

NewQuest

±3.23 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

±3.23 Acres Available For Sale in Fulshear, Texas

- Prime high-growth area with prominent frontage along Texas Heritage Parkway.
- Features include established curb cuts and full detention off-site
- All necessary utilities available from Fort Bend County M.U.D. 188
- Exceptional visibility
- New convenience retail development with fuel and car wash is planned north of the tract, supporting the area's rapidly growing residential base.

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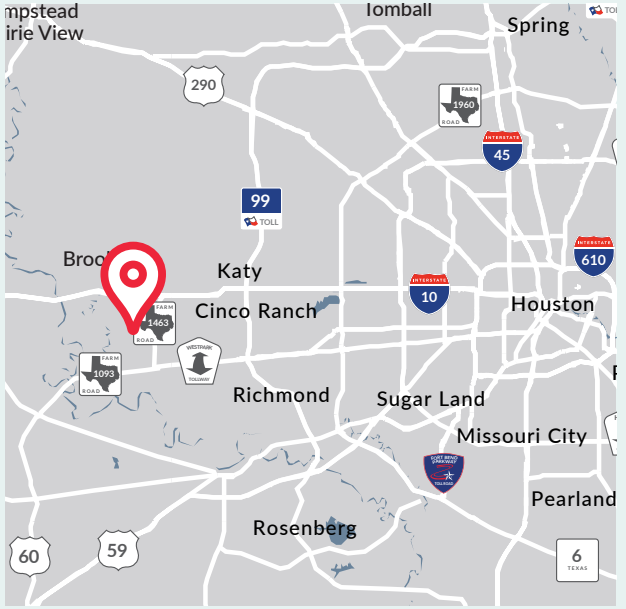
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1,655%
POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2025

159K
CURRENT POPULATION
WITHIN 5 MILES

$202K
AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:** ±3.23 acres
- **Price:** Contact broker for pricing
- **School District:** Lamar CISD
- **Frontage:** Approx. 300.84 ft on the west side of Texas Heritage Pkwy.
- **Utilities:** Fort Bend County MUD 188



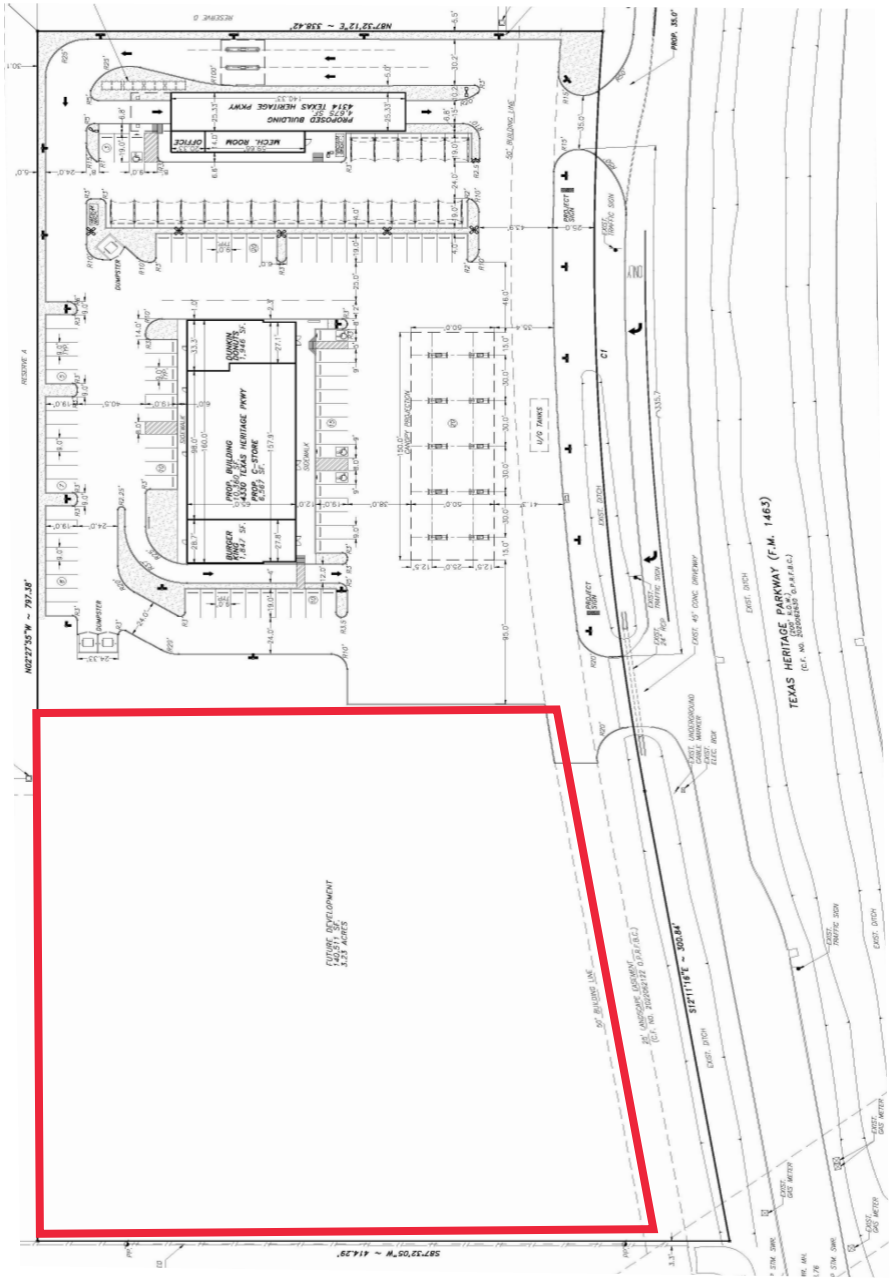
Aerial



TxDot Traffic Counts as of 2024

02.26 | 01.25

Site Plan


TEXAS HERITAGE PARKWAY (F.M. 1463)
FUTURE DEVELOPMENT
140,571 SF
3.23 ACRES
PROPOSED BUILDING
4,670 SF
3314 TEXAS HERITAGE PKWY
MECH. ROOM
OFFICE
PROP. BUILDING
4,530 SF
PROP. C-STORE
6,067 SF
DUMPSTER
U/G TANKS
EXIST. DITCH
EXIST. 45' CONC. PAVEMENT
EXIST. UNDERGROUND CABLE MARKER
EXIST. ELEC. BOX
EXIST. GAS METER
EXIST. GAS VALVE
EXIST. TRAFFIC SIGN
PROJECT ENTRANCE SIGN
C1
RESERVE A
N02°27'55"W ~ 797.58'
N87°32'12"E ~ 338.42'
S87°32'05"W ~ 414.29'
S17°11'16"E ~ 500.84'
50' BUILDING LINE
30' LANDSCAPE EASEMENT
(C.C.F. NO. 20200049232 O.P.R.H.C.)

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,156	26,110	48,121
Current Population	3,400	86,325	159,073
2020 Census Average Persons per Household	2.94	3.31	3.31
2020 Census Population	194	44,216	99,898
Population Growth 2020 to 2025	1655.45%	95.24%	59.24%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	9.86%	8.16%	8.30%
2 Person Households	38.00%	30.64%	28.10%
3+ Person Households	52.14%	61.20%	63.60%
Owner-Occupied Housing Units	88.49%	87.91%	86.05%
Renter-Occupied Housing Units	11.51%	12.09%	13.95%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	47.46%	46.78%	45.88%
Black or African American	16.80%	14.25%	13.35%
Asian or Pacific Islander	13.78%	19.01%	21.76%
Other Races	21.67%	19.67%	18.70%
Hispanic	24.64%	22.45%	21.37%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$192,337	$199,919	$201,773
Median Household Income	$160,793	$167,746	$171,790
Per Capita Income	$66,289	$63,320	$62,225

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	11.24%	9.82%	9.72%
Estimated Bachelor's Degree	35.18%	38.18%	37.86%
Estimated Graduate Degree	23.82%	24.89%	26.63%

AGE	1 MILE	3 MILES	5 MILES
Median Age	36.5	35.6	36.3

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**
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
C. David Ramsey	**236884**	**dramsey@newquest.com**	**281.477.4383**
Sales Agent/Associate's Name	License No.	Email	Phone

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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