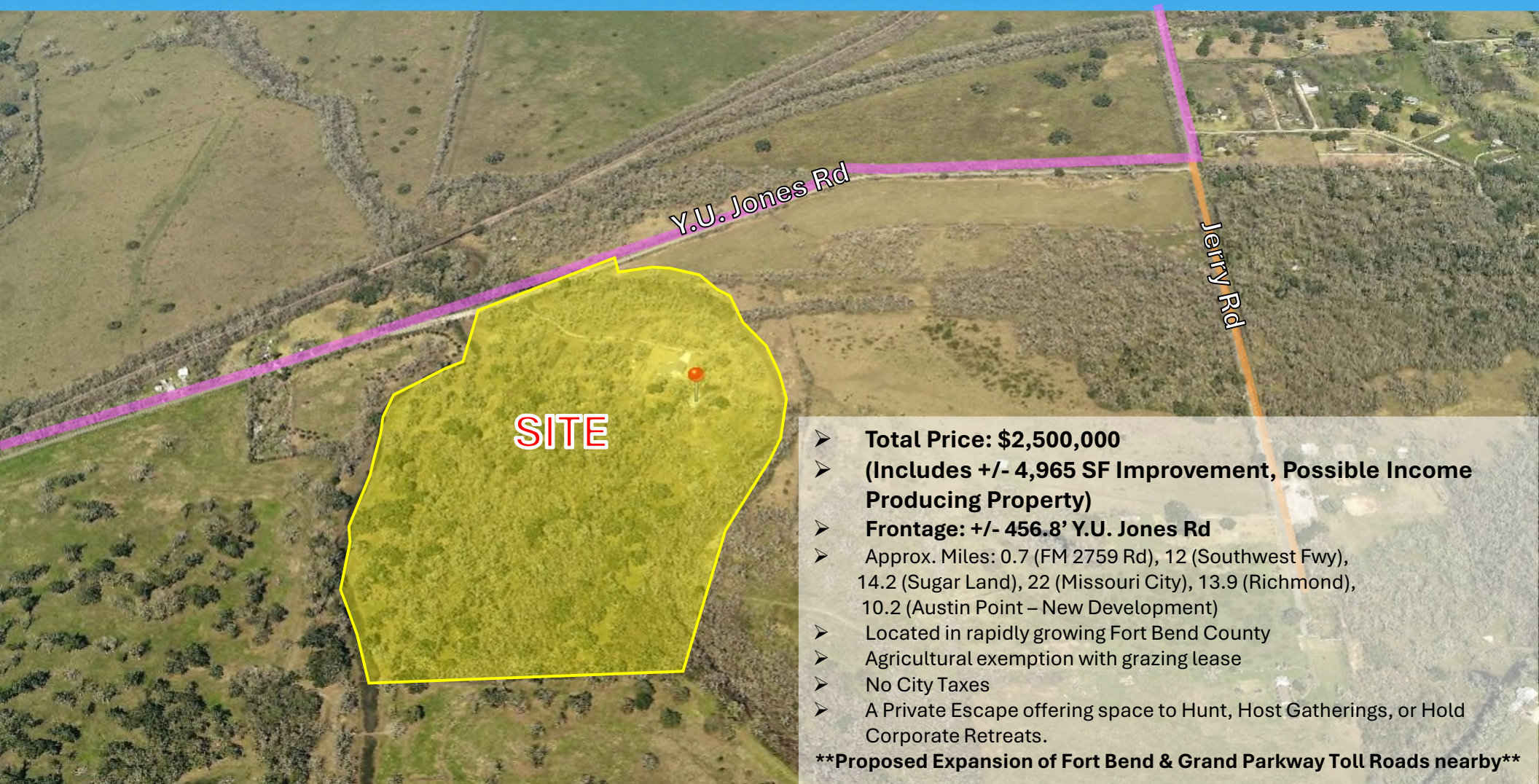


+/- 36.4 AC LAND FOR SALE

923 Y.U. Jones Rd, Richmond, TX 77469



Danny Nguyen, CCIM

M - (713) 478-2972

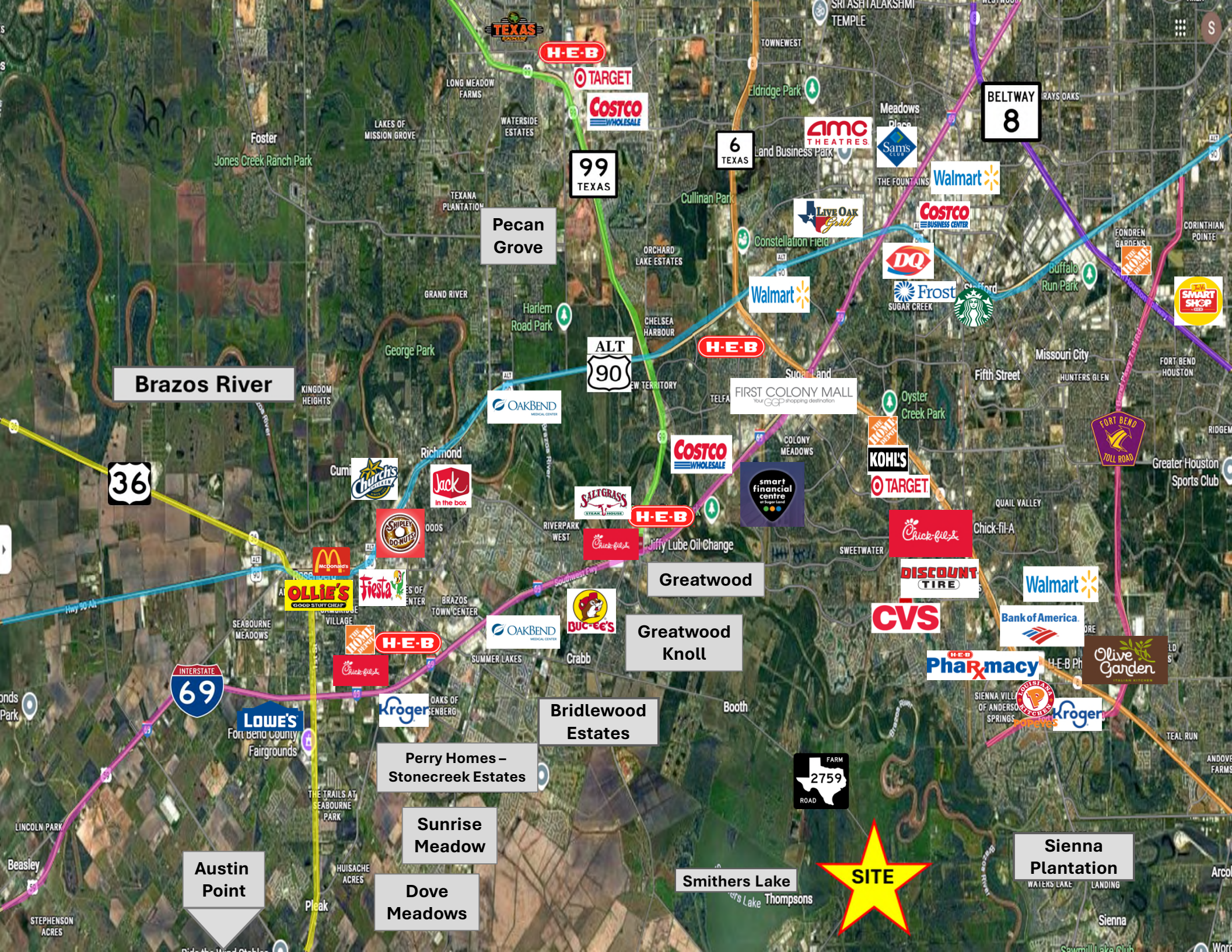
O - (713) 270-5400

dannynguyen@dncommercial.net

www.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.



Brazos River

36

69

H-E-B

TARGET

COSTCO
WHOLESALE

99
TEXAS

Pecan
Grove

ALT
90

H-E-B

COSTCO
WHOLESALE

H-E-B

Greatwood

Greatwood
Knoll

Bridlewood
Estates

Perry Homes -
Stonecreek Estates

Sunrise
Meadow

Dove
Meadows

Smithers Lake

Sienna
Plantation

Austin
Point

SITE

BELTWAY
8

AMC
THEATRES

Walmart

COSTCO
BUSINESS CENTER

DQ

Frost

Starbucks

SMART
SHOP

FIRST COLONY MALL
Your GOP Shopping Destination

KOHL'S

TARGET

Chick-fil-A

DISCOUNT
TIRE

CVS

Bank of America

Pharmacy

Olive Garden

Kroger

Church's

Jack
In the box

SHRIMP
DO PUSY

McDonald's

OLLIE'S
GOOD-STEAK-CHIEF

Fiesta

THE HOME
DEPOT

H-E-B

OAKBEND
MEDICAL CENTER

Buc-ee's

Crabb

OAKBEND
MEDICAL CENTER

Kroger

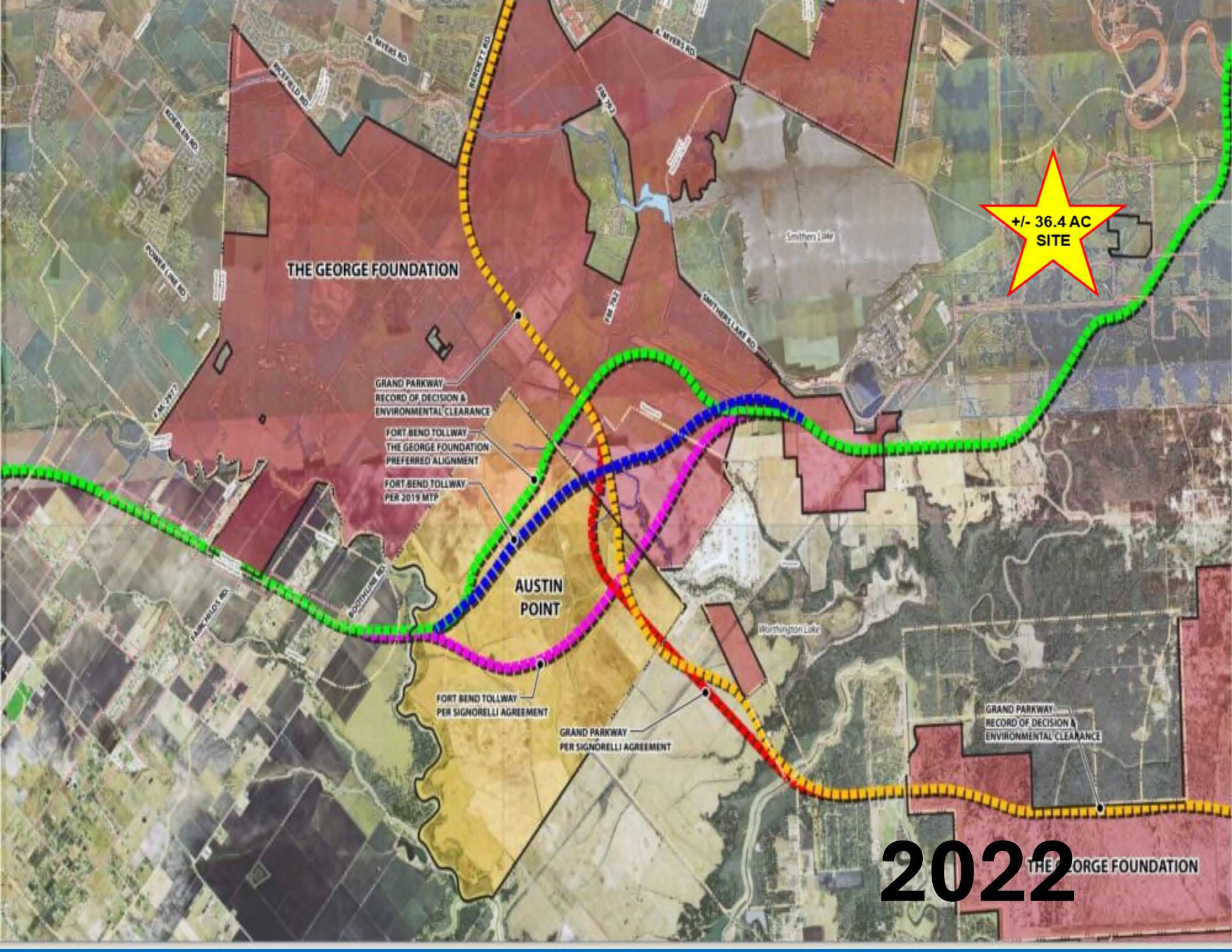
LOWE'S
Fort Bend County
Fairgrounds

THE TRAILS AT
SEABOURNE PARK

HUISACHE
ACRES

Pleak

FARM
2759
ROAD



THE GEORGE FOUNDATION

+/- 36.4 AC
SITE

GRAND PARKWAY
RECORD OF DECISION &
ENVIRONMENTAL CLEARANCE

FORT BEND TOLLWAY
THE GEORGE FOUNDATION
PREFERRED ALIGNMENT

FORT BEND TOLLWAY
PER 2019 MTP

AUSTIN
POINT

FORT BEND TOLLWAY
PER SIGNORELLI AGREEMENT

GRAND PARKWAY
PER SIGNORELLI AGREEMENT

GRAND PARKWAY
RECORD OF DECISION &
ENVIRONMENTAL CLEARANCE

2022

THE GEORGE FOUNDATION



nrg
WA Parish
Generating Station

**Smithers
Lake**

**SITE
36.4 AC**







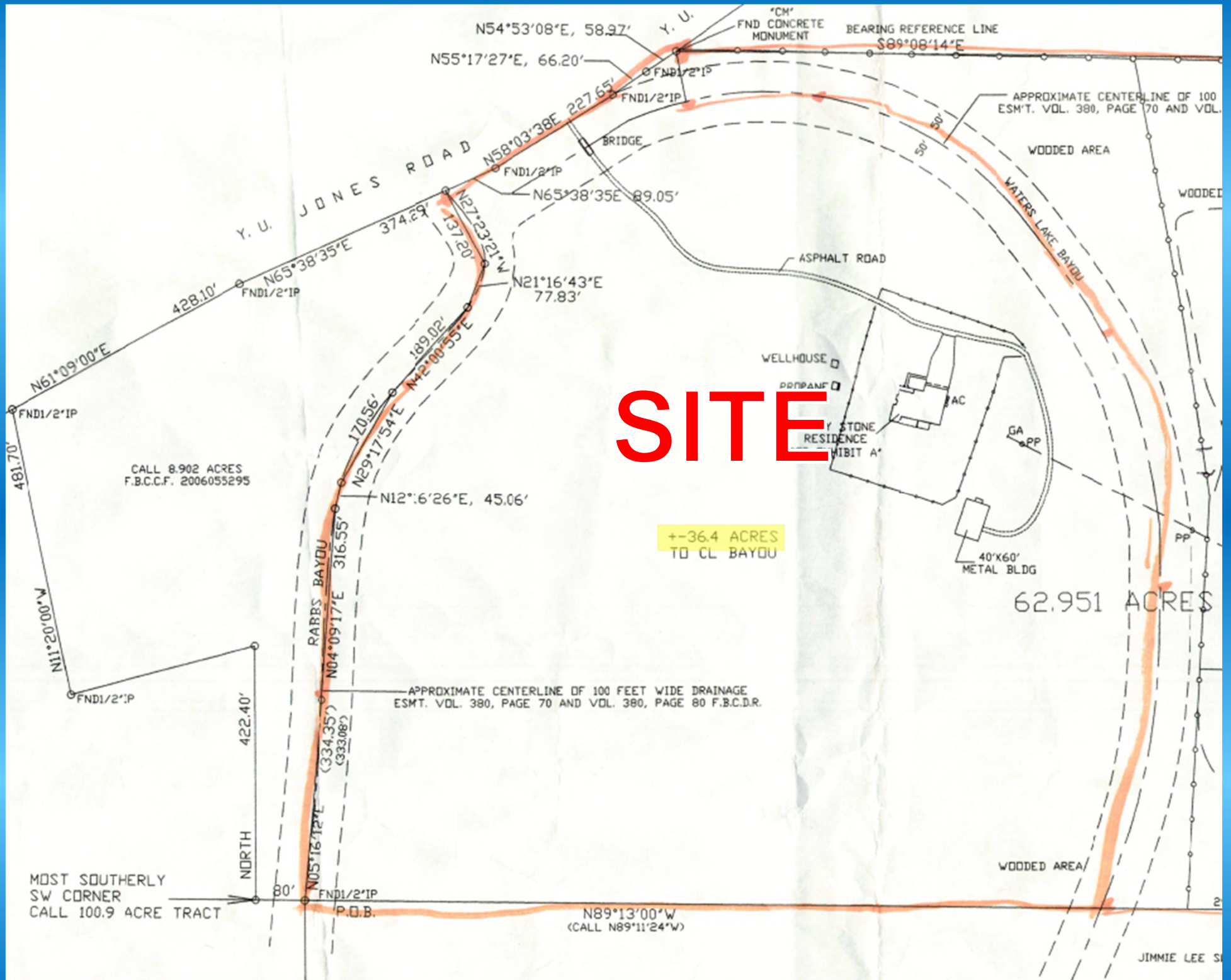




SITE

+-36.4 ACRES
TO CL BAYOU

62.951 ACRES



923 Y U JONES RD RICHMOND, TX 77469-9502

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	481642	PANEL	0430L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0430L





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

923 Y U Jones Rd, Richmond, Texas, 77469



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	90	264	21,961
2020 Population	122	401	51,143
2025 Population	160	393	57,535
2030 Population	180	443	63,398
2010-2020 Annual Rate	3.09%	4.27%	8.82%
2020-2025 Annual Rate	5.30%	-0.38%	2.27%
2025-2030 Annual Rate	2.38%	2.42%	1.96%

Age			
2025 Median Age	41.6	40.1	38.5
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	49.4%	47.6%	26.9%
Black Alone	23.1%	20.1%	14.3%
American Indian Alone	0.6%	0.5%	0.2%
Asian Alone	11.9%	16.0%	47.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.1%	3.0%	2.4%
Two or More Races	12.5%	12.7%	8.5%
Hispanic Origin	16.9%	17.1%	9.6%
Diversity Index	76.4	77.8	72.9

Households			
2010 Total Households	37	88	6,515
2020 Total Households	46	118	15,416
2025 Total Households	52	122	17,750
2030 Total Households	59	139	19,825
2010-2020 Annual Rate	2.20%	2.98%	8.99%
2020-2025 Annual Rate	2.36%	0.64%	2.72%
2025-2030 Annual Rate	2.56%	2.64%	2.24%
2025 Average Household Size	3.08	3.22	3.24
Wealth Index	64	86	201

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	0.0%	44.9%	20.9%

Median Household Income			
2025 Median Household Income	\$69,891	\$82,024	\$171,949
2030 Median Household Income	\$75,000	\$94,230	\$194,520
2025-2030 Annual Rate	1.42%	2.81%	2.50%

Average Household Income			
2025 Average Household Income	\$86,498	\$105,524	\$202,585
2030 Average Household Income	\$94,585	\$116,818	\$215,079

Per Capita Income			
2025 Per Capita Income	\$26,615	\$33,077	\$62,267
2030 Per Capita Income	\$29,373	\$36,989	\$66,960
2025-2030 Annual Rate	1.99%	2.26%	1.46%

Income Equality			
2025 Gini Index	38.0	44.2	37.4

Socioeconomic Status			
2025 Socioeconomic Status Index	73.3	67.9	65.6

Housing Unit Summary			
Housing Affordability Index	0	45	97
2010 Total Housing Units	49	88	6,818
2010 Owner Occupied Hus (%)	91.9%	87.5%	94.3%
2010 Renter Occupied Hus (%)	8.1%	12.5%	5.7%
2010 Vacant Housing Units (%)	24.5%	0.0%	4.4%
2020 Housing Units	61	127	16,230
2020 Owner Occupied HUs (%)	97.8%	91.5%	85.7%
2020 Renter Occupied HUs (%)	2.2%	8.5%	14.3%
Vacant Housing Units	6.5%	13.8%	4.9%
2025 Housing Units	70	145	18,545
Owner Occupied Housing Units	96.2%	93.4%	85.5%
Renter Occupied Housing Units	3.9%	6.6%	14.5%
Vacant Housing Units	25.7%	15.9%	4.3%
2030 Total Housing Units	80	167	20,898
2030 Owner Occupied Housing Units	57	131	17,057
2030 Renter Occupied Housing Units	2	8	2,768
2030 Vacant Housing Units	21	28	1,073

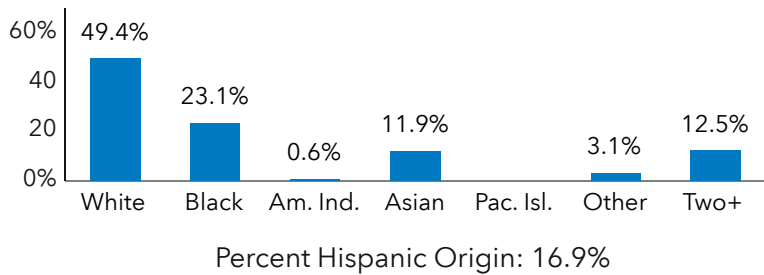
Graphic Profile

923 Y U Jones Rd, Richmond, Texas, 77469

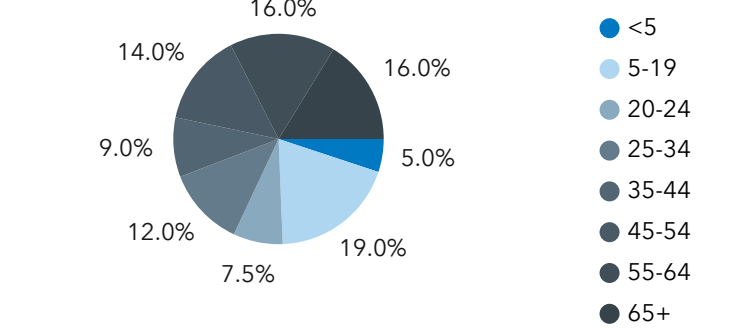


Ring band: 0 - 1 mile radius

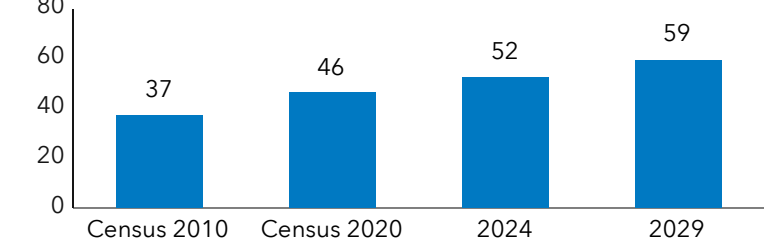
Population by Race



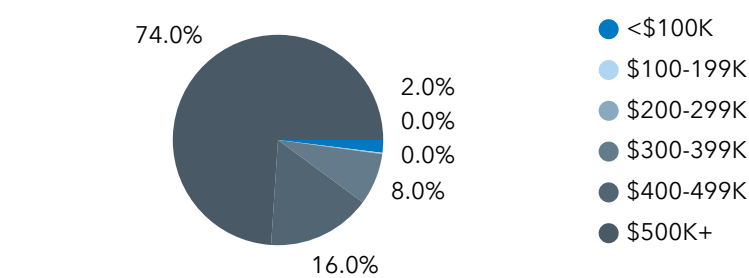
Population by Age



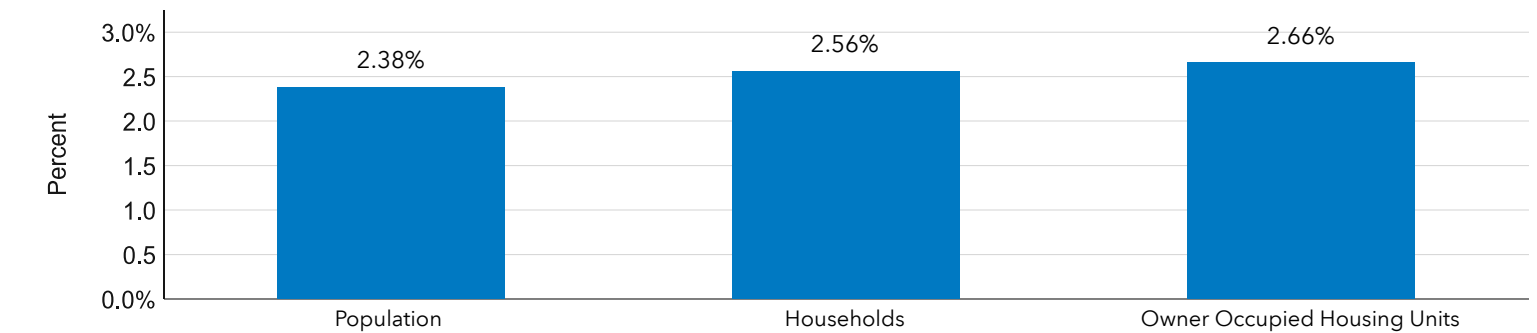
Households



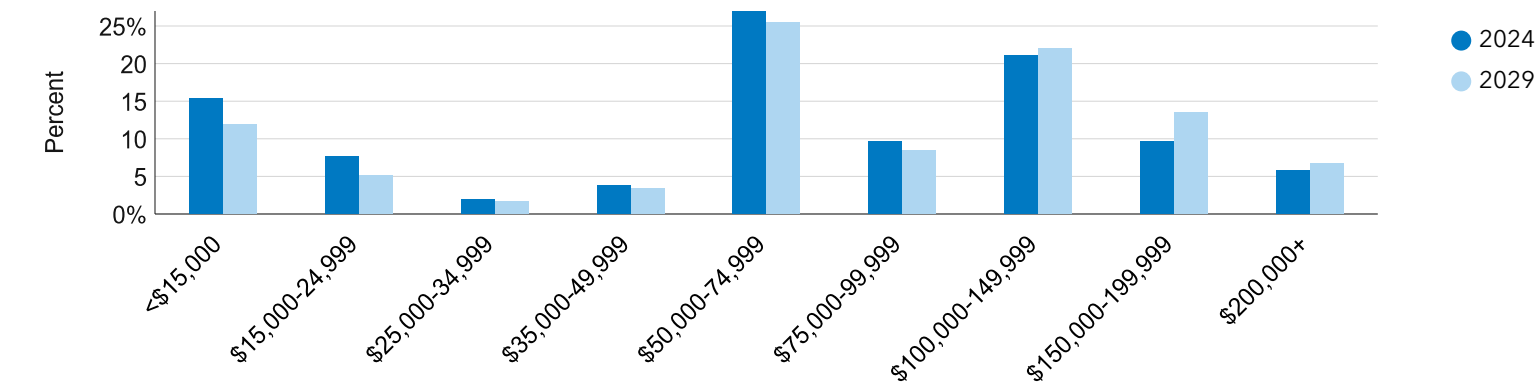
Home Value



2024-2029 Annual Growth Rate



Household Income



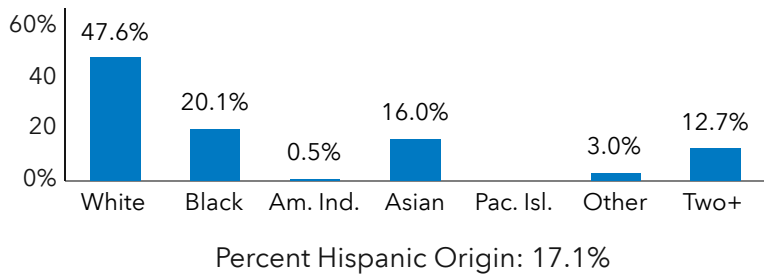
Graphic Profile

923 Y U Jones Rd, Richmond, Texas, 77469

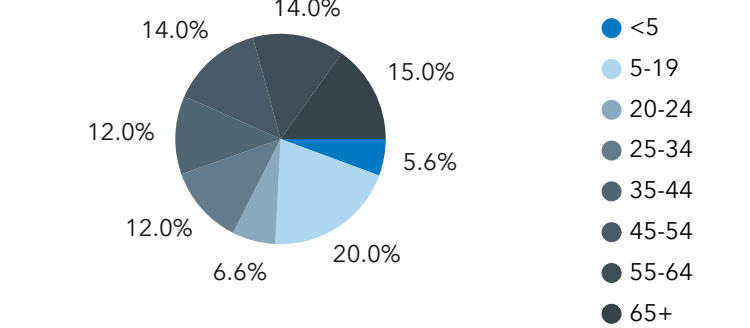


Ring band: 1 - 3 mile radius

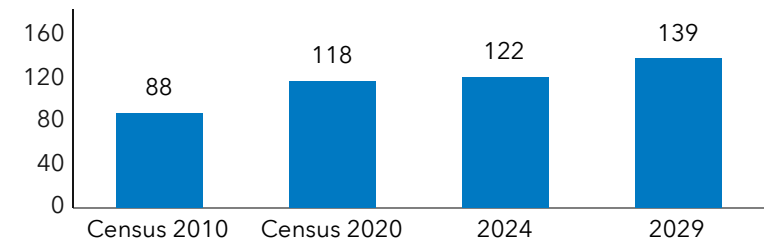
Population by Race



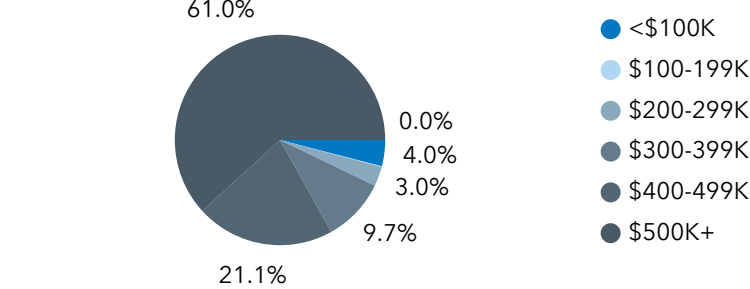
Population by Age



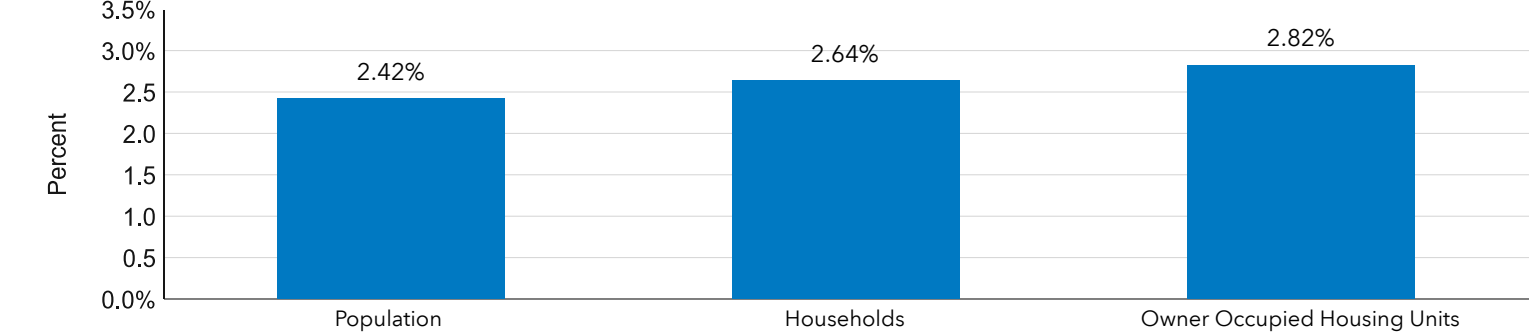
Households



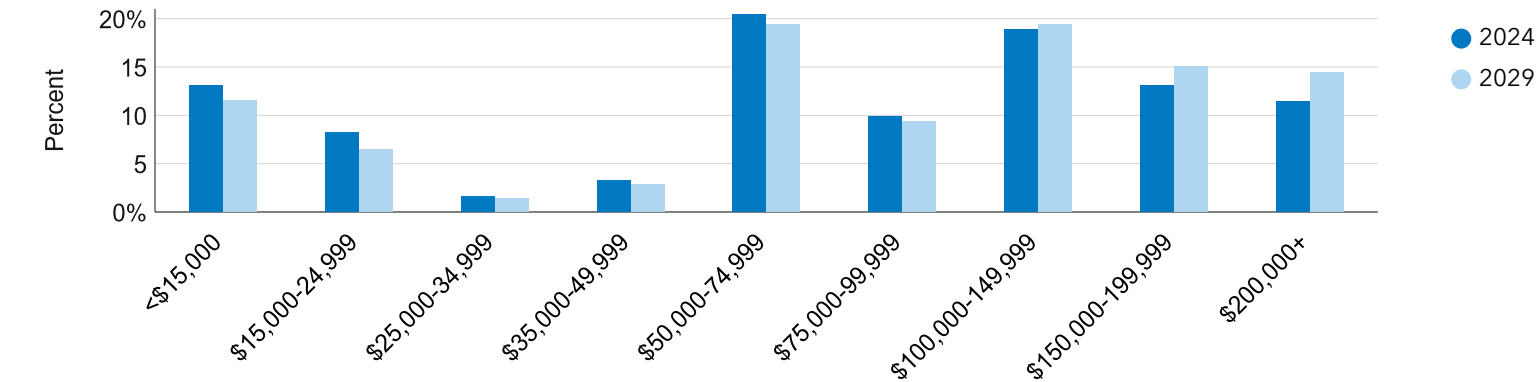
Home Value



2024-2029 Annual Growth Rate



Household Income



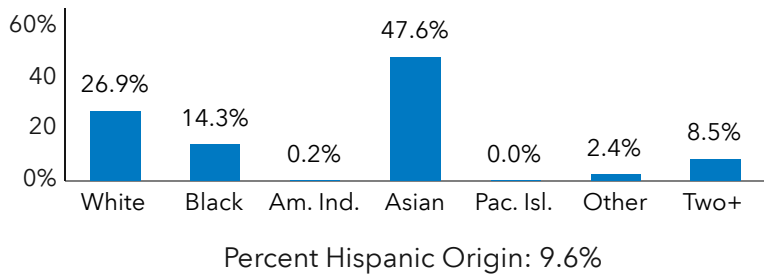
Graphic Profile

923 Y U Jones Rd, Richmond, Texas, 77469

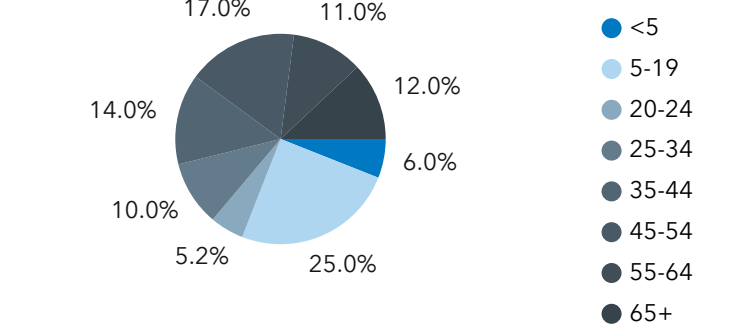


Ring band: 3 - 5 mile radius

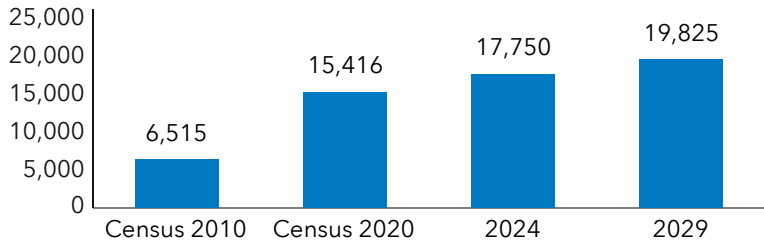
Population by Race



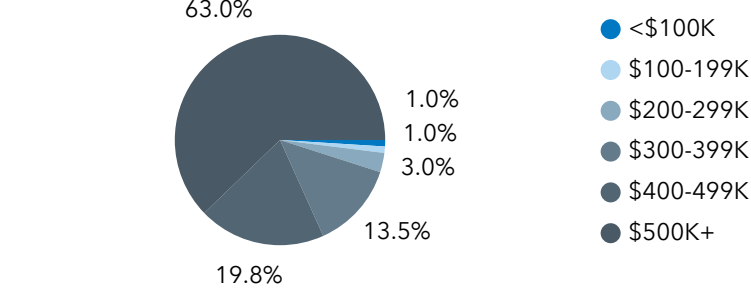
Population by Age



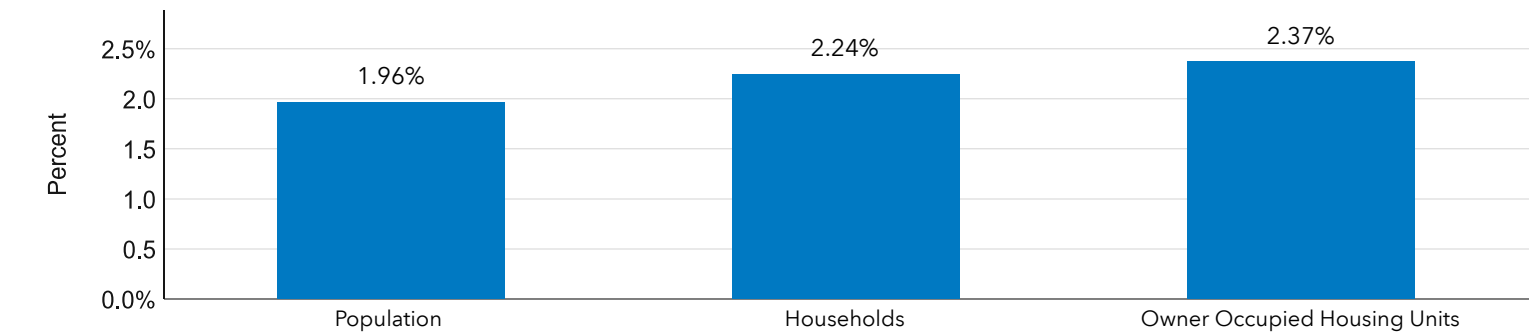
Households



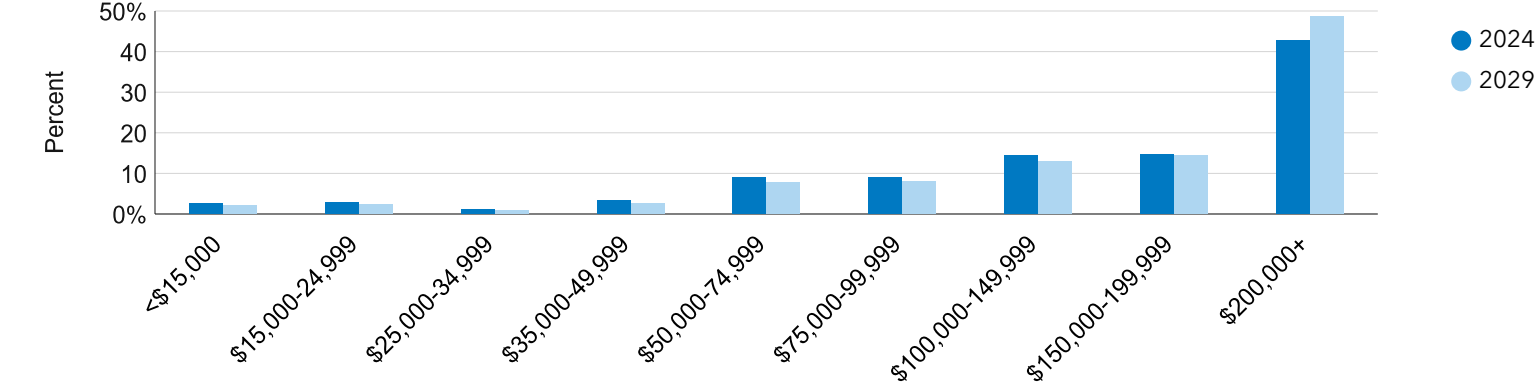
Home Value



2024-2029 Annual Growth Rate



Household Income

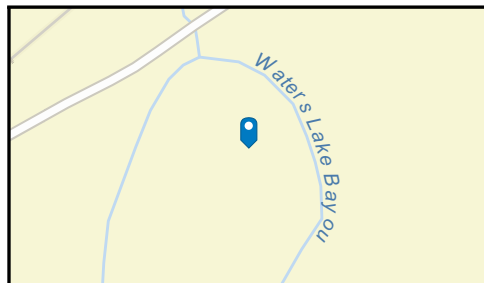
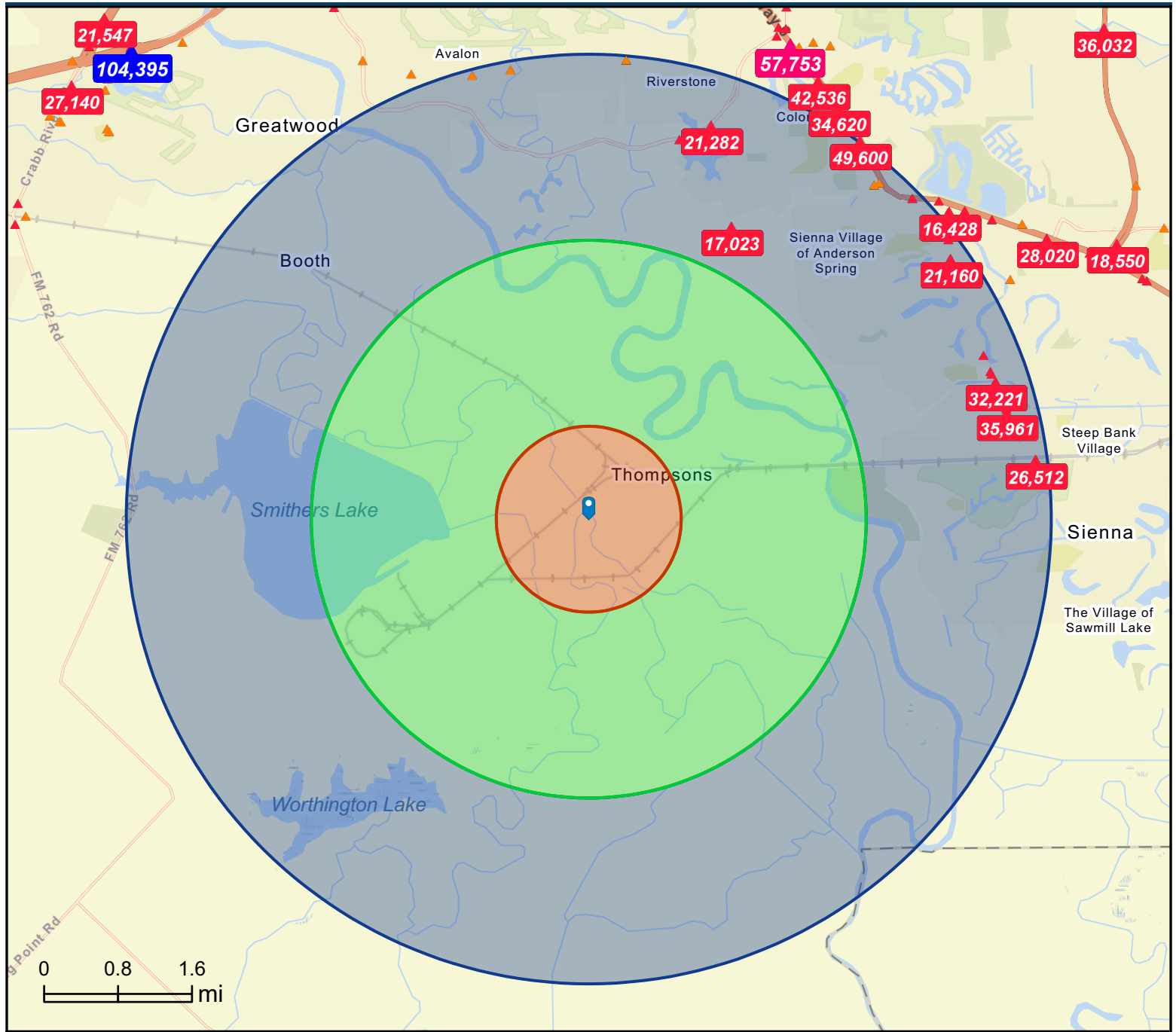


Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

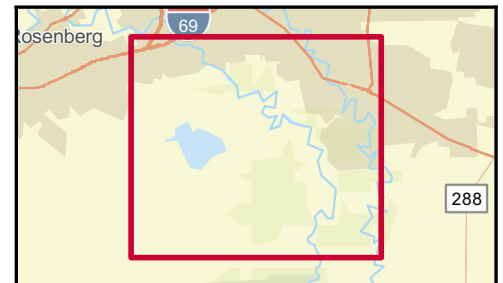
Traffic Count Map

923 Y U Jones Rd, Richmond, Texas, 77469
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.48996
Longitude: -95.59940



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: ©2025 Kalibrate Technologies (Q1 2025).

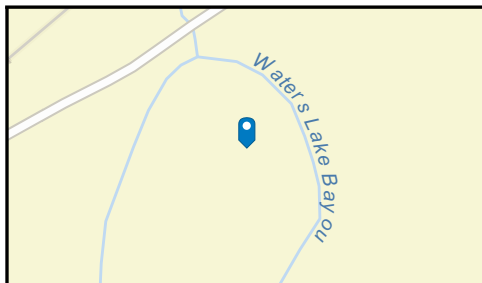
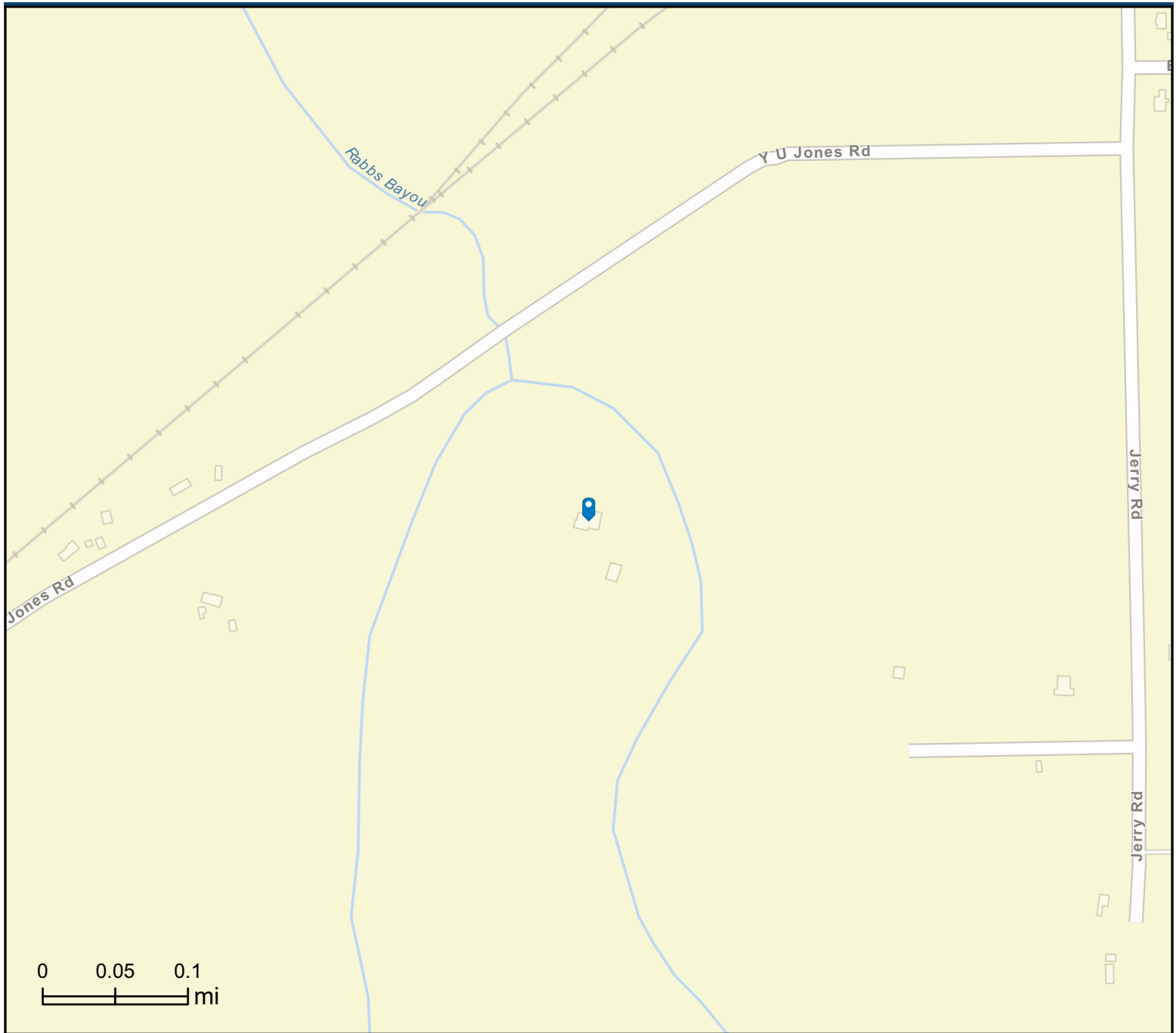
July 30, 2025



Traffic Count Map - Close Up

923 Y U Jones Rd, Richmond, Texas, 77469
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.48996
Longitude: -95.59940



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: ©2025 Kalibrate Technologies (Q1 2025).

July 30, 2025



Traffic Count Profile

923 Y U Jones Rd, Richmond, Texas, 77469
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.48996
Longitude: -95.59940

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.56	Y U Jones Rd	Blidel Rd (0.11 miles S)	2011	440
0.72	Y U Jones Rd	Lou Edwards Rd (0.06 miles SW)	2011	310
0.80	Y U Jones Rd	Lou Edwards Rd (0.04 miles SE)	2011	240
0.87	Farm-to-Market Road 2759	Carroll Rd (0.61 miles NW)	2022	997
0.98	Oilfield Rd	Oil Field Rd (3.79 miles N)	2011	730
1.12	Oilfield Rd	Oil Field Rd (5.01 miles N)	2011	450
1.43	Lockwood Rd	Lockwood Byp (0.02 miles N)	2011	60
1.54	Gubbels Rd	Lockwood Rd (0.91 miles W)	2011	70
1.67	Lockwood Rd	Lockwood Byp (0.09 miles N)	2011	160
1.71	Smithers Lake Rd	Lockwood Rd (0.1 miles NE)	2011	350
2.17	Rabbs Prairie Rd	Smithers Lake Rd (0.1 miles NE)	2011	70
2.27	Oilfield Rd	(0.0 miles)	2011	390
2.73	Jones River Rd	(0.0 miles)	2011	60
3.52	LJ Parkway	Morning Cloud Ln (0.05 miles SW)	2022	17023
3.55	Insurance Rd	FM 2759 Rd (0.11 miles SW)	2001	110
3.64	Hagerson Rd	Thompson Ferry Rd (0.46 miles E)	2011	180
3.93	Farm-to-Market Road 2759	Agnes Rd (0.27 miles NW)	2022	1913
4.12	Sienna Ranch Rd	(0.0 miles)	2011	6872
4.15	Manor Dr	Oilfield Rd (0.24 miles N)	2011	590
4.17	Sienna Ranch Rd	(0.0 miles)	2005	884
4.17	Agnes Rd	FM 2759 Rd (0.14 miles SW)	2001	20
4.21	University Boulevard	University Blvd (0.14 miles W)	2019	17403
4.33	Scenic River Dr	(0.0 miles)	2013	3950
4.35	Oilfield Rd	Manor Dr (0.17 miles E)	2001	1780
4.38		(0.0 miles)	2011	20
4.46	University Boulevard	University Blvd (0.33 miles N)	2019	21282
4.46	S University Blvd	University Blvd (0.33 miles N)	2011	2380
4.46	Underwood Dr	Austin Dr (0.04 miles E)	2011	40
4.51	Sienna Ranch Rd	(0.0 miles)	2008	2270
4.52	Thompson Ferry Rd	Flat Bank Dr (0.23 miles S)	2006	2240

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 2024 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.

Source: ©2025 Kalibrate Technologies (Q1 2025).



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