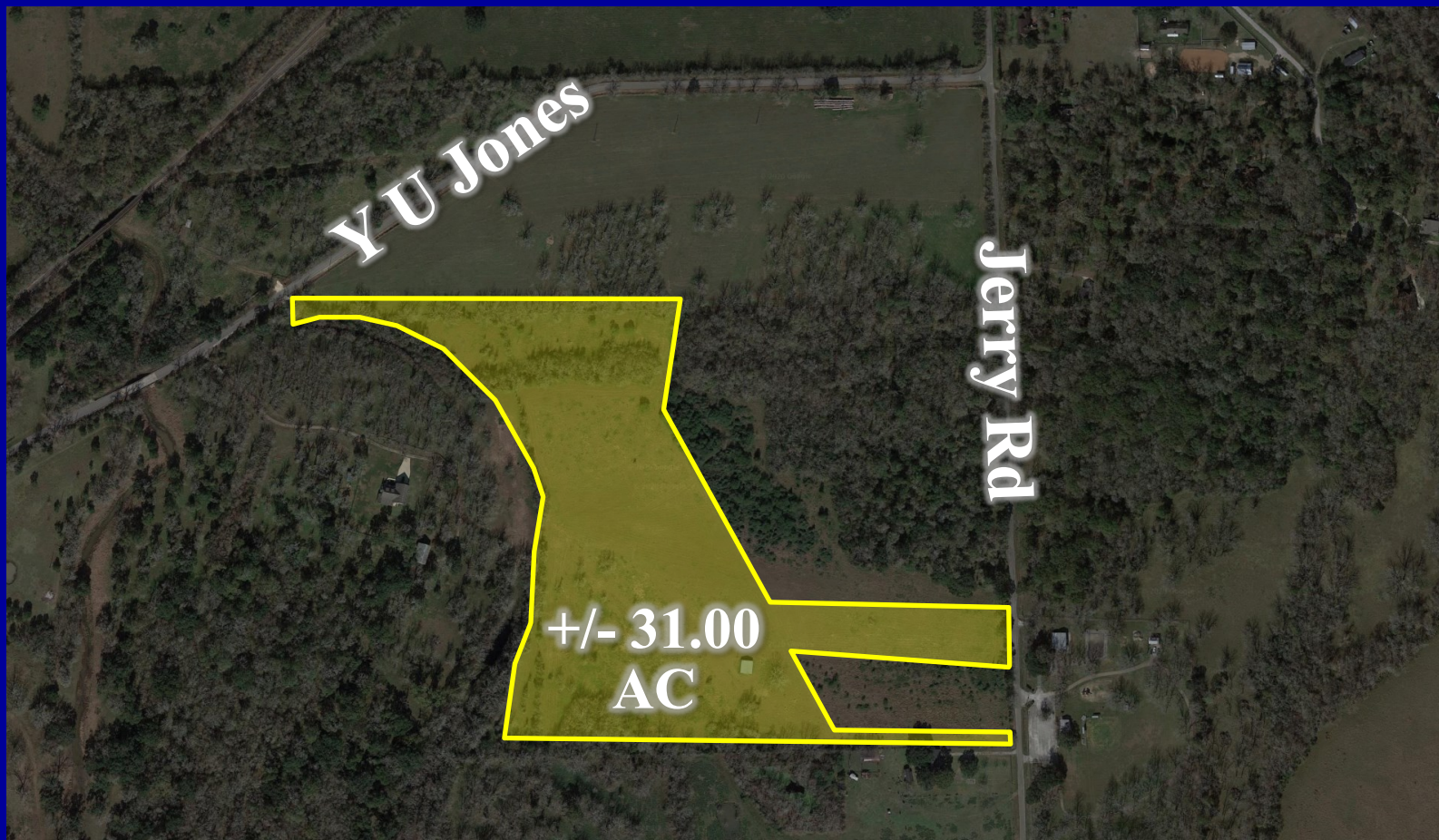


# **+/- 31.00 ACRES LAND FOR SALE**

923 Y U Jones Rd, Richmond, TX 77469



## **Property Description**

- Lot Size: +/- 31.00 AC
- Price: \$850,000
- Price/SF: \$0.63
- 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

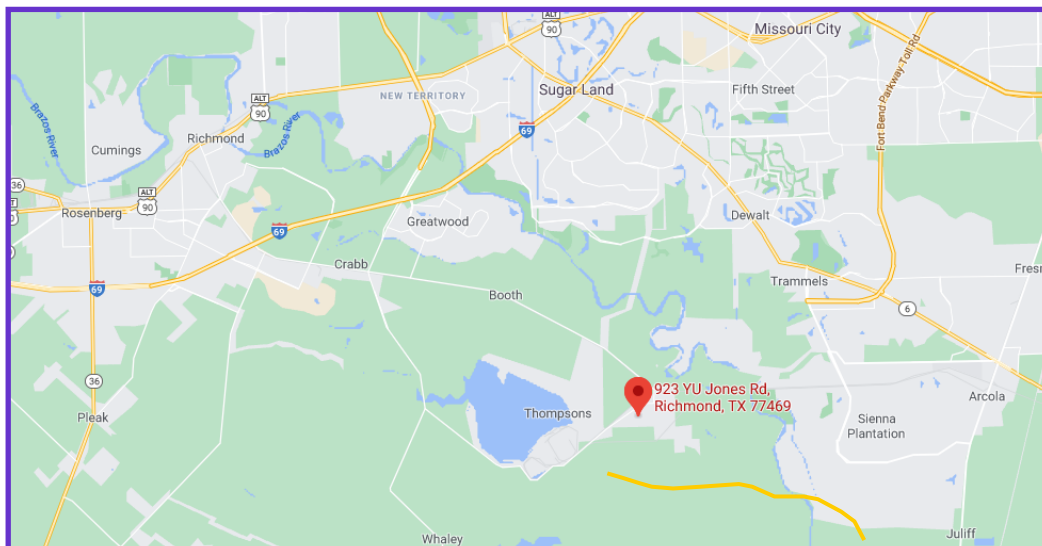
O - (713) 270-5400

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



# MAP VIEW

923 Y U Jones Rd, Richmond, TX 77469



**Danny Nguyen, CCIM**

M - (713) 478-2972

O - (713) 270-5400

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

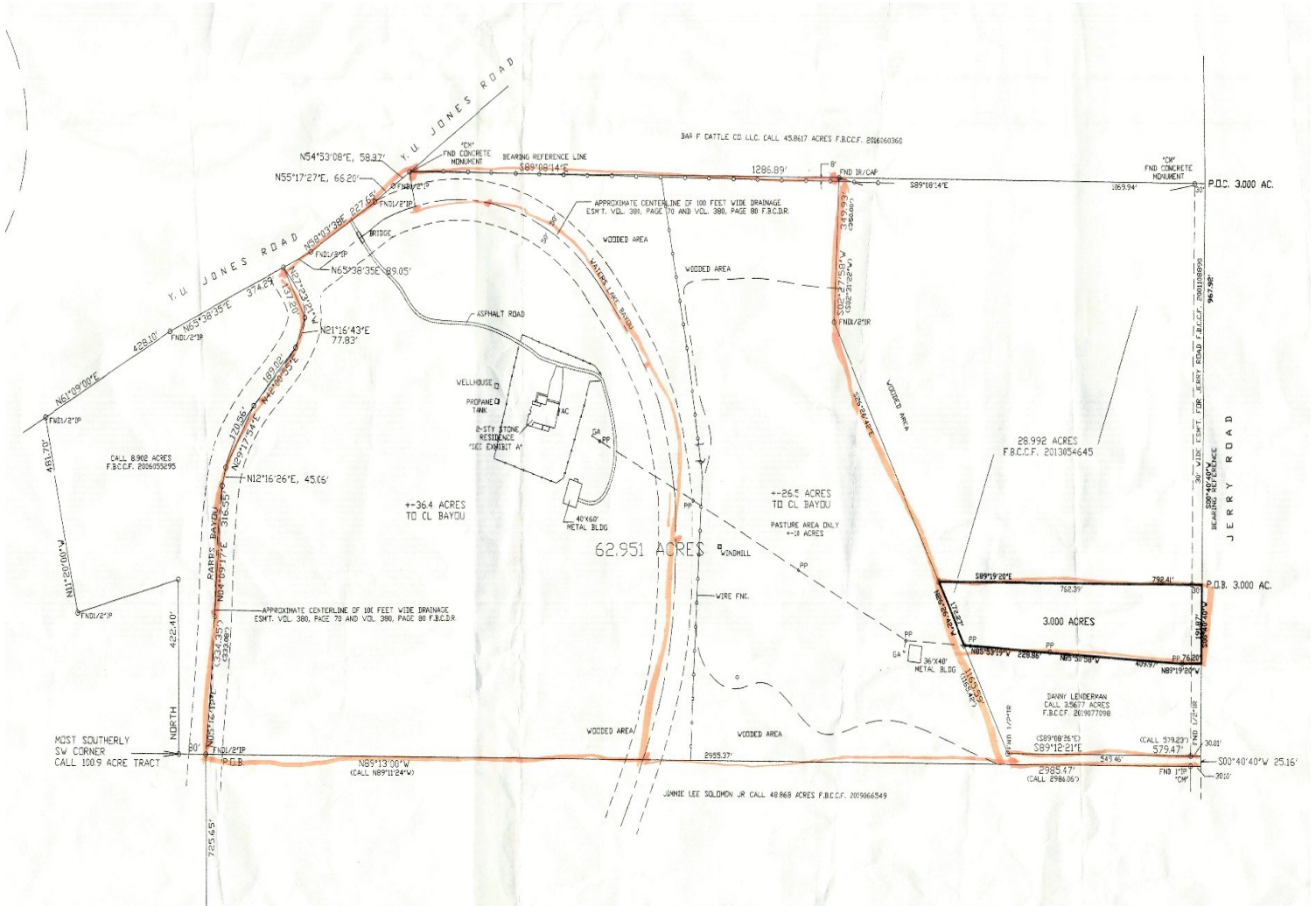
[www.dncommercial.net](http://www.dncommercial.net)



*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.*

# SURVEY

923 Y U Jones Rd, Richmond, TX 77469



**Danny Nguyen, CCIM**

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

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**Legend**

**Proposed Changes**  
Proposed Alignment

**Existing MTP Roadways**  
Principal Thoroughfare  
Major Thoroughfare  
Collector

**Proposed Roadways**  
Collector  
Major Thoroughfare  
Principal Thoroughfare  
Toll



## 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
<b>Population</b>			
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.

September 28, 2022



## 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
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	15.1%	14.4%	15.4%
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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

<b>Housing</b>			
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.

September 28, 2022

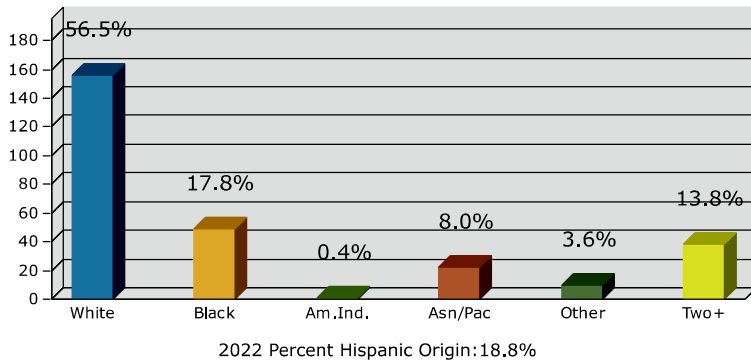


## Graphic Profile

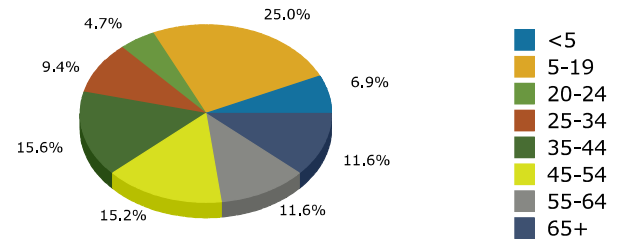
Yu Jones Rd, Richmond, Texas, 77469  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 29.49731  
Longitude: -95.59330

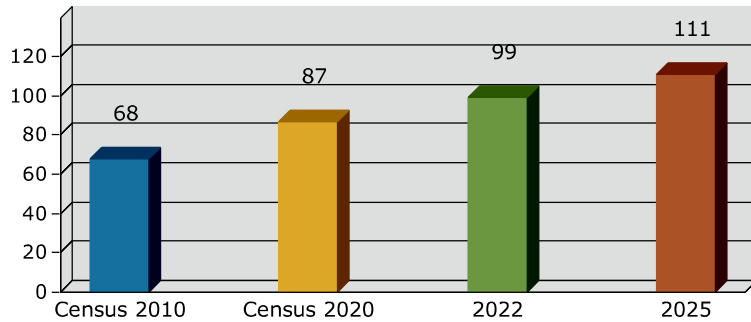
2022 Population by Race



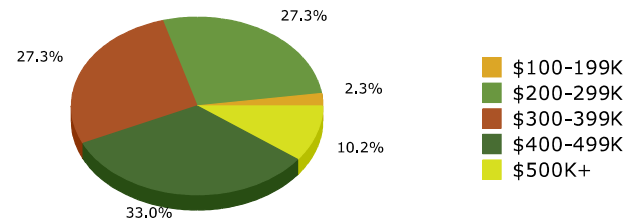
2022 Population by Age



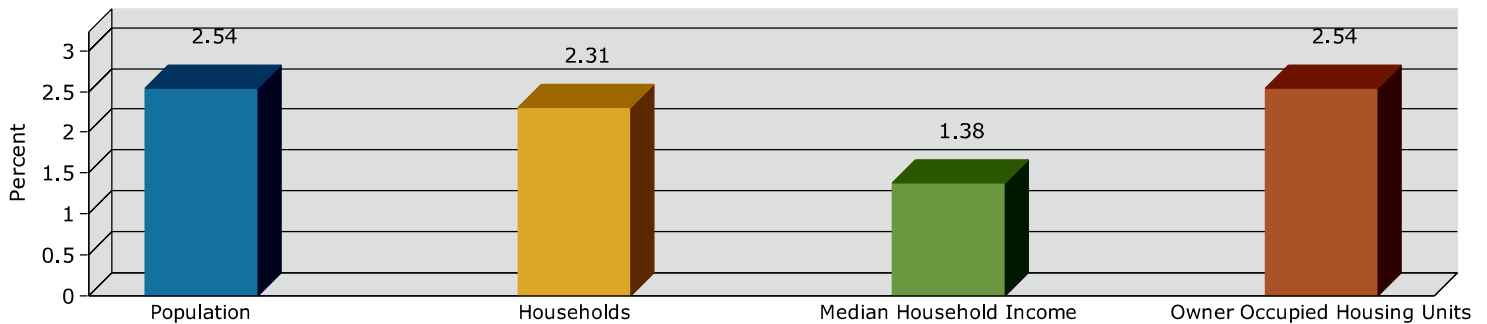
Households



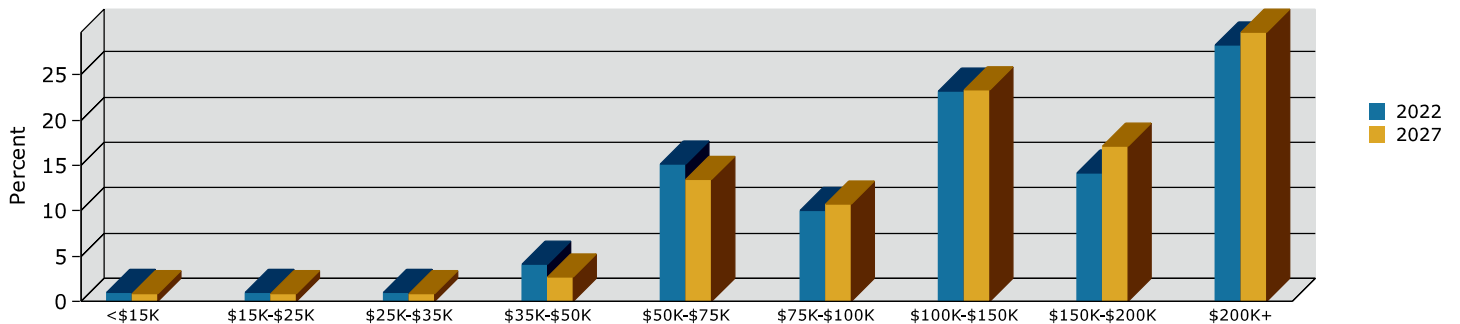
2022 Home Value



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.

September 28, 2022

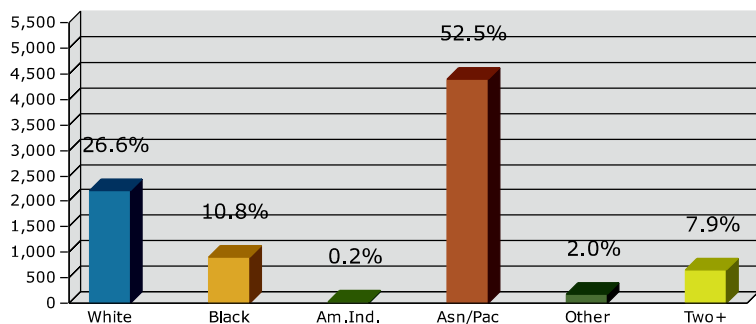


## Graphic Profile

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

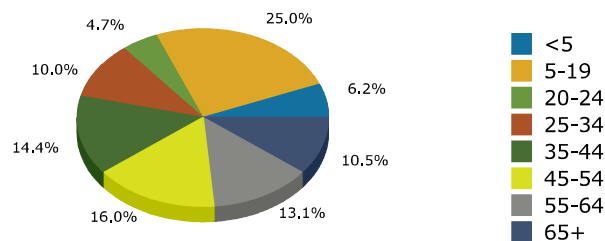
Prepared by Esri  
Latitude: 29.49731  
Longitude: -95.59330

### 2022 Population by Race

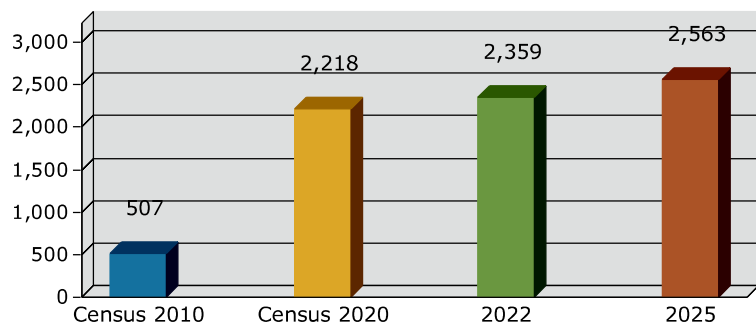


2022 Percent Hispanic Origin: 7.9%

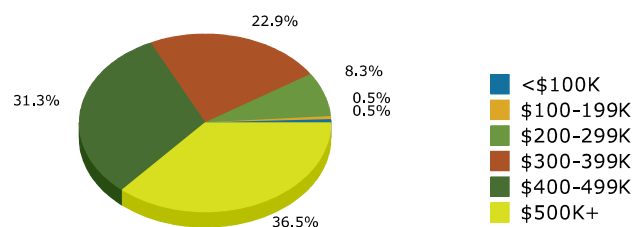
### 2022 Population by Age



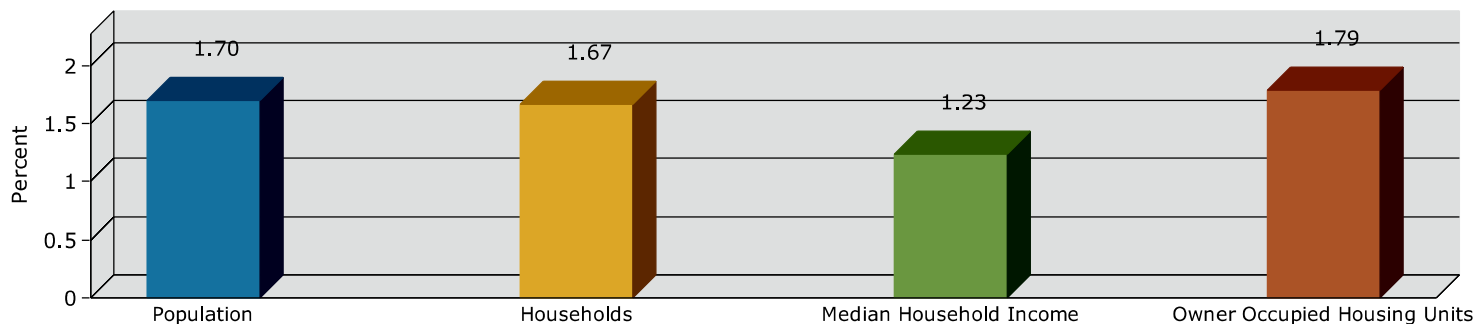
### Households



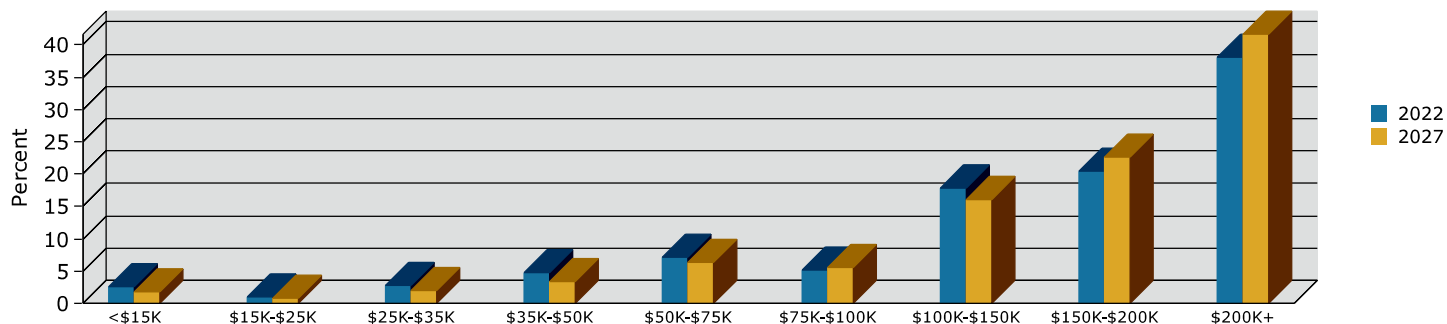
### 2022 Home Value



### 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.

September 28, 2022

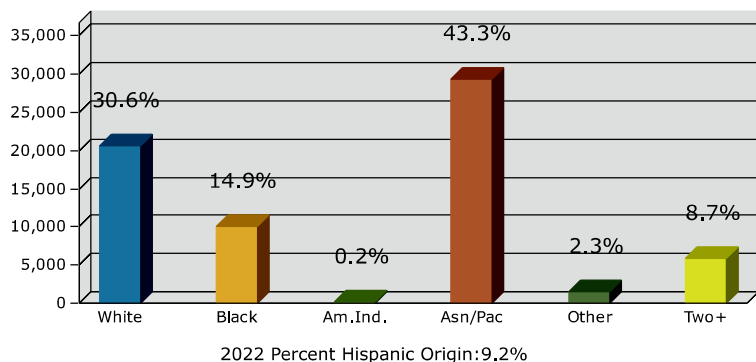


## Graphic Profile

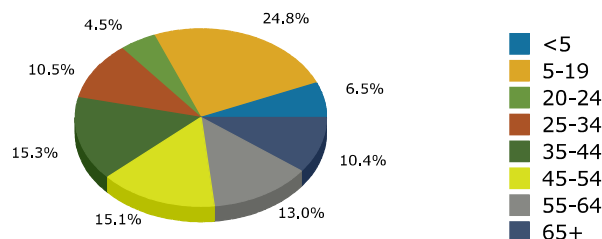
Yu Jones Rd, Richmond, Texas, 77469  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 29.49731  
Longitude: -95.59330

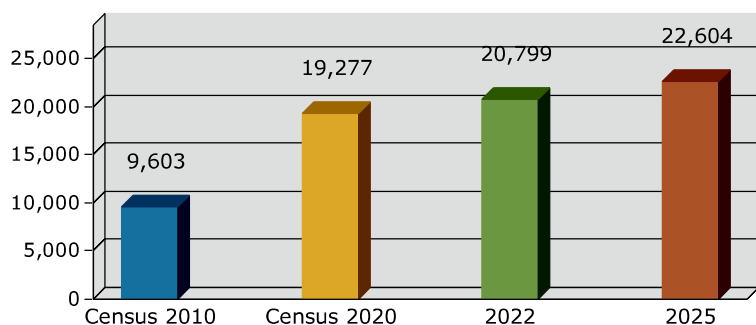
2022 Population by Race



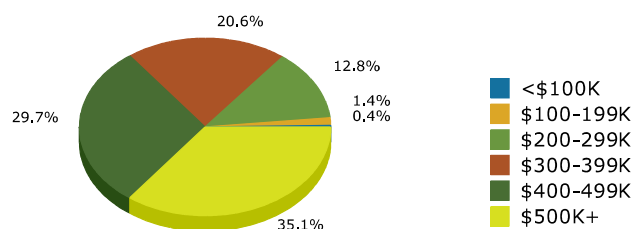
2022 Population by Age



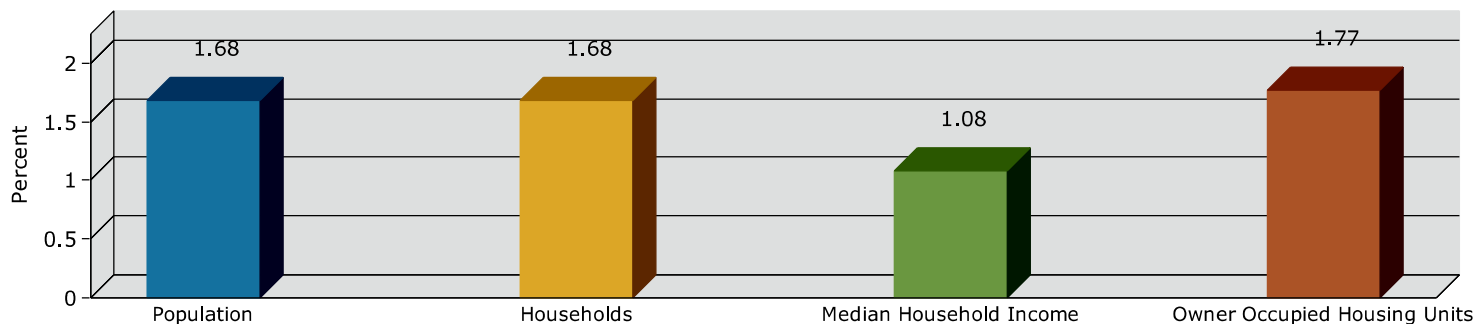
Households



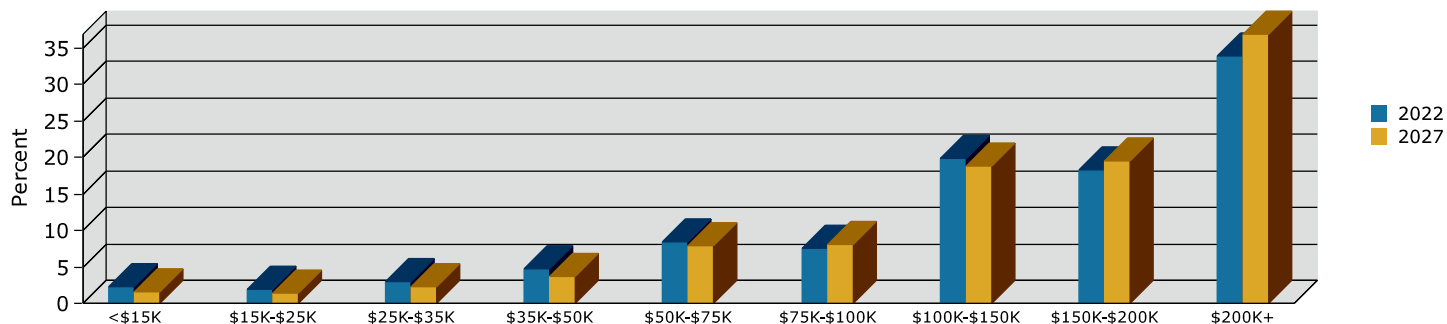
2022 Home Value



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.

September 28, 2022

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

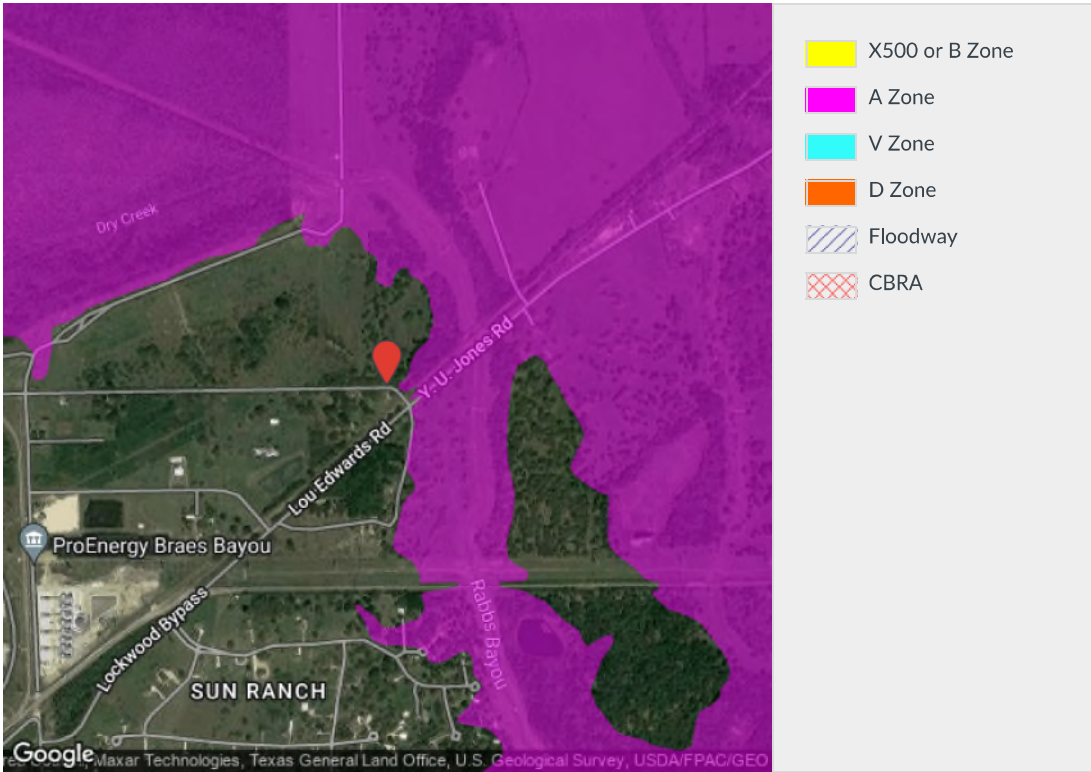
YU JONES RD RICHMOND, TX 77469-9534

LOCATION ACCURACY: 📍 Fair

Flood Zone Determination Report

Flood Zone Determination: **OUT**

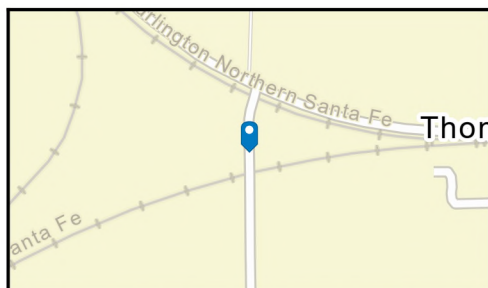
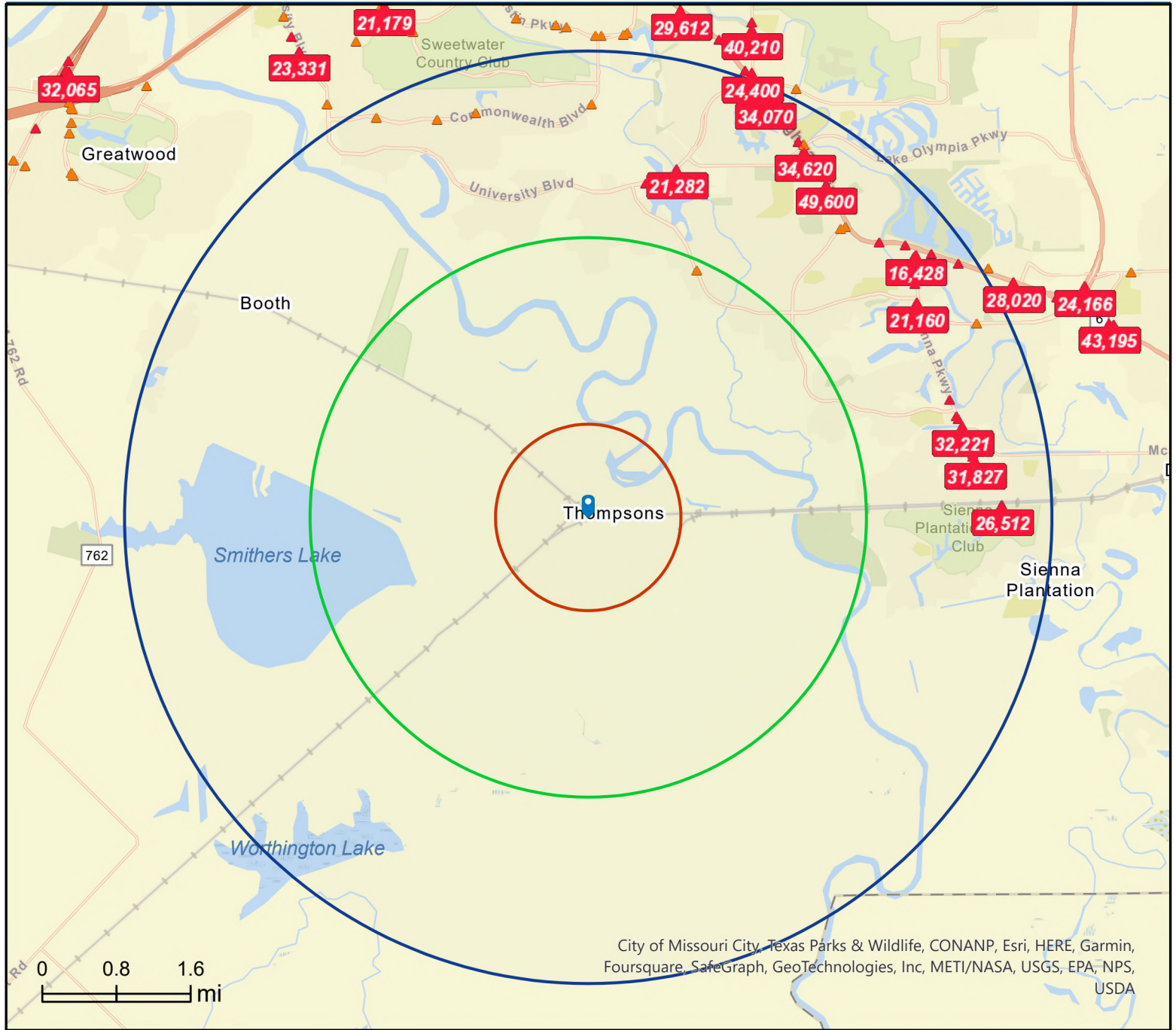
COMMUNITY	481642	PANEL	0430L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0430L



# Traffic Count Map

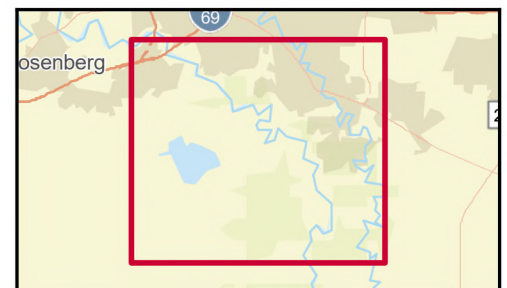
Yu Jones Rd, Richmond, Texas, 77469  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.49731  
Longitude: -95.59330



**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



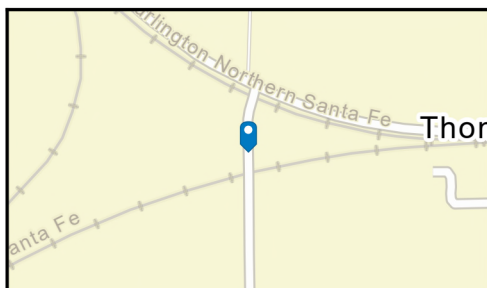
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 28, 2022

# Traffic Count Map - Close Up

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

Prepared by Esri  
Latitude: 29.49731  
Longitude: -95.59330



**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).

September 28, 2022