

NewQuest

±16.09 ACRES - FULSHEAR, TX

Located South of Tamarron Pt. on Texas Heritage Parkway

Exciting Commercial Development Opportunity Along Texas Heritage Parkway

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Project Highlights

±16.09 Acres Available For Sale in Fulshear, Texas

- Located in a high demand area with exceptional visibility
- Located along Texas Heritage Parkway, fast moving corridor with rapid development growth and established curb cut to the subject tract.
- Texas Heritage Parkway maintained by Ft Bend County
- Excellent access to FM 1093 and I-10 with close proximity to Cross Creek Ranch and Tamarron master-planned communities
- The site is suitable for a range of uses including retail, medical, office, potentially multifamily and BTR's (subject to zoning and deed restrictions)
- Off-site detention, utilities to site and established curb cut reduce development costs and timelines
- Survey is available
- Provided detention off-site
- No known title encumbrances or third-party access rights that would hinder development

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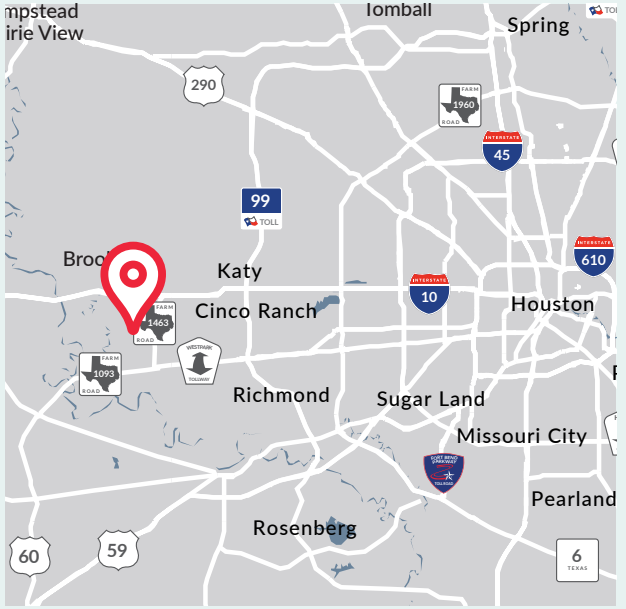
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1,047%
POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2026

161K
CURRENT POPULATION
WITHIN 5 MILES

$220K
AVERAGE HHI
WITHIN 3 MILES

- **Approximate Size:** ±16.09 acres
- **Price:** Contact broker for pricing
- **School District:** Lamar CISD
- **Frontage:** Approx. 802.7 ft on the east side of Texas Heritage Pkwy.
- **Utilities:** Available to the property from Fort Bend County MUD 188



Aerial



TxDot Traffic Counts as of 2024

04.26 | 01.25

Demographics

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,222	26,991	48,737
Current Population	3,597	89,896	161,265
2020 Census Average Persons per Household	2.94	3.33	3.31
2020 Census Population	314	47,929	101,973
Population Growth 2020 to 2026	1047.33%	87.56%	58.14%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	9.47%	7.94%	8.21%
2 Person Households	36.00%	29.69%	28.43%
3+ Person Households	54.53%	62.37%	63.35%
Owner-Occupied Housing Units	88.60%	88.59%	86.30%
Renter-Occupied Housing Units	11.40%	11.41%	13.70%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	46.52%	45.45%	45.15%
Black or African American	16.73%	14.53%	13.71%
Asian or Pacific Islander	14.53%	19.94%	21.94%
Other Races	21.93%	19.80%	18.89%
Hispanic	24.82%	22.52%	21.57%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$214,012	$219,966	$219,083
Median Household Income	$172,748	$178,567	$180,130
Per Capita Income	$71,433	$68,852	$67,760

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	10.33%	8.95%	9.39%
Estimated Bachelor's Degree	36.75%	39.43%	39.38%
Estimated Graduate Degree	27.00%	27.76%	27.88%

AGE	1 MILE	3 MILES	5 MILES
Median Age	36.8	35.8	36.5

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials Date

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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