

# FOR SALE

## +/- 12.8 AC US 59, Beasley, TX 77417



- **Price: \$3,902,976**
- **P/SF: \$7.00**
- **+/-12.80 AC**
- **Intersection of US 59 and FM 360**
- **Frontage: U.S. 59 1,492 FT**
- **Approx. 17 mi to Houston, 5.3 mi. to Kendleton, 10.01 mi. to Rosenberg, 13.4 mi. to Richmond, & 16.8 mi. to Wharton**



**Danny Nguyen, CCIM**  
M - (713) 478-2972  
O - (713) 270-5400

[dannynguyen@dncommercial.net](mailto: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.*

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## +/- 12.8 AC US 59, Beasley, TX 77417



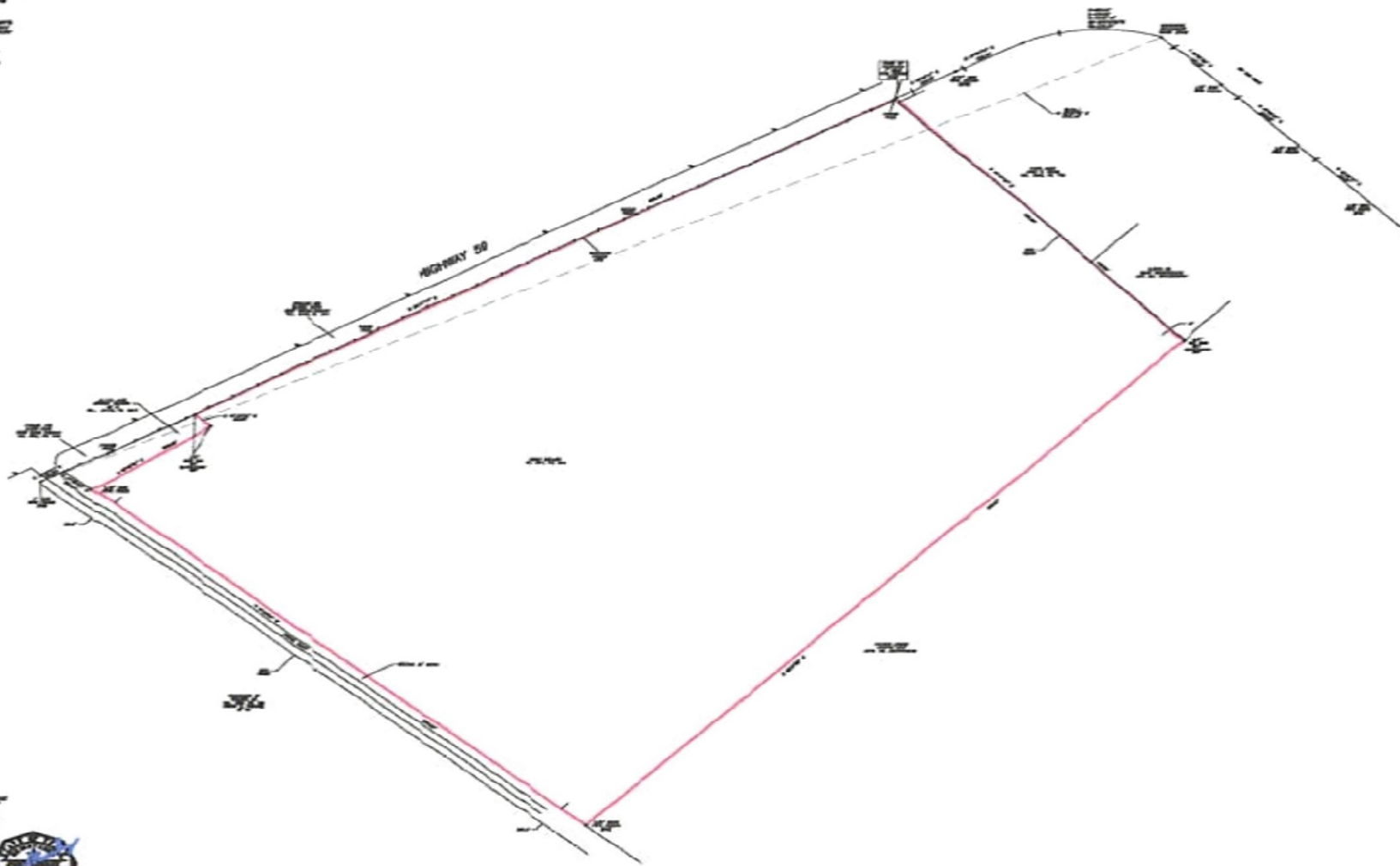
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# FOR SALE

## +/- 12.8 AC US 59, Beasley, TX 77417

OF NO. 00011700 SELECT TITLE  
ADDRESS: BEASLEY, TEXAS 77417  
ACQUISITION DATE: 08/15/2018  
SALES P. 000000

THE INFORMATION CONTAINED HEREIN IS  
FOR INFORMATION ONLY AND IS NOT  
WARRANTED BY THE SURVEYOR.  
THE SURVEYOR HAS CONDUCTED A  
VISUAL INSPECTION OF THE  
PROPERTY AND HAS FOUND NO  
EVIDENCE OF ANY ENCUMBRANCES,  
EASEMENTS, OR OTHER INTERESTS  
AFFECTING THE PROPERTY.



12.8560 ACRES  
SITUATED IN THE B.B.E. & C.  
R.R. CO. SURVEY, SECTION 4  
(S.N. CROSS SURVEY) A-400  
FORT BEND COUNTY, TEXAS  
(SEE ATTACHED NOTES AND PLANS)

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EASEMENTS, OR OTHER INTERESTS  
AFFECTING THE PROPERTY.



PRECISION SURVEYORS  
FORT BEND COUNTY, TEXAS  
12345 MAIN STREET  
HOUSTON, TEXAS 77001  
PHONE: 713-555-1234  
FAX: 713-555-5678  
WWW.PRECISIONSURVEYORS.COM

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FM 360 RD BEASLEY, TX 77417-9552

LOCATION ACCURACY: *User-defined location*

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

COMMUNITY	480228	PANEL	0375M
PANEL DATE	December 21, 2017	MAP NUMBER	48157C0375M





# 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](http://www.floodcert.com)

# Executive Summary

9301-9371 Highway 59, Beasley, Texas, 77417



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	167	1,583	2,473
2020 Population	175	1,578	2,610
2025 Population	307	2,134	3,033
2030 Population	646	3,370	4,874
2010-2020 Annual Rate	0.47%	-0.03%	0.54%
2020-2025 Annual Rate	11.30%	5.92%	2.90%
2025-2030 Annual Rate	16.04%	9.57%	9.95%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	41.0	37.6	40.0
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	51.1%	44.9%	43.8%
Black Alone	6.2%	5.1%	13.3%
American Indian Alone	0.7%	0.8%	0.7%
Asian Alone	1.6%	0.8%	1.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	18.9%	20.6%	19.0%
Two or More Races	21.8%	27.9%	21.9%
Hispanic Origin	50.8%	60.0%	51.0%
Diversity Index	82.5	83.1	85.3

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	54	506	871
2020 Total Households	55	500	906
2025 Total Households	95	694	1,075
2030 Total Households	199	1,089	1,733
2010-2020 Annual Rate	0.18%	-0.12%	0.39%
2020-2025 Annual Rate	10.97%	6.44%	3.31%
2025-2030 Annual Rate	15.94%	9.43%	10.02%
2025 Average Household Size	3.23	3.07	2.82
Wealth Index	76	72	74

<b>Mortgage Income</b>	<b>0 - 1 mile</b>	<b>1 - 3 mile</b>	<b>3 - 5 mile</b>
2025 Percent of Income for Mortgage	29.2%	15.3%	27.1%
<b>Median Household Income</b>			
2025 Median Household Income	\$66,559	\$71,598	\$63,216
2030 Median Household Income	\$97,863	\$90,615	\$86,313
2025-2030 Annual Rate	8.01%	4.82%	6.43%
<b>Average Household Income</b>			
2025 Average Household Income	\$89,724	\$91,478	\$87,389
2030 Average Household Income	\$123,886	\$113,893	\$115,238
<b>Per Capita Income</b>			
2025 Per Capita Income	\$31,744	\$30,420	\$30,435
2030 Per Capita Income	\$44,007	\$39,192	\$40,455
2025-2030 Annual Rate	6.75%	5.20%	5.86%
<b>Income Equality</b>			
2025 Gini Index	46.9	40.3	46.6
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	40.9	41.1	43.0
<b>Housing Unit Summary</b>			
Housing Affordability Index	67	127	72
2010 Total Housing Units	56	552	986
2010 Owner Occupied Hus (%)	79.6%	77.5%	79.1%
2010 Renter Occupied Hus (%)	18.5%	22.5%	20.9%
2010 Vacant Housing Units (%)	3.6%	8.3%	11.7%
2020 Housing Units	55	545	972
2020 Owner Occupied HUs (%)	78.2%	77.4%	79.7%
2020 Renter Occupied HUs (%)	21.8%	22.6%	20.3%
Vacant Housing Units	5.3%	7.7%	7.0%
2025 Housing Units	101	748	1,145
Owner Occupied Housing Units	84.2%	81.3%	83.0%
Renter Occupied Housing Units	15.8%	18.7%	17.0%
Vacant Housing Units	5.9%	7.2%	6.1%
2030 Total Housing Units	217	1,187	1,878
2030 Owner Occupied Housing Units	184	952	1,545
2030 Renter Occupied Housing Units	15	137	188
2030 Vacant Housing Units	18	98	145

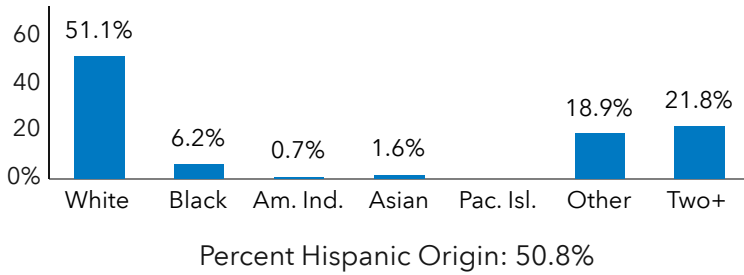
# Graphic Profile

9301-9371 Highway 59, Beasley, Texas, 77417

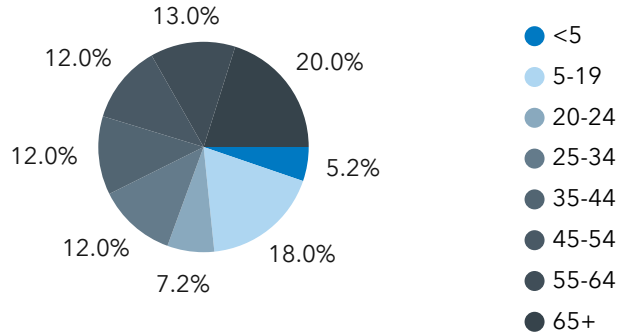


Ring band: 0 - 1 mile radius

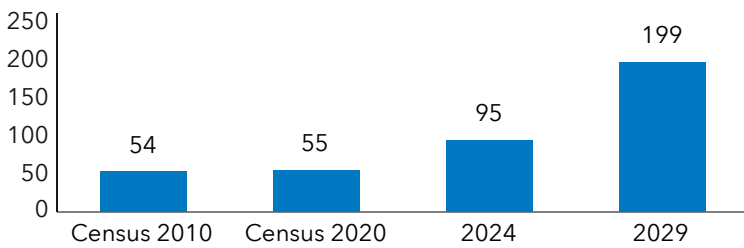
## Population by Race



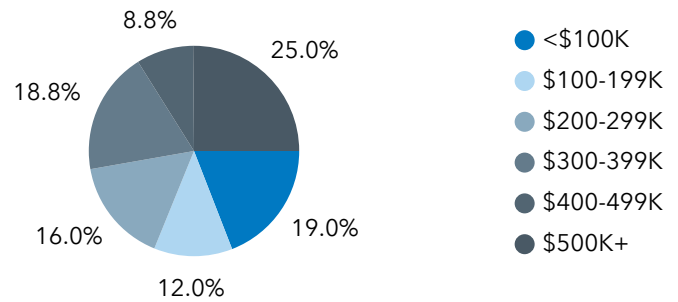
## Population by Age



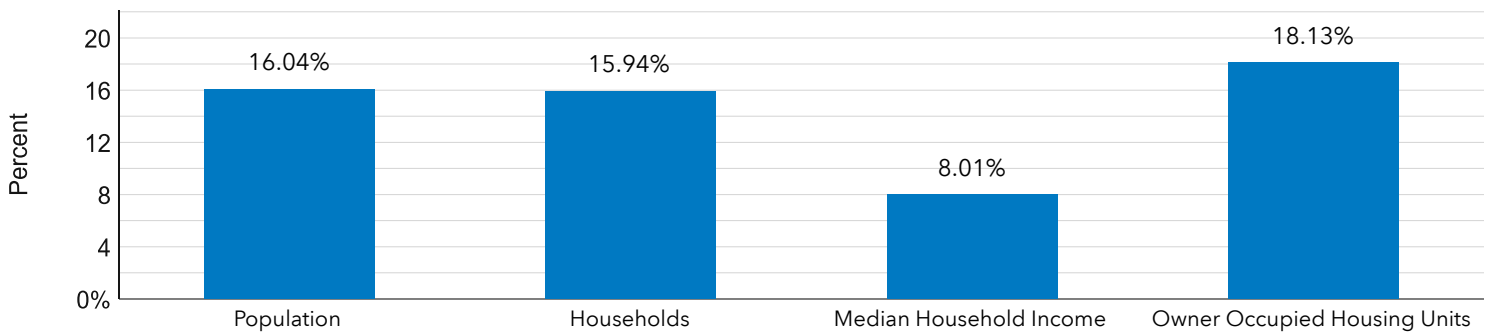
## Households



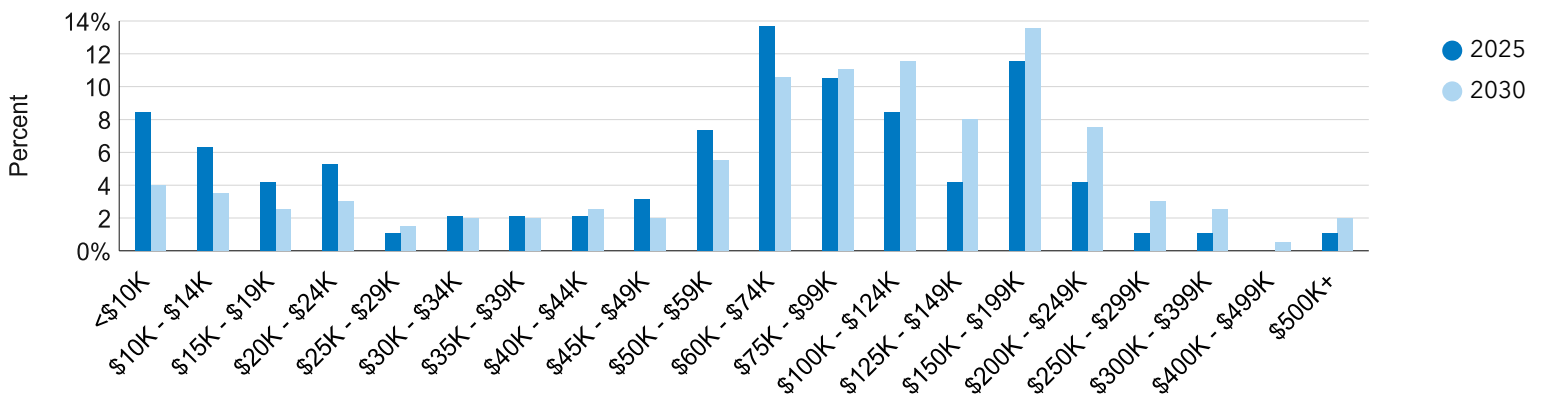
## Home Value



## 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.

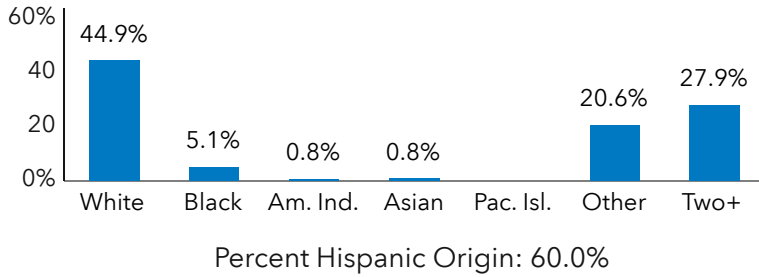
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9301-9371 Highway 59, Beasley, Texas, 77417

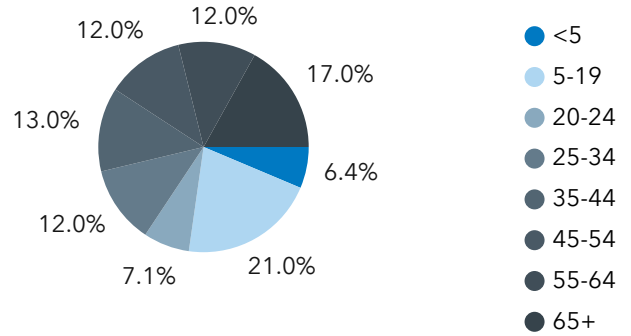


Ring band: 1 - 3 mile radius

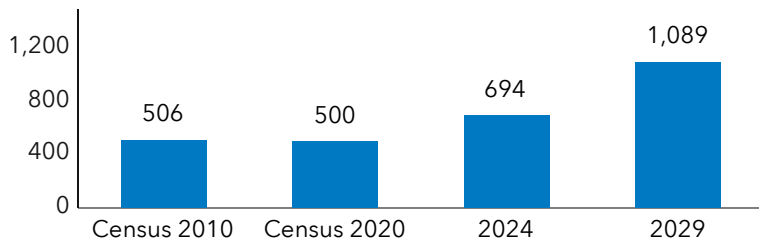
## Population by Race



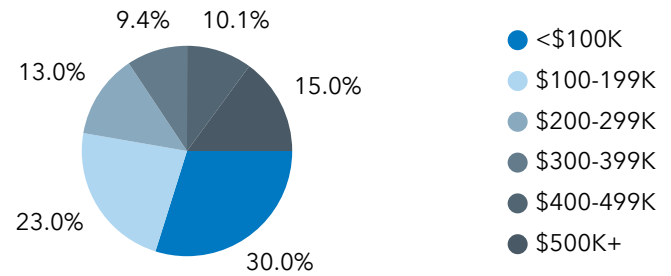
## Population by Age



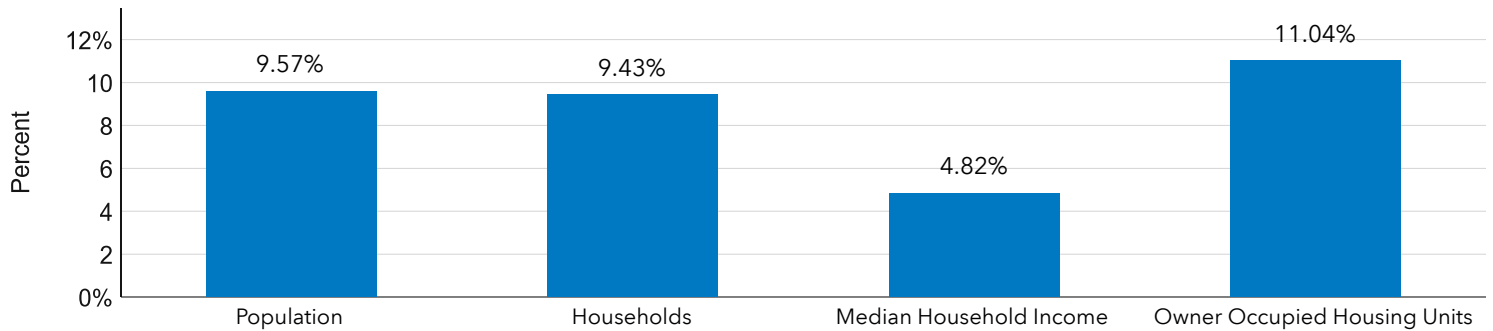
## Households



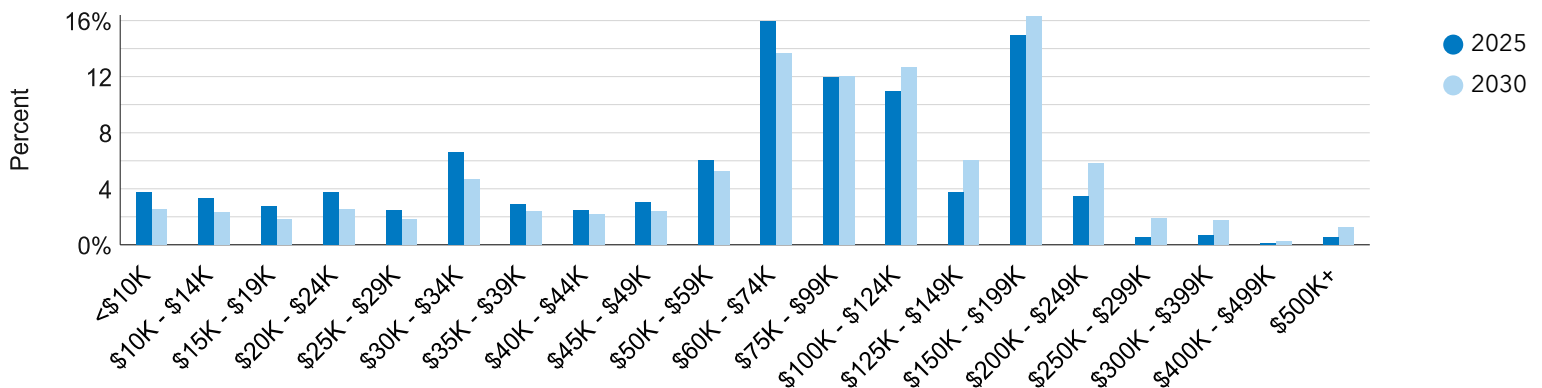
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



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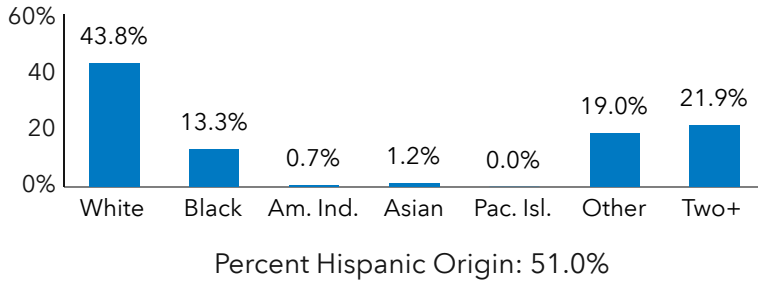
# Graphic Profile

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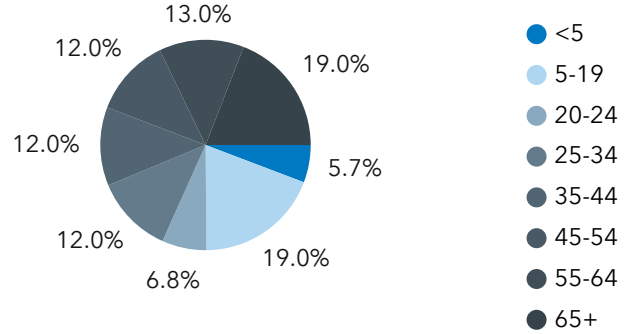


Ring band: 3 - 5 mile radius

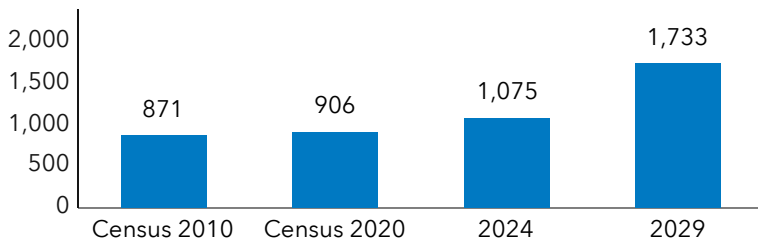
## Population by Race



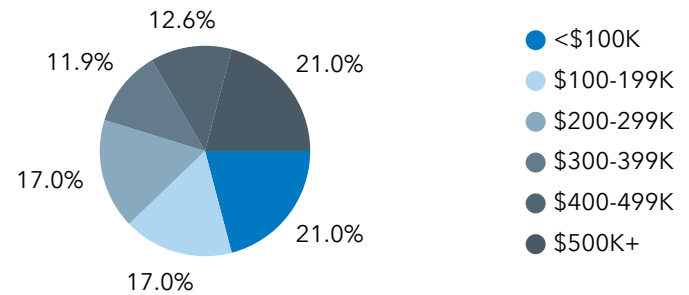
## Population by Age



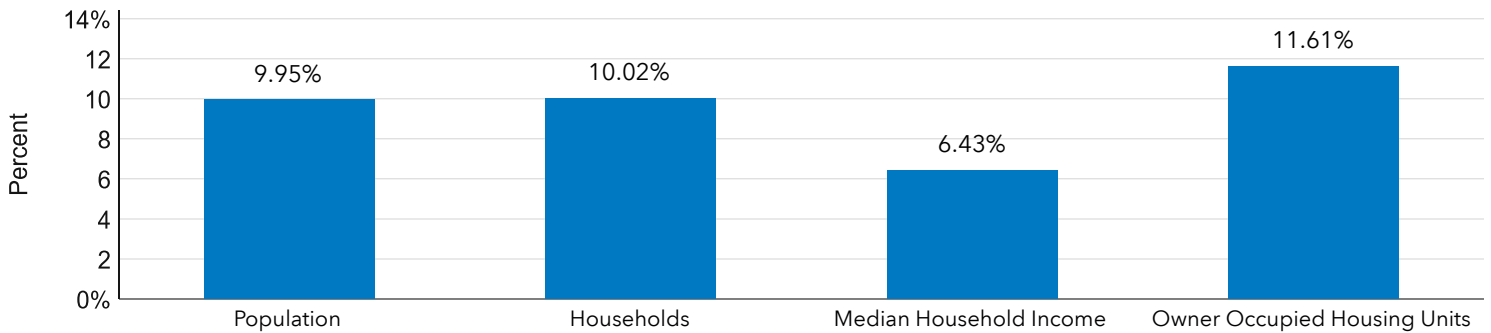
## Households



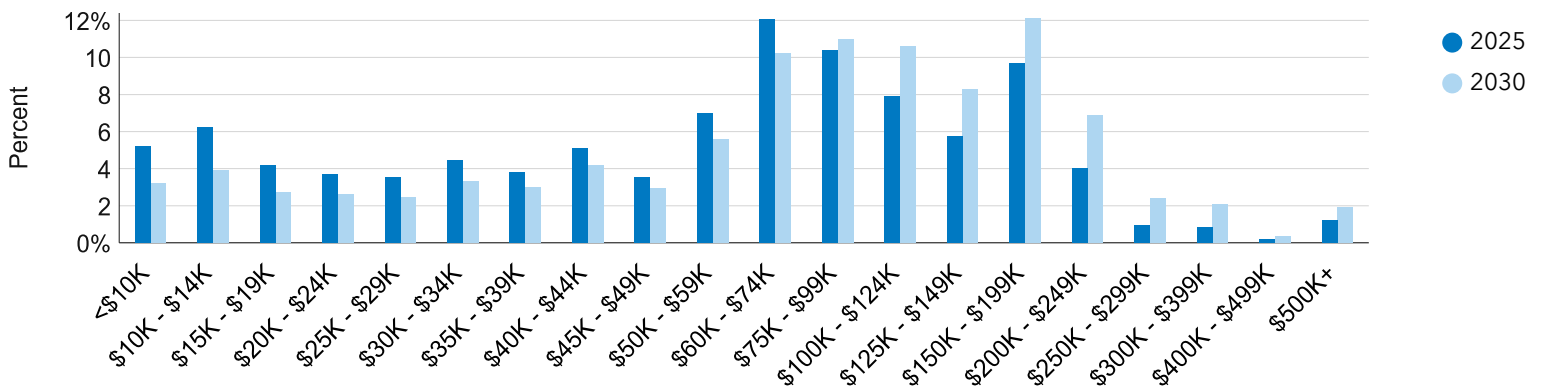
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



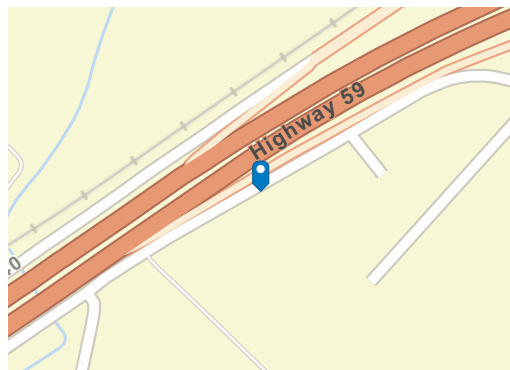
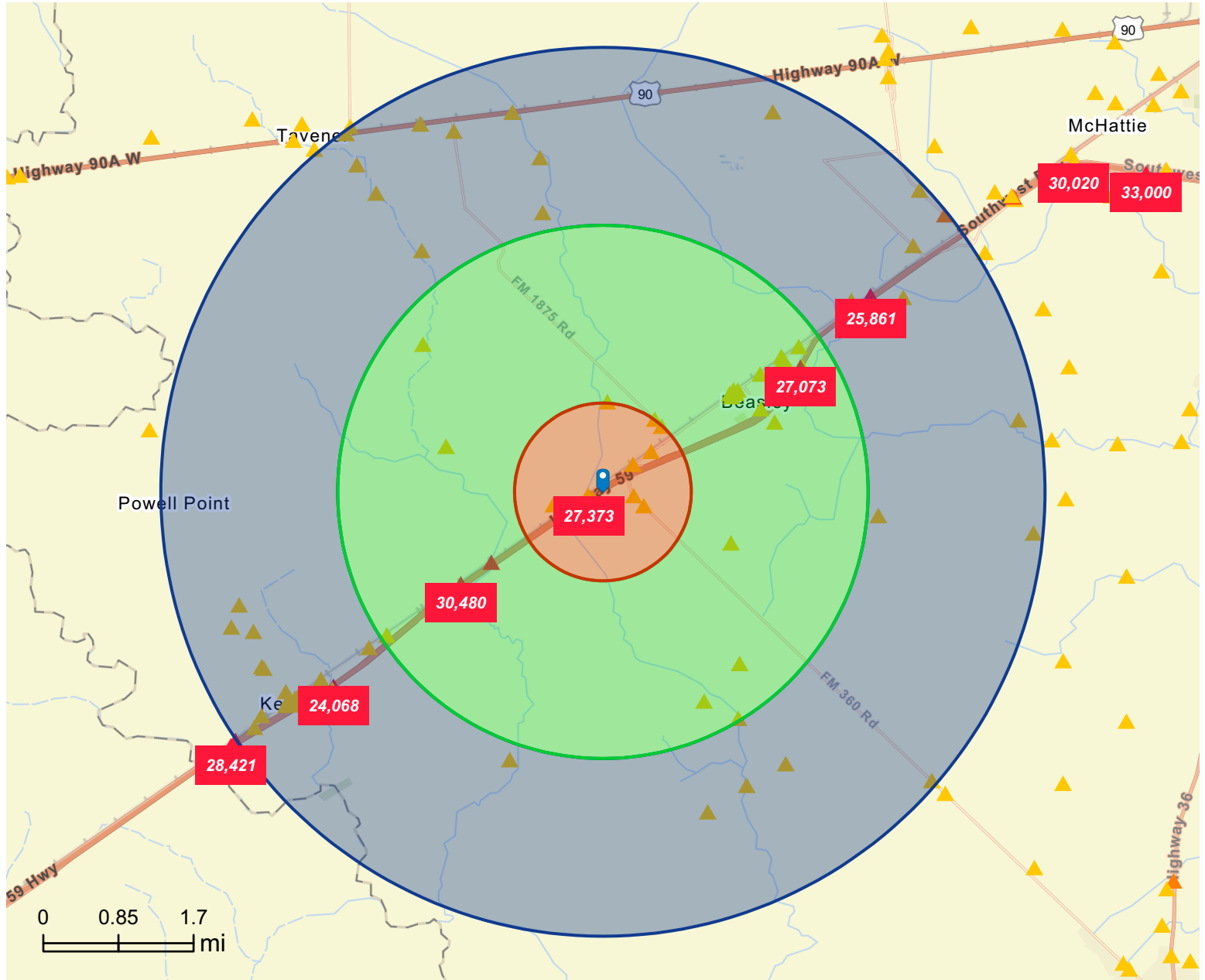
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Traffic Count Map

9301-9371 Highway 59, Beasley, Texas, 77417

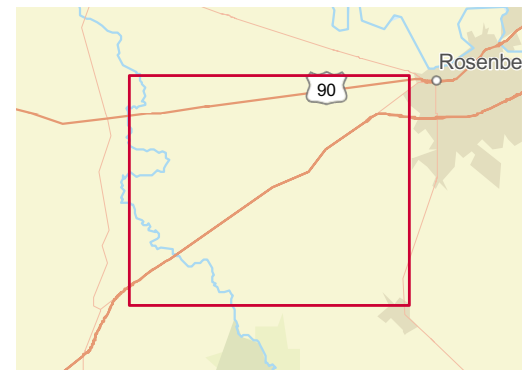


Ring bands: 0-1, 1-3, 3-5 mile radii



## 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



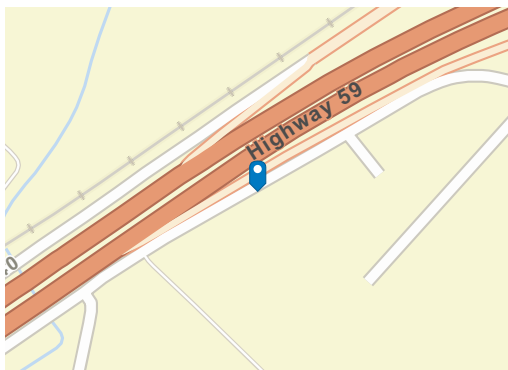
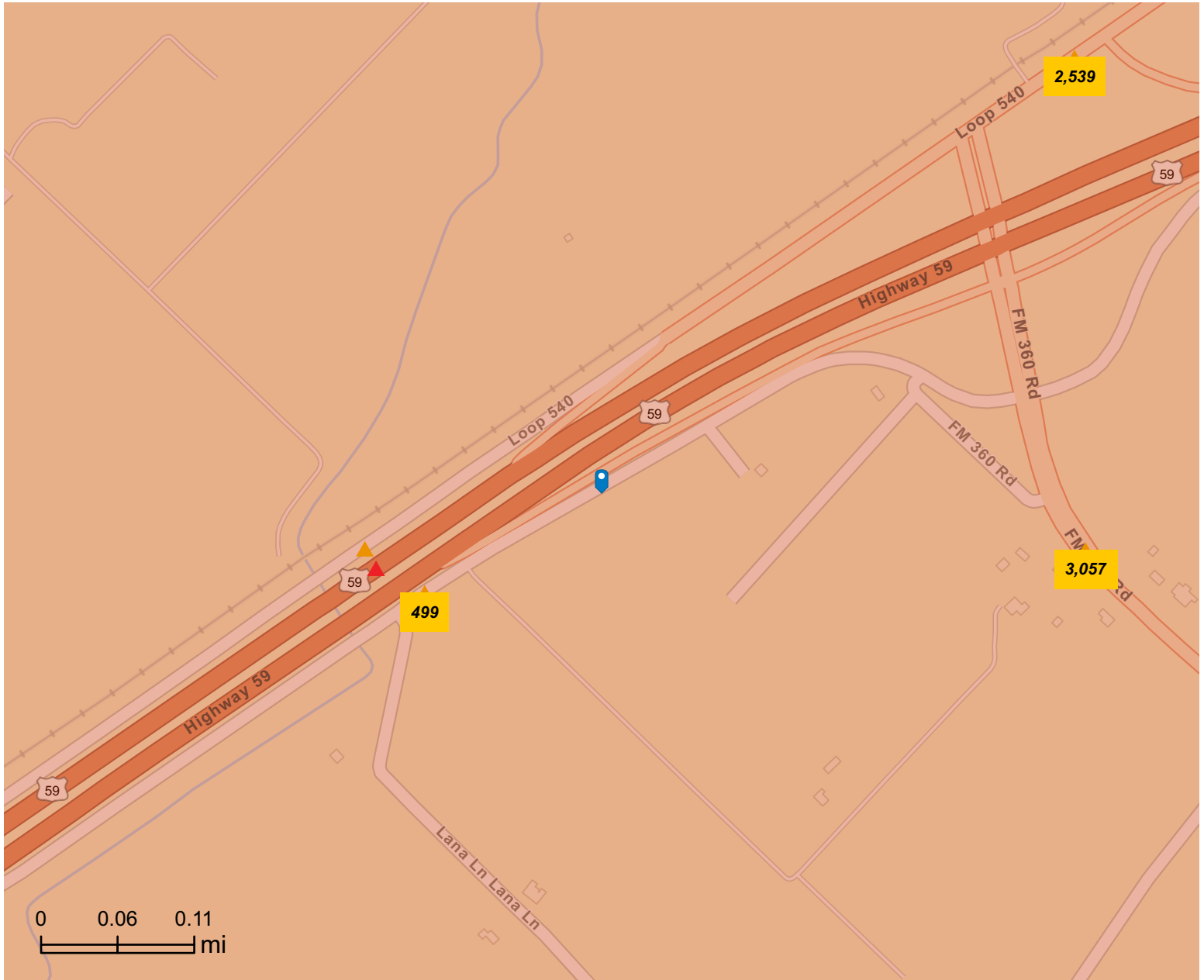
Source: Traffic Counts (2025)

# Traffic Count Map - Close Up

9301-9371 Highway 59, Beasley, Texas, 77417



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

9301-9371 Highway 59, Beasley, Texas, 77417



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

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10		Lana Ln	2021	499
0.10		Lana Ln	2022	293
0.20		Lana Ln	2022	27,373
0.20		Lana Ln	2022	1,217
0.30		FM 360	2022	3,057
0.50		FM 360	2022	2,539
0.50	FM 360 Rd	Hwy 59	2013	1,479
0.60	Grunwald Rd	Hwy 59	2011	640
0.70	State Loop 540	Hardin Rd	2013	643
1.00		Ave E	2022	2,524
1.00	FM 1875 Rd	Ave E	2013	961
1.00	Kovar Rd	Grunwald Rd	2011	320
1.50	United States Highway 59	Doris	2019	29,832
1.60	Vincik Ehlert Rd	Hardin Rd	2011	380
1.80	S 4th St	State Loop 540	2006	480
1.80	S 4th St	N 4th St	2011	420
1.80	Bohacek Rd	W Tavener Rd	2011	100
1.90	S 3rd St	State Loop 540	2006	490
1.90	N 3rd St	S 3rd St	2011	500
1.90	State Loop 540	S 2nd St	2006	1,100
1.90	US Hwy 59	Doris	2011	30,480
2.00	S 1st St	Ave J	2011	1,360
2.10	Isleib Rd	Hwy 59	2011	1,330
2.20		S 1st St	2022	650
2.50	Wernecke Rd	Meyer Rd	2011	210
2.50	Hamlink Rd	State Loop 540 S	2006	1,140
2.50	Hamlink Rd	State Loop 540 S	2011	400
2.60	Wernecke Rd	Meyer Rd	2011	210

*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
2.60	Walker Rd	Hopkins Rd	2011	60
2.60		Isleib Rd	2022	27,073
2.70		Hamlink Rd	2021	3,800
2.70		Hamlink Rd	2022	2,834
2.80	State Loop 540	S 1st St	2002	1,300
2.90	State Loop 541	Crawford St	2011	460
3.00	Meyer Rd	Wernecke Rd	2011	40
3.10	Blase Rd	Foster School Rd	2011	240
3.20	Old US Highway 59	Crawford St	2022	478
3.20	Darst Rd	McFarland Rd	2011	100
3.20	Drachenberg Rd	Beasley West End Rd	2006	80
3.40	Hopkins Rd	Walker Rd	2011	130
3.50	Daily Rd	Southwest Fwy	2011	280
3.70	Modena School Rd	Meyer Rd	2011	80
3.70	Meyer Rd	Modena School Rd	2011	90
3.70	TX 360	Southwest Fwy	2020	25,861
3.70		US Hwy 59	2021	605
3.70		US Hwy 59	2022	164
3.70		Hamlink Rd	2022	28,881
3.70	Southwest Fwy	Daily Rd	2013	31,517
3.80		Darst Rd	2022	25,519
3.80	United States Highway 59	H P Johnson St	2020	24,068



## 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 7132705400

Fax: 7135838985

Independence Blvd

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