

+/- 31.00 ACRES LAND FOR SALE

923 Y U Jones Rd, Richmond, TX 77469



Property Description

- Lot Size: +/- 31.00 AC
- Price: \$ **900,000**
- Price/SF: \$ **0.67**
- Frontage: +/- 191.87' on Jerry Rd
- Exemptions: Agricultural
- Located in fast growing Fort Bend County
- Approx. 0.7 miles from FM 2759 Rd, and 12 miles from Southwest Fwy
- Grand Parkway and Fort Bend Toll Rd expansions proposed for the area
- Adjacent to available +/- 5,912 SF custom-built home on 34 acre lot, further details at [HAR](#)

Great for Development and/or Investment



Danny Nguyen, CCIM

M - (713) 478-2972

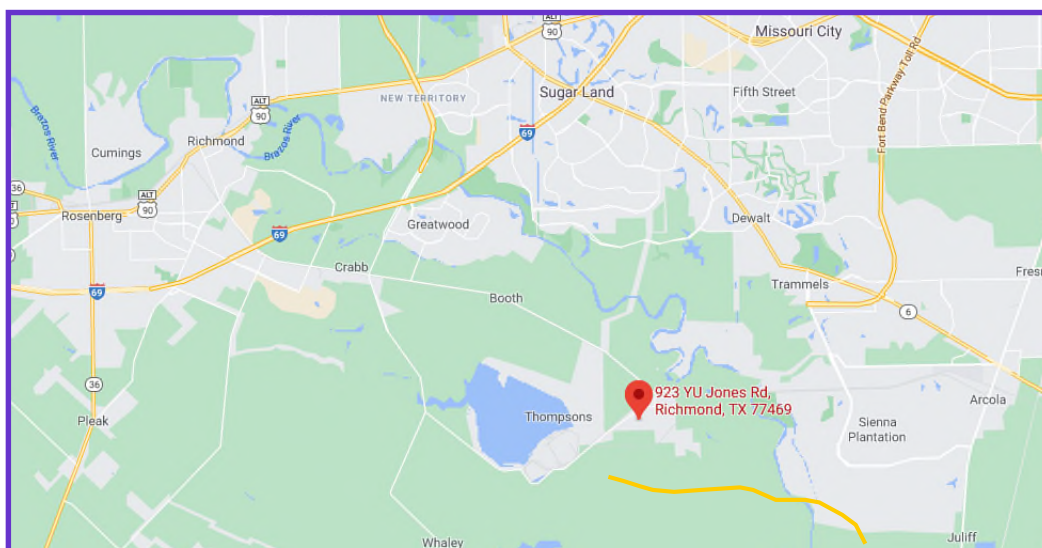
O - (713) 270-5400

dannynguyen@dncommercial.net



MAP VIEW

923 Y U Jones Rd, Richmond, TX 77469



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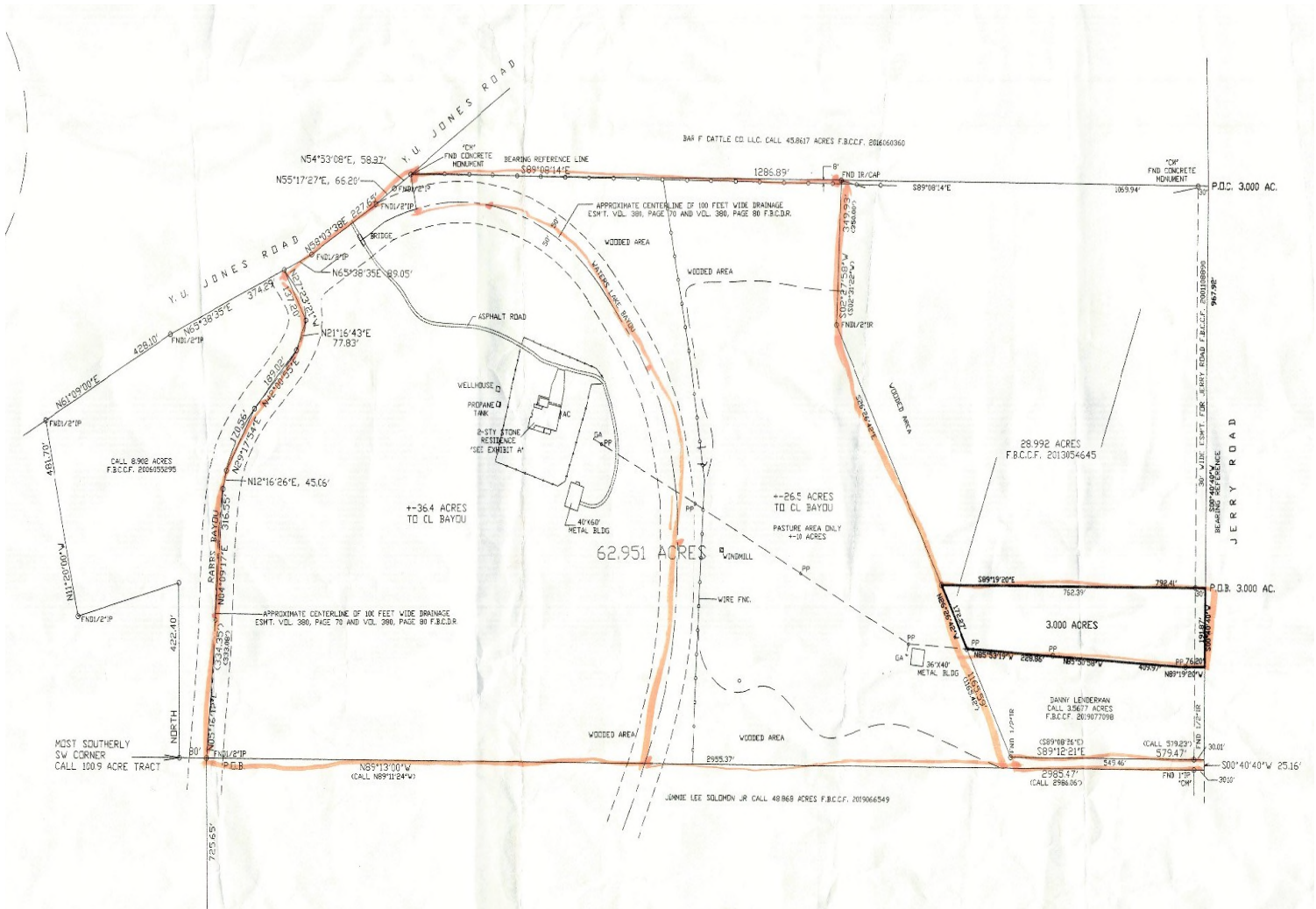
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SURVEY

923 Y U Jones Rd, Richmond, TX 77469



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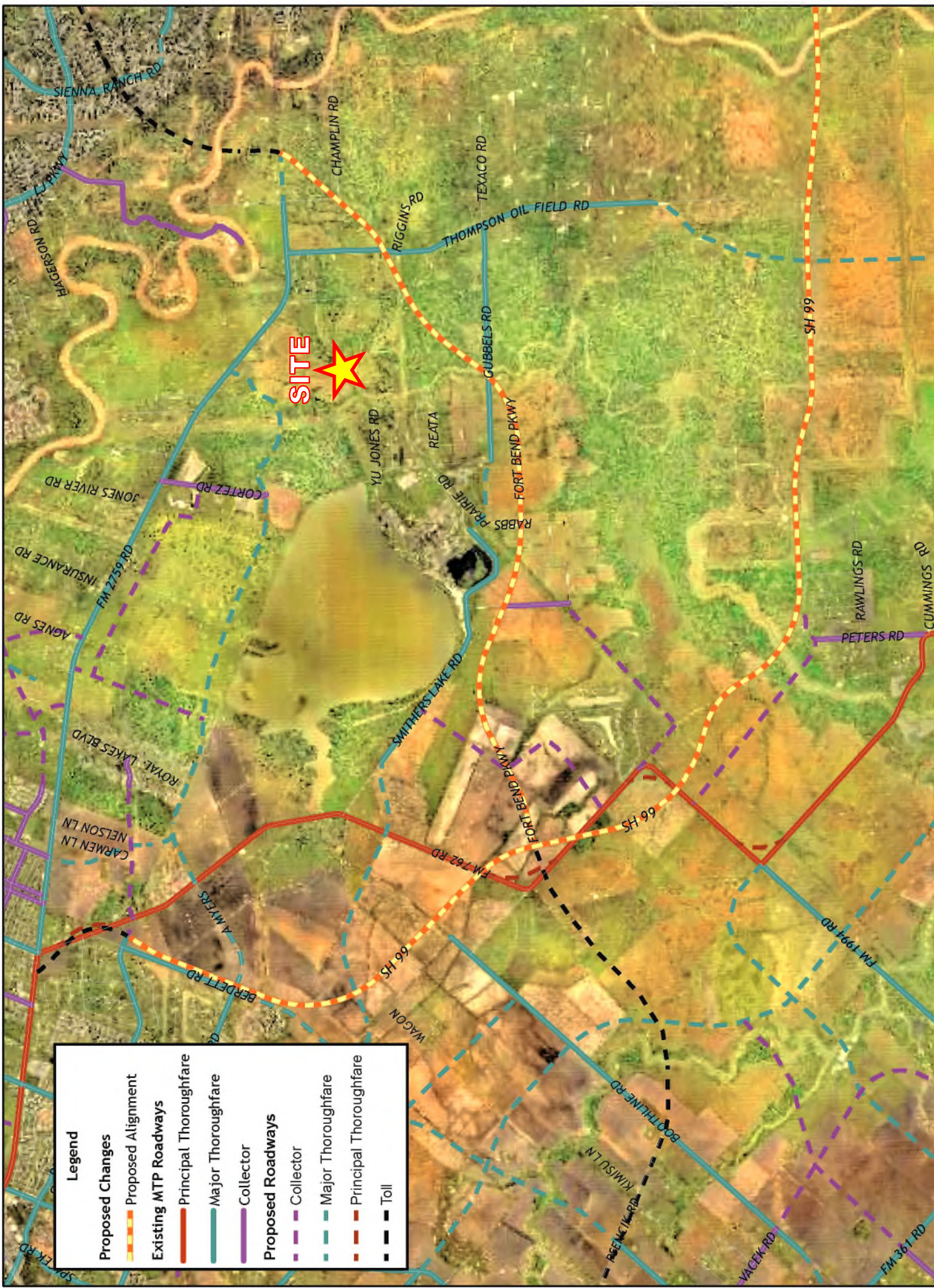
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| Legend | |
|--------------------------|------------------------|
| | Proposed Alignment |
| | Proposed MTP Roadways |
| | Principal Thoroughfare |
| | Major Thoroughfare |
| | Collector |
| Proposed Roadways | |
| | Collector |
| | Major Thoroughfare |
| | Principal Thoroughfare |
| | Toll |

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Major Thoroughfare Plan - Proposed

Map By:
Engineering GIS
December 2019





Executive Summary

Yu Jones Rd, Richmond, Texas, 77469
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.49731
Longitude: -95.59330

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 168 | 1,657 | 31,758 |
| 2020 Population | 241 | 7,878 | 62,766 |
| 2022 Population | 277 | 8,379 | 67,792 |
| 2027 Population | 314 | 9,114 | 73,685 |
| 2010-2020 Annual Rate | 3.67% | 16.87% | 7.05% |
| 2020-2022 Annual Rate | 6.38% | 2.78% | 3.48% |
| 2022-2027 Annual Rate | 2.54% | 1.70% | 1.68% |
| 2022 Male Population | 49.5% | 49.2% | 49.0% |
| 2022 Female Population | 50.9% | 50.8% | 51.0% |
| 2022 Median Age | 37.5 | 38.0 | 37.6 |

In the identified area, the current year population is 67,792. In 2020, the Census count in the area was 62,766. The rate of change since 2020 was 3.48% annually. The five-year projection for the population in the area is 73,685 representing a change of 1.68% annually from 2022 to 2027. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 37.6, compared to U.S. median age of 38.9.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2022 White Alone | 56.5% | 26.6% | 30.6% |
| 2022 Black Alone | 17.8% | 10.8% | 14.9% |
| 2022 American Indian/Alaska Native Alone | 0.4% | 0.2% | 0.2% |
| 2022 Asian Alone | 8.0% | 52.5% | 43.3% |
| 2022 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2022 Other Race | 3.6% | 2.0% | 2.3% |
| 2022 Two or More Races | 13.8% | 7.9% | 8.7% |
| 2022 Hispanic Origin (Any Race) | 18.8% | 7.9% | 9.2% |

Persons of Hispanic origin represent 9.2% 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 74.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2022 Wealth Index | 211 | 241 | 225 |
| 2010 Households | 68 | 507 | 9,603 |
| 2020 Households | 87 | 2,218 | 19,277 |
| 2022 Households | 99 | 2,359 | 20,799 |
| 2027 Households | 111 | 2,563 | 22,604 |
| 2010-2020 Annual Rate | 2.49% | 15.90% | 7.22% |
| 2020-2022 Annual Rate | 5.91% | 2.78% | 3.44% |
| 2022-2027 Annual Rate | 2.31% | 1.67% | 1.68% |
| 2022 Average Household Size | 2.80 | 3.55 | 3.26 |

The household count in this area has changed from 19,277 in 2020 to 20,799 in the current year, a change of 3.44% annually. The five-year projection of households is 22,604, a change of 1.68% annually from the current year total. Average household size is currently 3.26, compared to 3.25 in the year 2020. The number of families in the current year is 18,506 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.



Executive Summary

Yu Jones Rd, Richmond, Texas, 77469
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.49731
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| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2022 Percent of Income for Mortgage | 15.1% | 14.4% | 15.4% |
| Median Household Income | | | |
| 2022 Median Household Income | \$131,241 | \$166,717 | \$154,280 |
| 2027 Median Household Income | \$140,541 | \$177,215 | \$162,769 |
| 2022-2027 Annual Rate | 1.38% | 1.23% | 1.08% |
| Average Household Income | | | |
| 2022 Average Household Income | \$175,281 | \$205,603 | \$194,610 |
| 2027 Average Household Income | \$192,220 | \$226,807 | \$212,708 |
| 2022-2027 Annual Rate | 1.86% | 1.98% | 1.79% |
| Per Capita Income | | | |
| 2022 Per Capita Income | \$58,792 | \$57,368 | \$59,605 |
| 2027 Per Capita Income | \$63,659 | \$63,204 | \$65,118 |
| 2022-2027 Annual Rate | 1.60% | 1.96% | 1.78% |

Households by Income

Current median household income is \$154,280 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$162,769 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$194,610 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$212,708 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$59,605 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$65,118 in five years, compared to \$47,064 for all U.S. households

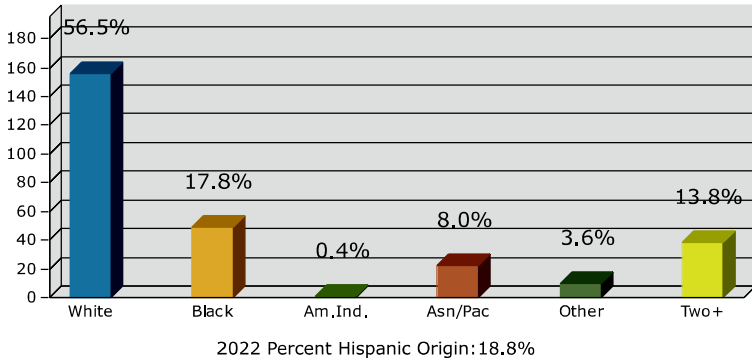
| Housing | | | |
|------------------------------------|-----|-------|--------|
| 2022 Housing Affordability Index | 129 | 136 | 127 |
| 2010 Total Housing Units | 75 | 558 | 9,983 |
| 2010 Owner Occupied Housing Units | 59 | 472 | 8,958 |
| 2010 Renter Occupied Housing Units | 10 | 37 | 646 |
| 2010 Vacant Housing Units | 7 | 51 | 380 |
| 2020 Total Housing Units | 105 | 2,308 | 20,262 |
| 2020 Vacant Housing Units | 18 | 90 | 985 |
| 2022 Total Housing Units | 118 | 2,447 | 21,755 |
| 2022 Owner Occupied Housing Units | 90 | 2,139 | 17,749 |
| 2022 Renter Occupied Housing Units | 9 | 220 | 3,050 |
| 2022 Vacant Housing Units | 19 | 88 | 956 |
| 2027 Total Housing Units | 130 | 2,674 | 23,882 |
| 2027 Owner Occupied Housing Units | 102 | 2,337 | 19,375 |
| 2027 Renter Occupied Housing Units | 9 | 226 | 3,229 |
| 2027 Vacant Housing Units | 19 | 111 | 1,278 |

Currently, 81.6% of the 21,755 housing units in the area are owner occupied; 14.0%, renter occupied; and 4.4% 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 20,262 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 3.21%. Median home value in the area is \$449,905, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.34% annually to \$457,686.

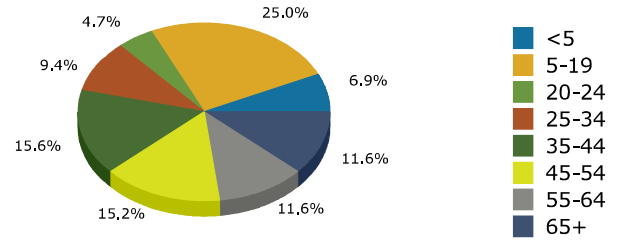
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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

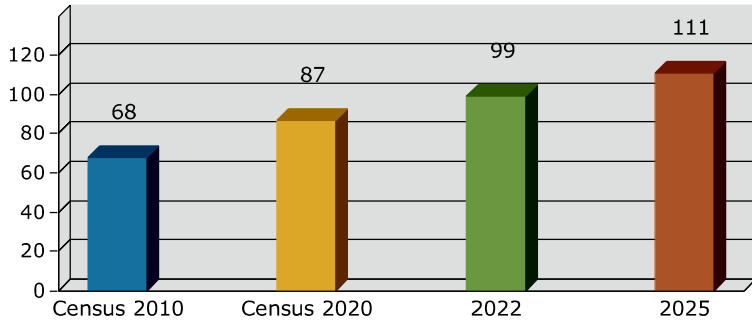
2022 Population by Race



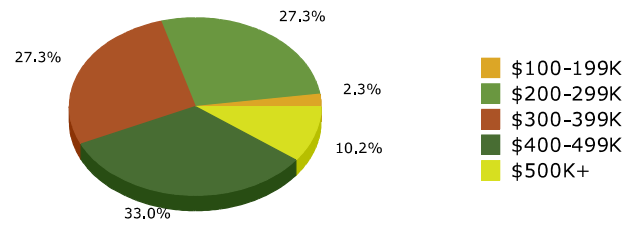
2022 Population by Age



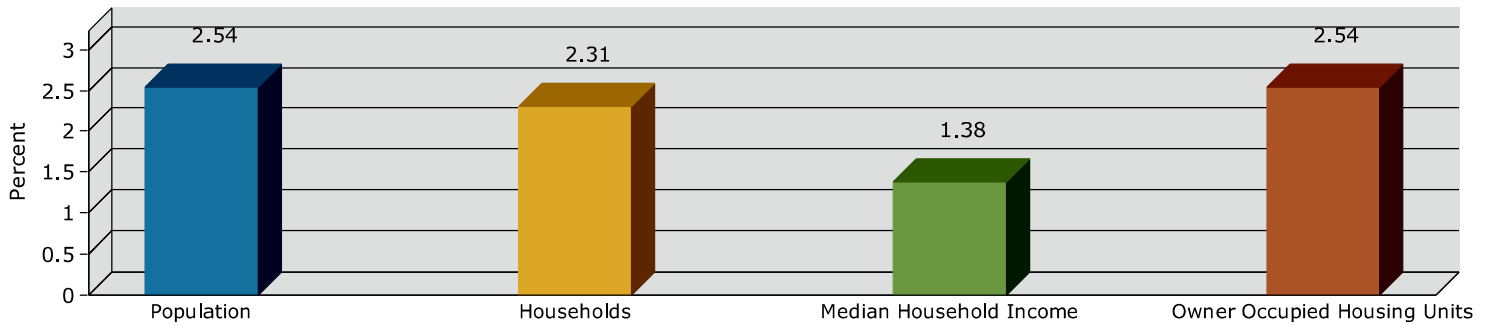
Households



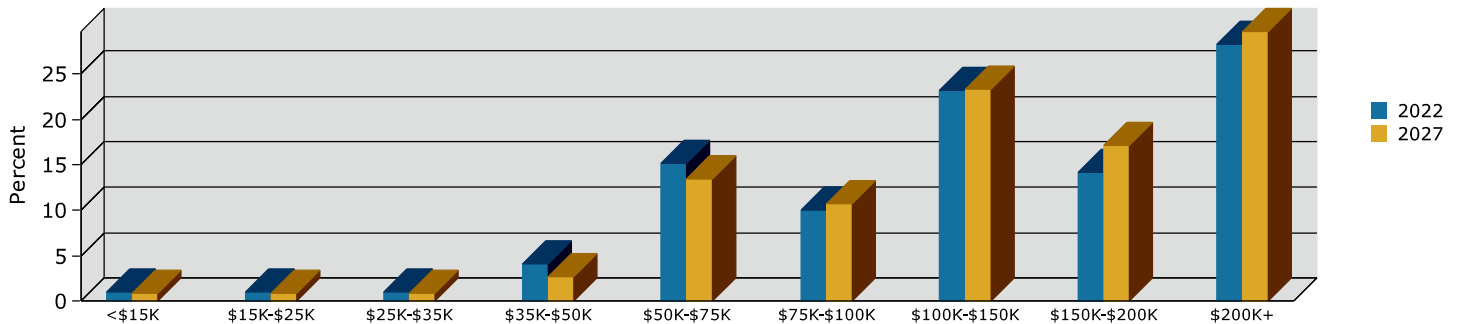
2022 Home Value



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.

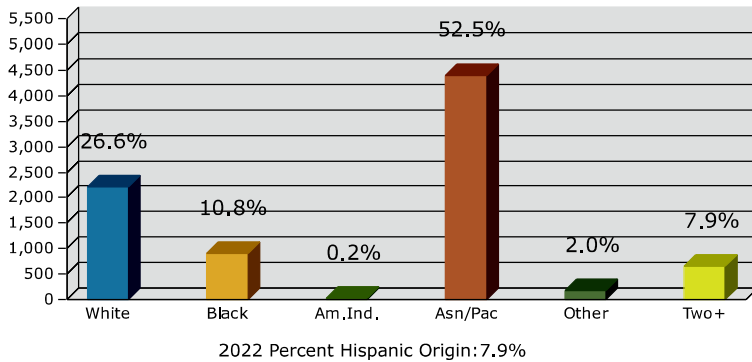


Graphic Profile

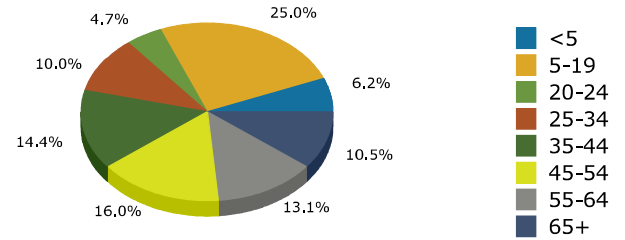
Yu Jones Rd, Richmond, Texas, 77469
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 29.49731
 Longitude: -95.59330

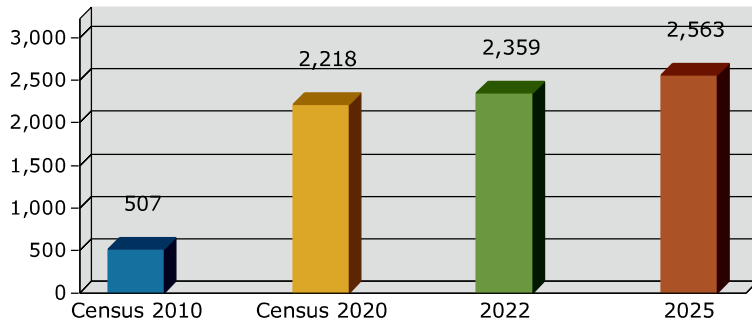
2022 Population by Race



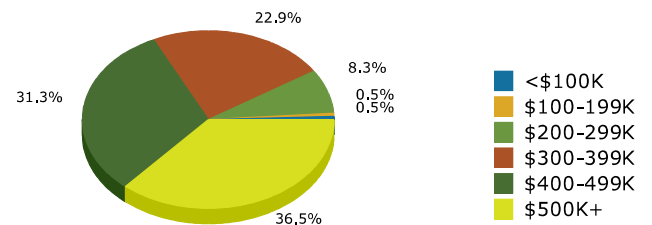
2022 Population by Age



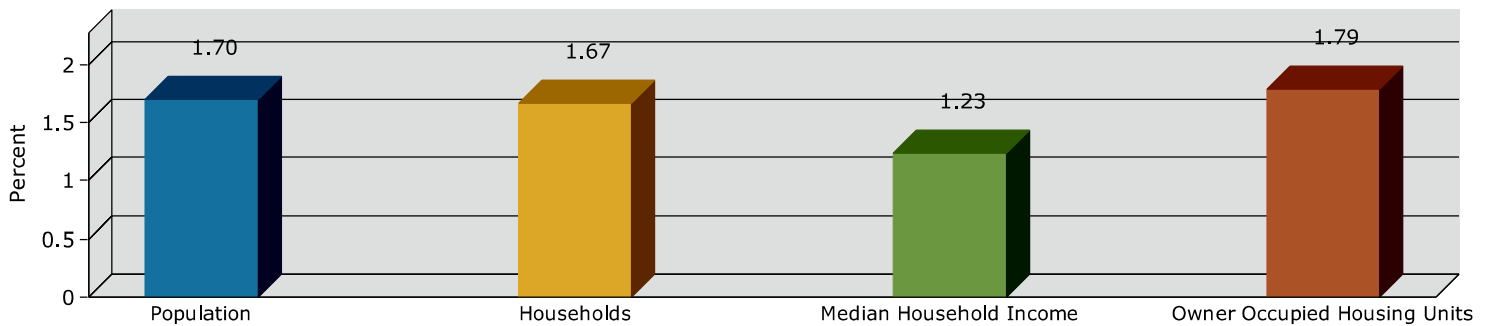
Households



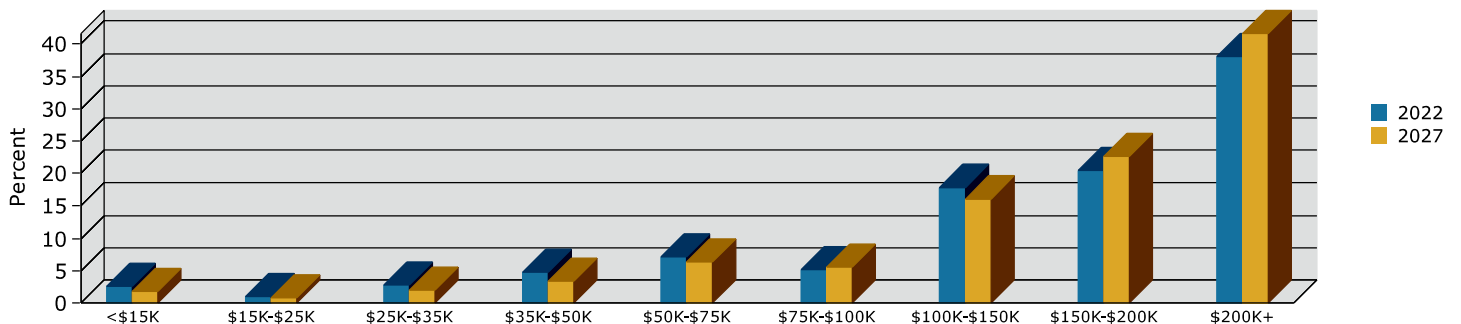
2022 Home Value



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.

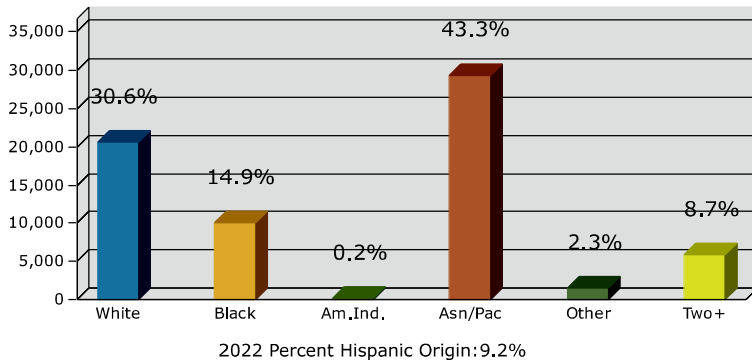


Graphic Profile

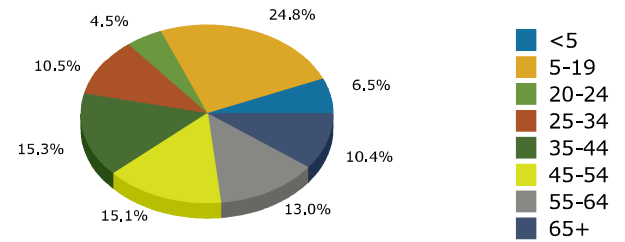
Yu Jones Rd, Richmond, Texas, 77469
 Ring: 5 mile radius

Prepared by Esri
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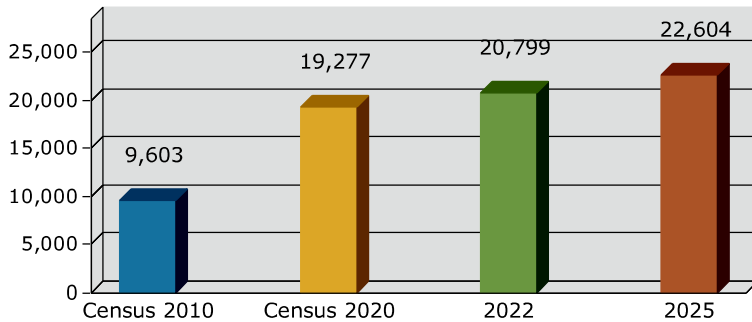
2022 Population by Race



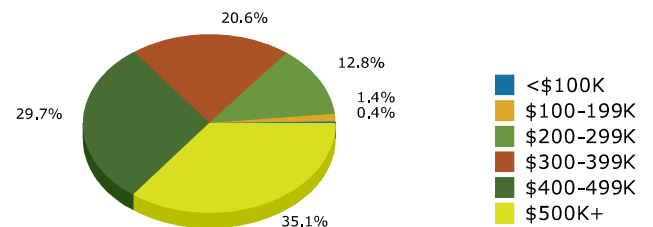
2022 Population by Age



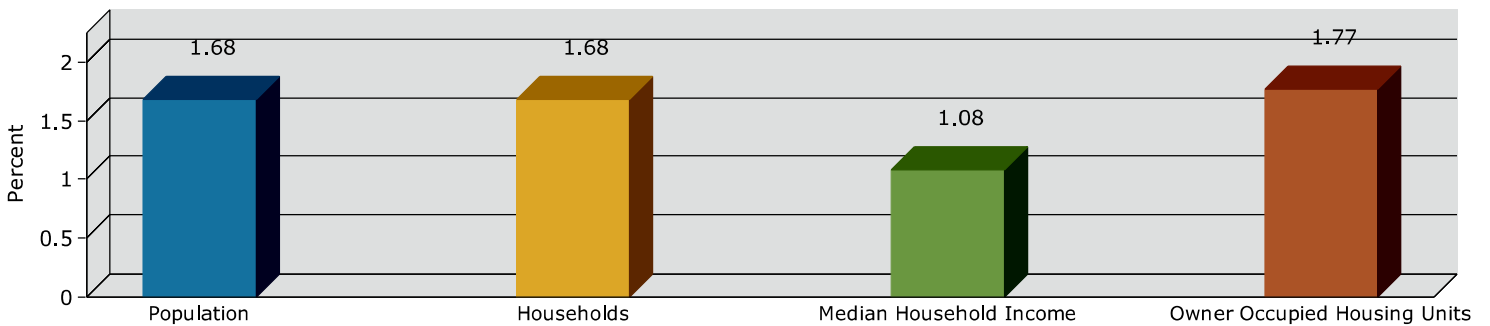
Households



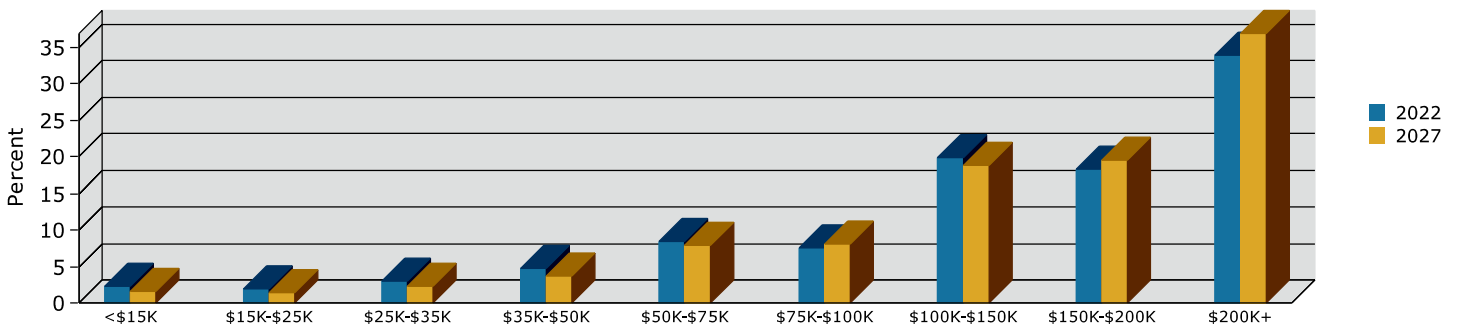
2022 Home Value



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.

The closest match to YU JONES RD, RICHMOND, TX 77469 is YU JONES RD RICHMOND, TX 77469-9534

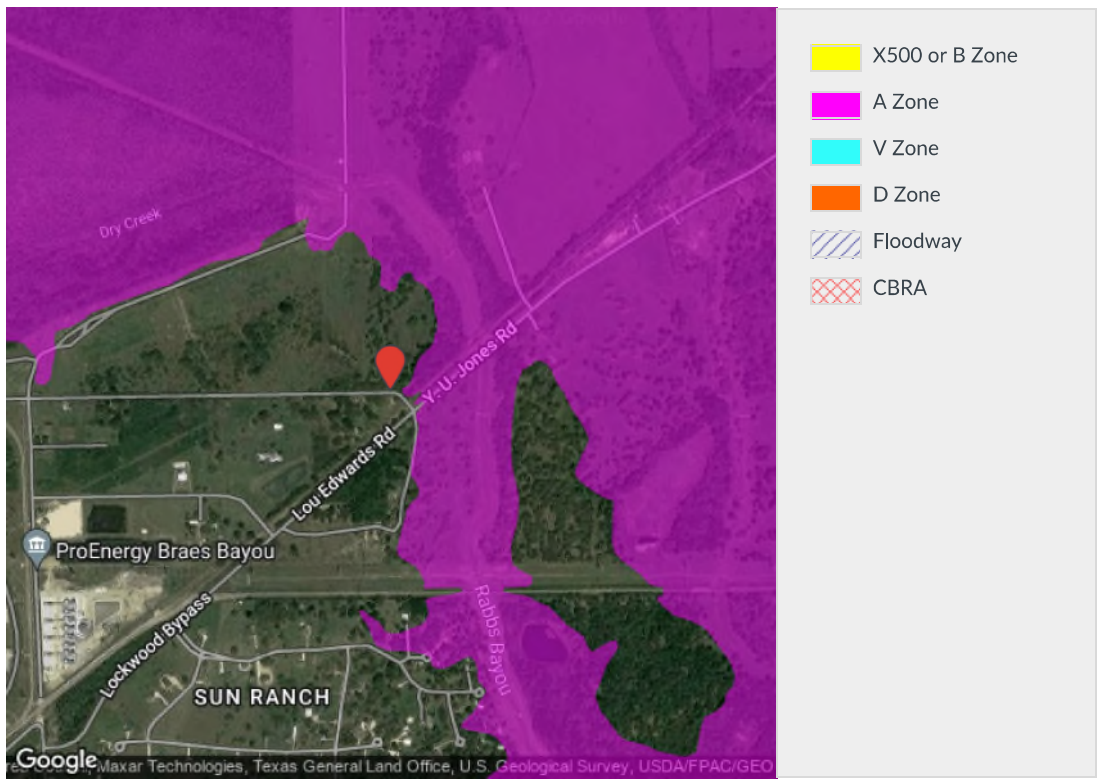
YU JONES RD RICHMOND, TX 77469-9534

LOCATION ACCURACY: Fair

Flood Zone Determination Report

Flood Zone Determination: **OUT**

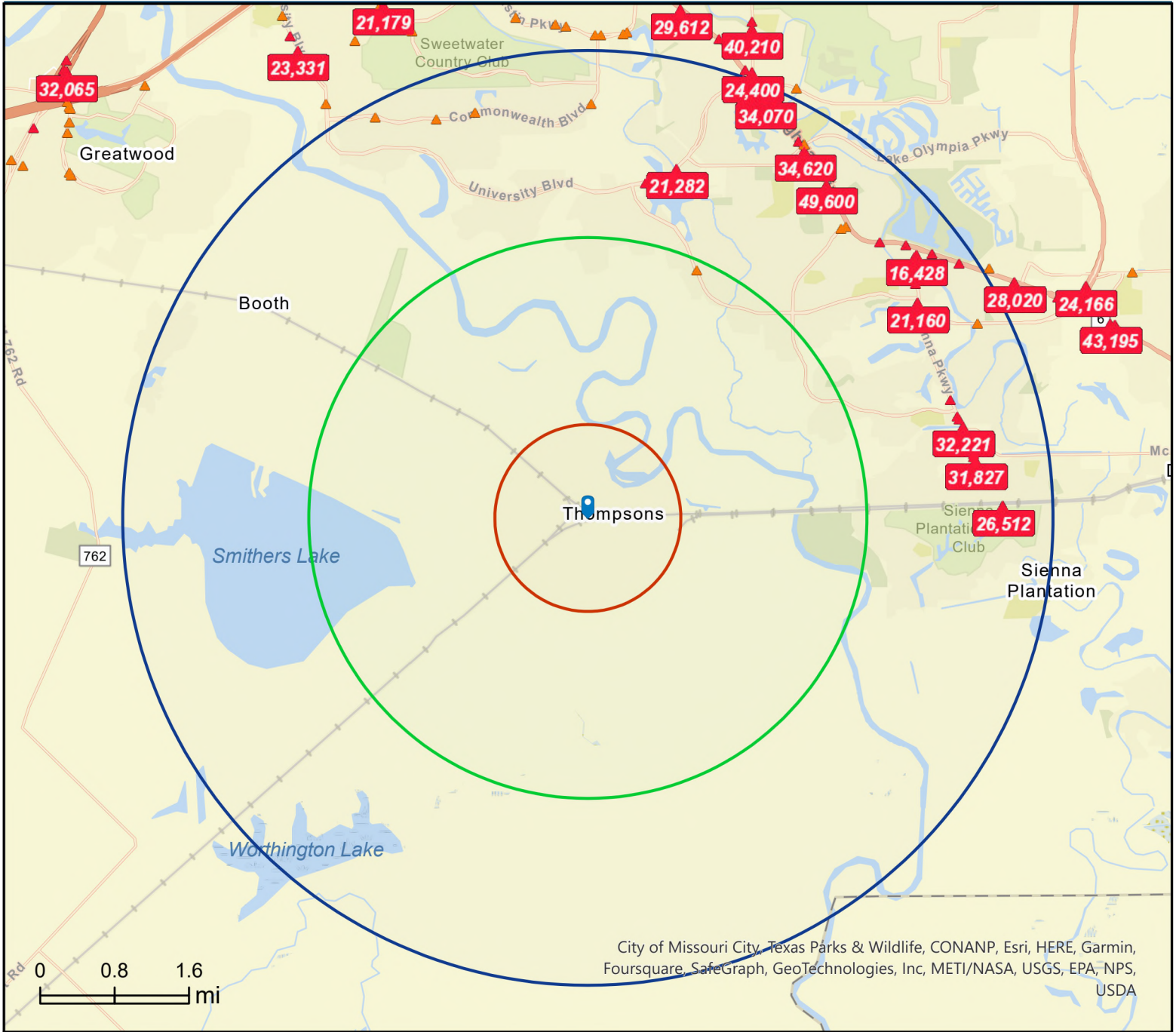
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| PANEL DATE | April 02, 2014 | MAP NUMBER | 48157C0430L |



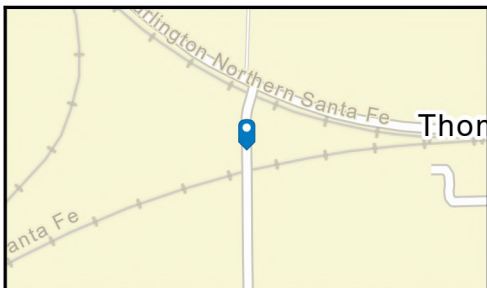
Traffic Count Map

Yu Jones Rd, Richmond, Texas, 77469
 Rings: 1, 3, 5 mile radii

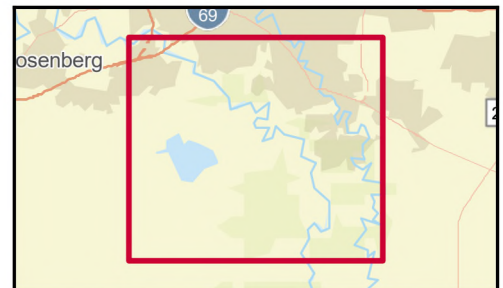
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City of Missouri City, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



- 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

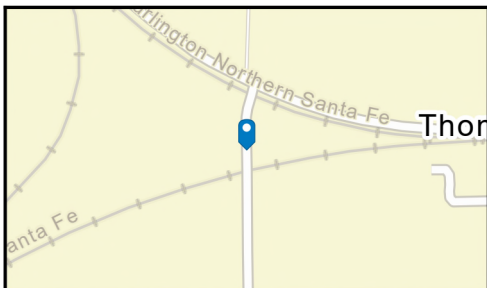


Source: ©2022 Kalibrate Technologies (Q1 2022).

Traffic Count Map - Close Up

Yu Jones Rd, Richmond, Texas, 77469
 Rings: 1, 3, 5 mile radii

Prepared by Esri
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 Longitude: -95.59330



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- ▲ 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



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