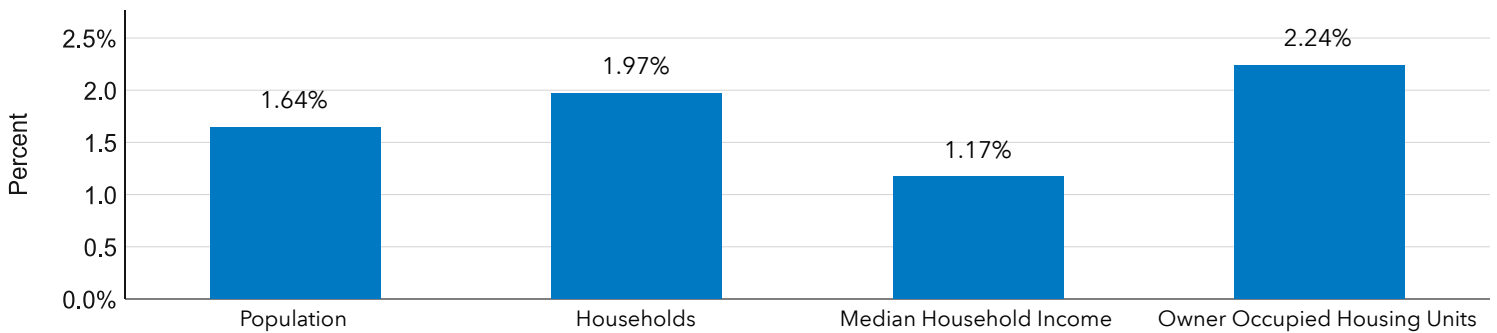
Households



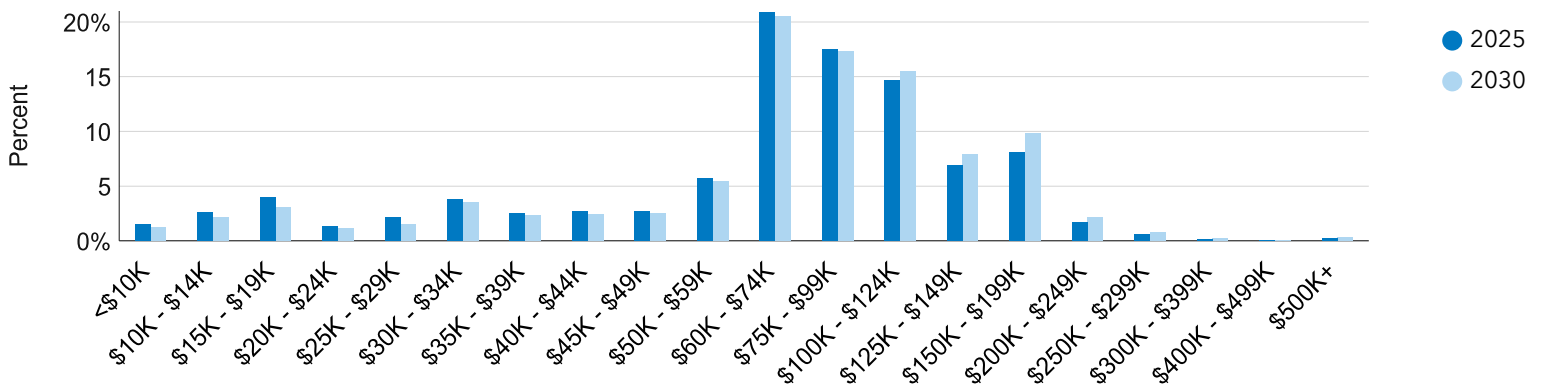
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

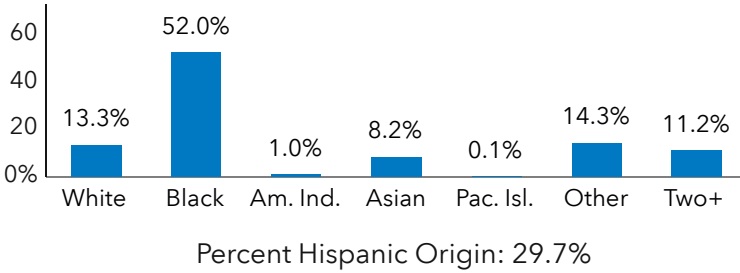
Graphic Profile

FM 2234 Rd, Houston, Texas, 77053

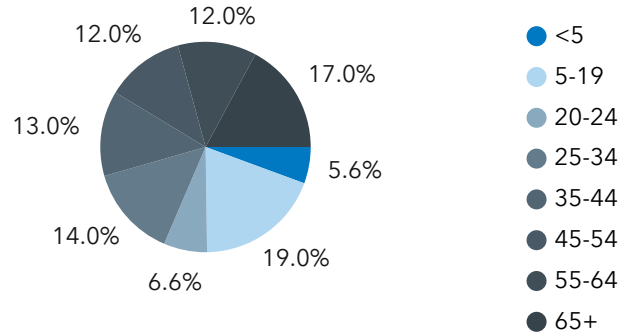


Ring band: 1 - 3 mile radius

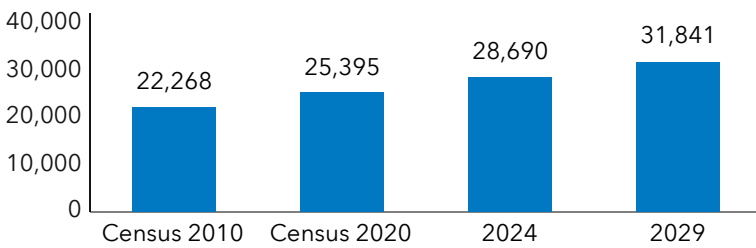
Population by Race



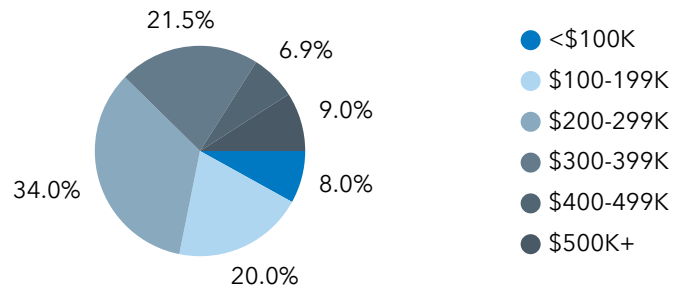
Population by Age



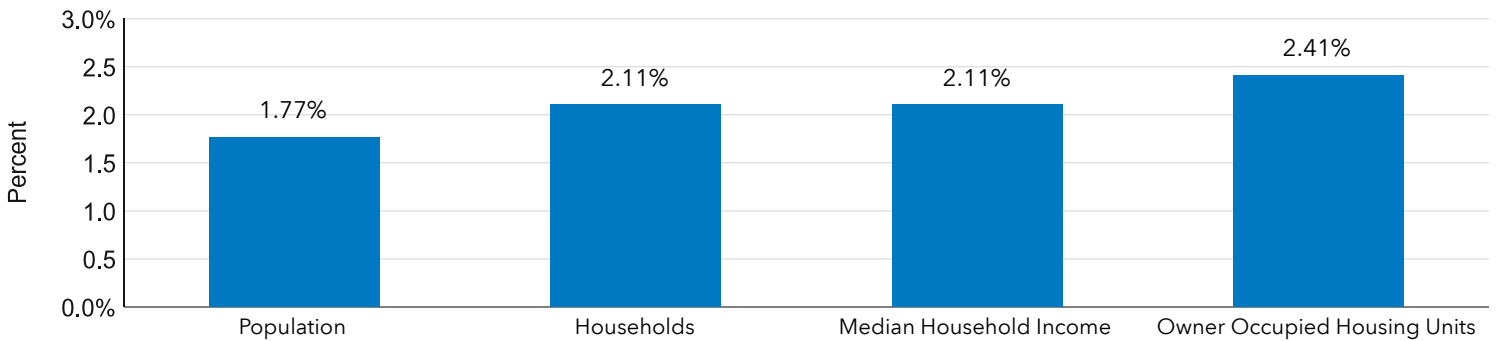
Households



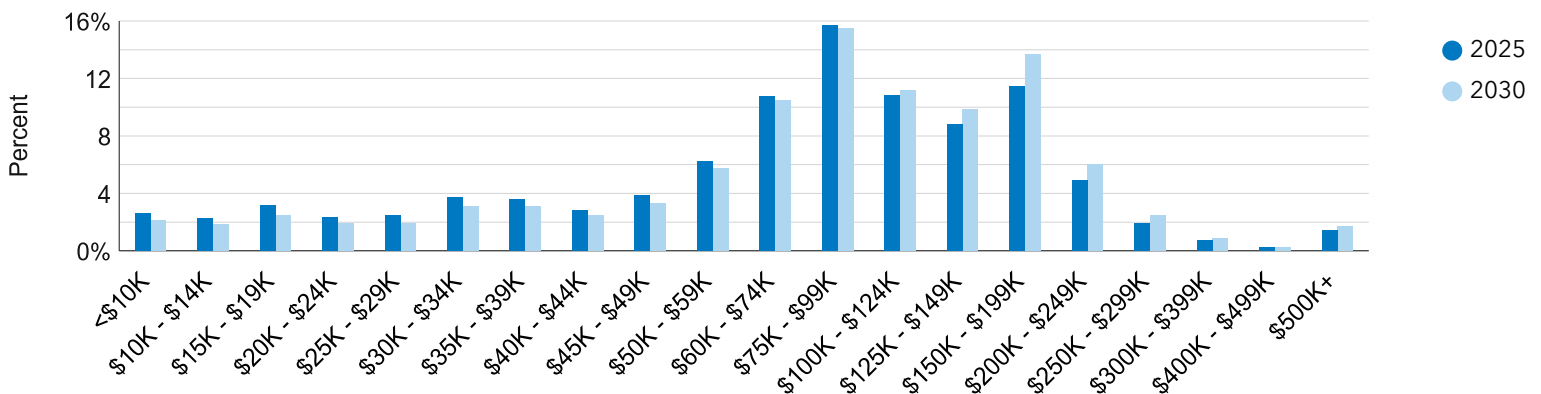
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

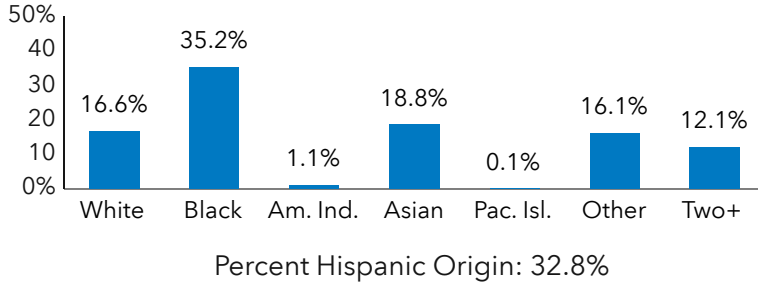
Graphic Profile

FM 2234 Rd, Houston, Texas, 77053

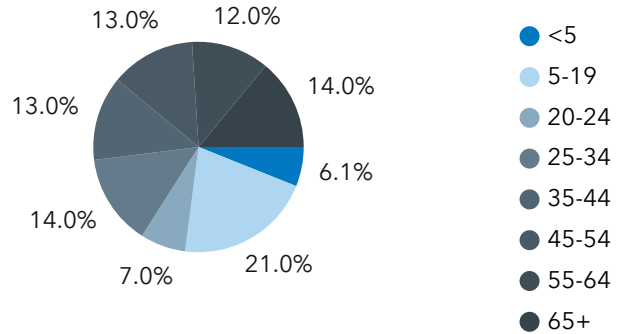


Ring band: 3 - 5 mile radius

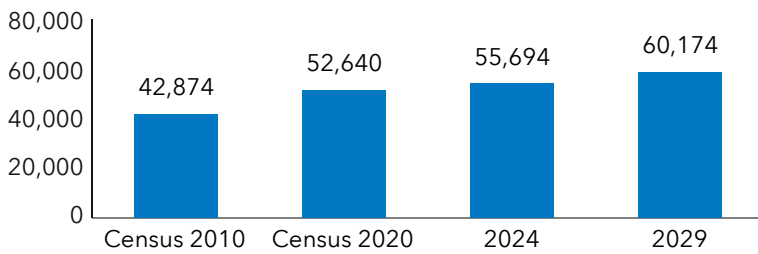
Population by Race



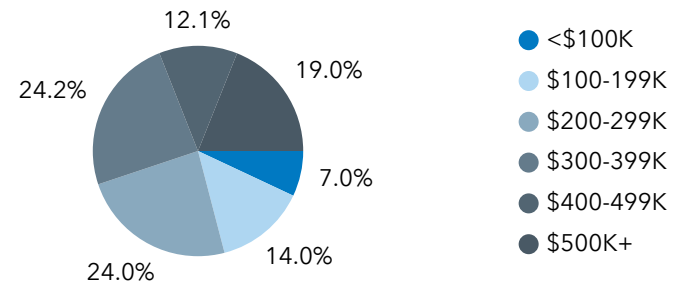
Population by Age



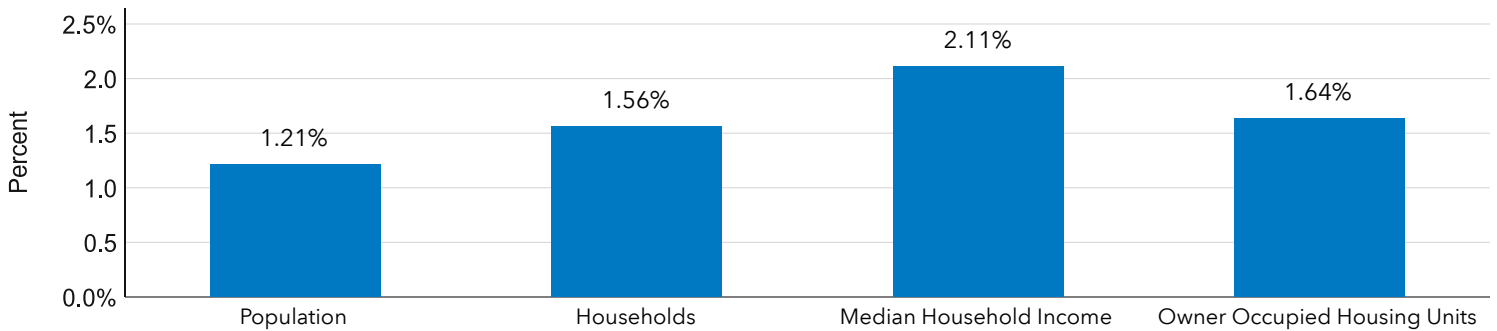
Households



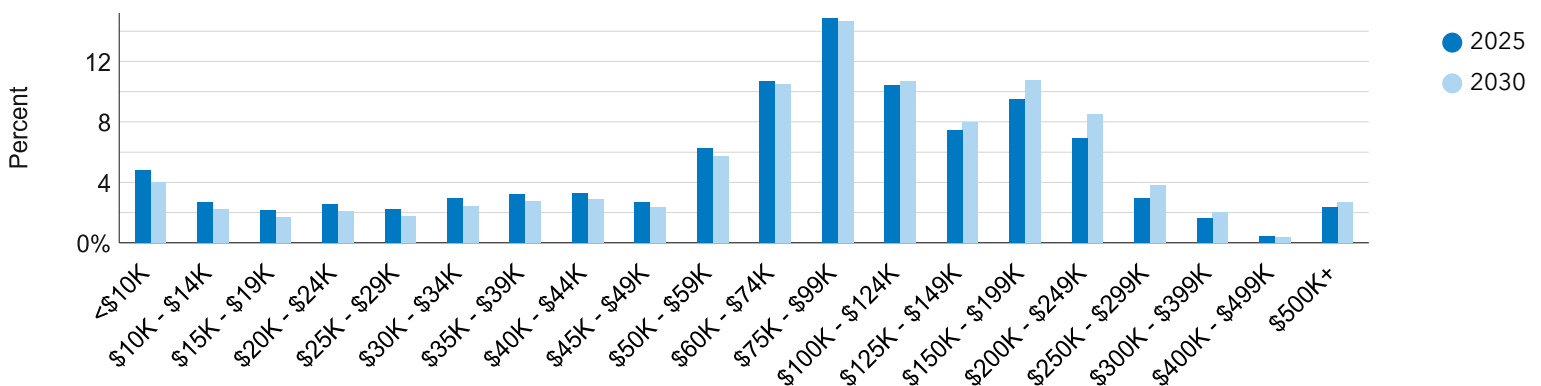
Home Value



2024-2029 Annual Growth Rate



Household Income



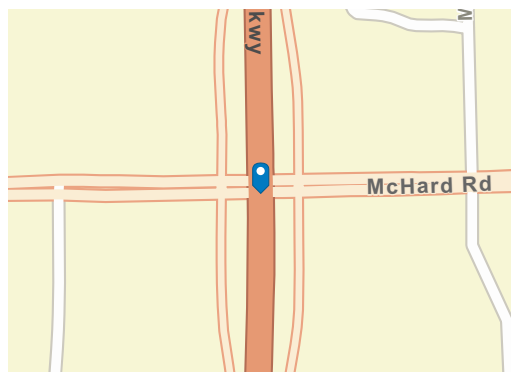
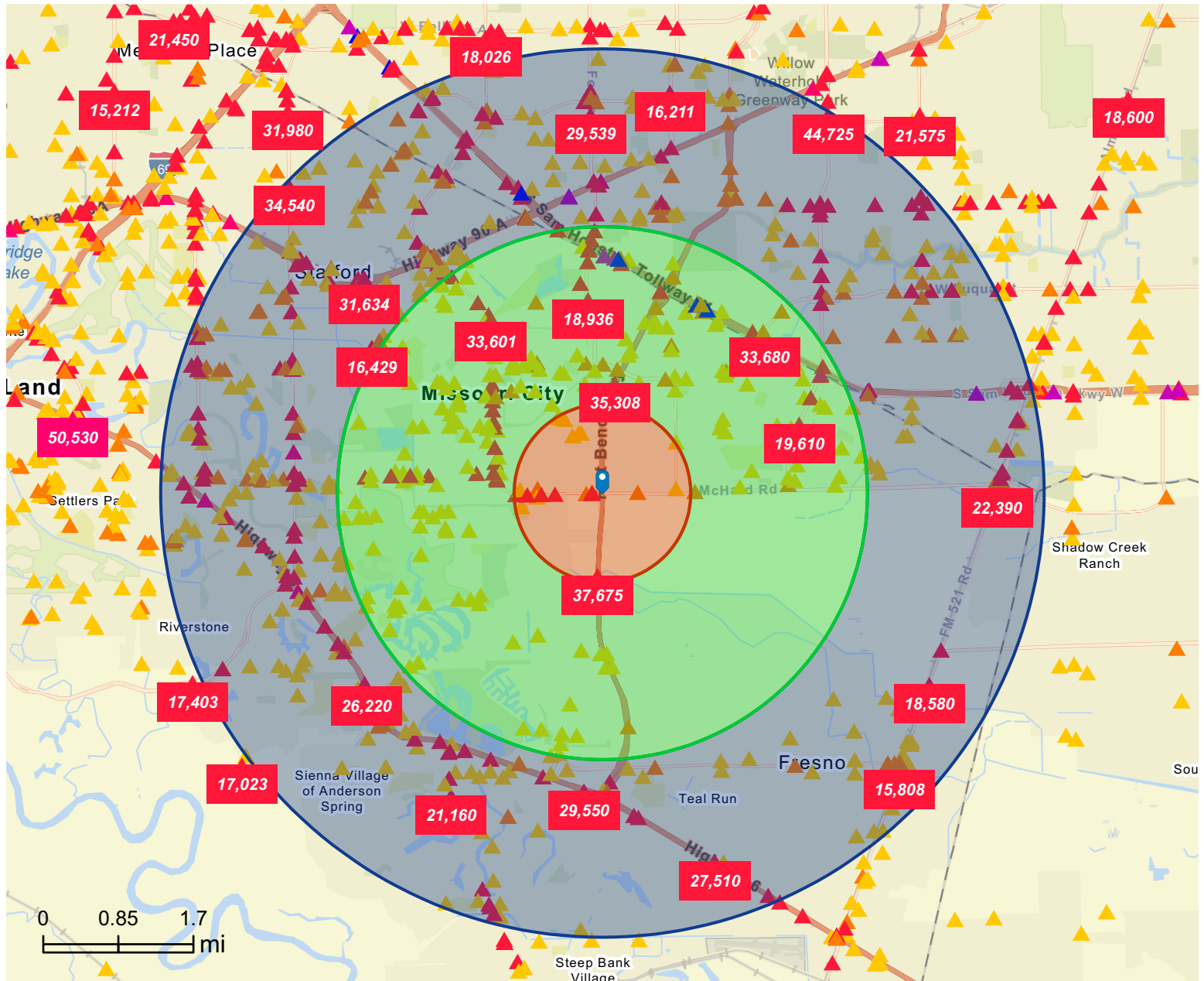
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

FM 2234 Rd, Houston, Texas, 77053

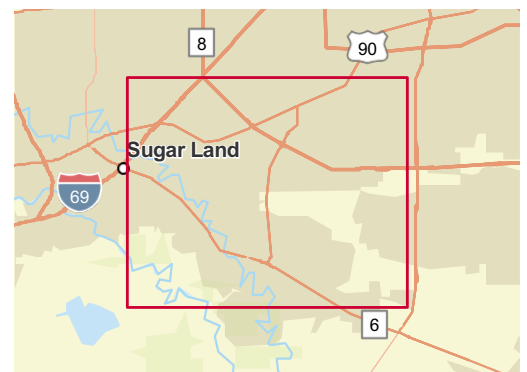


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



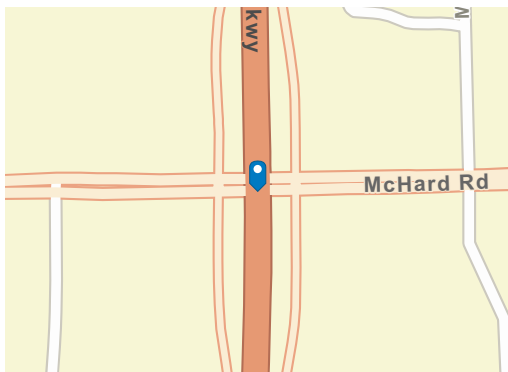
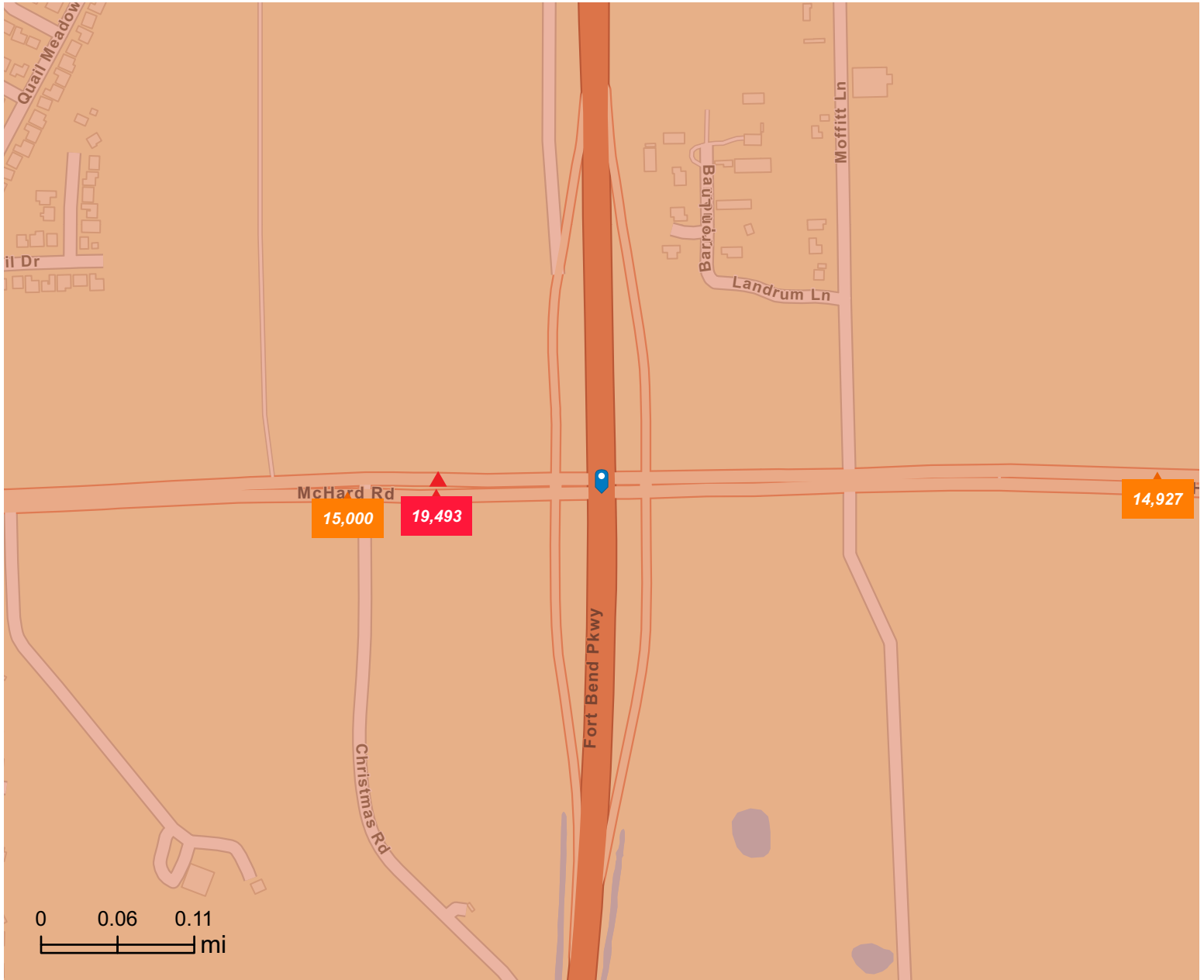
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

FM 2234 Rd, Houston, Texas, 77053



Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

Traffic Count Profile

FM 2234 Rd, Houston, Texas, 77053



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	McHard Road	Christmas Rd	2019	18,109
0.10	McHard Road	Christmas Rd	2022	19,493
0.20	McHard Rd	Christmas Rd	2002	15,000
0.40	McHard Road	Metcalf	2022	14,927
0.50	Texas Pkwy	Quail Glen Dr	2011	15,655
0.70	Texas Pkwy	Quail PkDr	2011	15,230
0.70		Quailynn Dr	2022	328
0.70	Quail Hills Dr	Skeet Ct	2011	2,450
0.70	Quail Park Dr	Quail Vista Dr	2001	8,670
0.70	Court Rd	Quail Hills Dr	2006	380
0.70	Quail Park Dr	Texas Pkwy	2011	2,500
0.80	Blueridge Rd	Evergreen Ave	2011	2,510
0.80	Texas Pkwy	Green Quail Dr	2008	31,320
0.90	Turtle Creek Dr	Texas Pkwy	2011	8,000
0.90	Turtle Creek Dr	W April Rain Ct	2008	5,970
0.90	FBP	Valentino Dr	2021	37,675
0.90	FBP	Christmas Rd	2022	36,032
0.90	Lexington Blvd	Glenford Ct	2011	2,640
1.00	Texas Pkwy	Turtle Creek Dr	2011	19,870
1.00	Hammerwood Dr	Glenford Ct	2001	1,690
1.00	Glenford Ct	Hammerwood Dr	2011	1,310
1.00	Blueridge Rd	Evergreen Ave	2011	2,340
1.00	McHard Rd	Horse Ln	2011	12,150
1.00	Fondren Rd	Gatebriar Dr	2011	440
1.10	Fondren Rd	Hillcroft Ave	2006	1,150
1.20	Lexington Blvd	Glenford Ct	2011	4,520
1.20	Cartwright Rd	Fawn Ct	2005	2,270
1.20	Hillcroft Street	Fondren Rd	2022	1,004

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.20	Texas Pkwy	Cartwright Rd	2006	26,000
1.20	Texas Pkwy	Cartwright Rd	2005	18,100
1.20	Greendale Dr	Indian TrlDr	2011	2,980
1.20	FBP	Baybriar Dr	2021	35,308
1.20	FBP	Baybriar Dr	2022	32,547
1.20	Rittenmore Dr		2011	190
1.30	Cartwright Road	Texas Pkwy	2022	22,363
1.30	Texas Pkwy	Greendale Dr	2013	18,982
1.30	Gatebriar Dr	Gatebriar Ct	2011	2,250
1.30	Texas Pkwy	Wrenway Dr	2008	27,930
1.40	Blue Diamond Dr	Tiny Tree Dr	2011	490
1.40	Quail Trace Dr	Indian TrlCt	2011	1,280
1.40	Fondren Rd	Independence Blvd	2011	2,910
1.40	W Fuqua Dr	Hillcroft St	2011	9,800
1.40	Foxglove Dr	Huntington Dr	2014	448
1.40	Blueridge Rd	Evergreen Ave	2011	3,950
1.40	Stillwell Rd	Wrenway Dr	2009	100
1.40	Texas Pkwy	Ct Rd	2005	23,340
1.40	Cartwright Rd	Columbia Blue Dr	2011	22,000
1.40	Foxglove Dr	Foxborough Ln	2014	540
1.50	W Fuqua Dr	Fondren Rd	2010	10,357
1.50	Texas Pkwy	Ct Rd	2005	23,260



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com