NewQuest

±13.77 ACRES - DEVELOPMENT OPPORTUNITY

For Sale as A Portfolio or Individually

Land Portfolio Available | Wharton, Texas 77488



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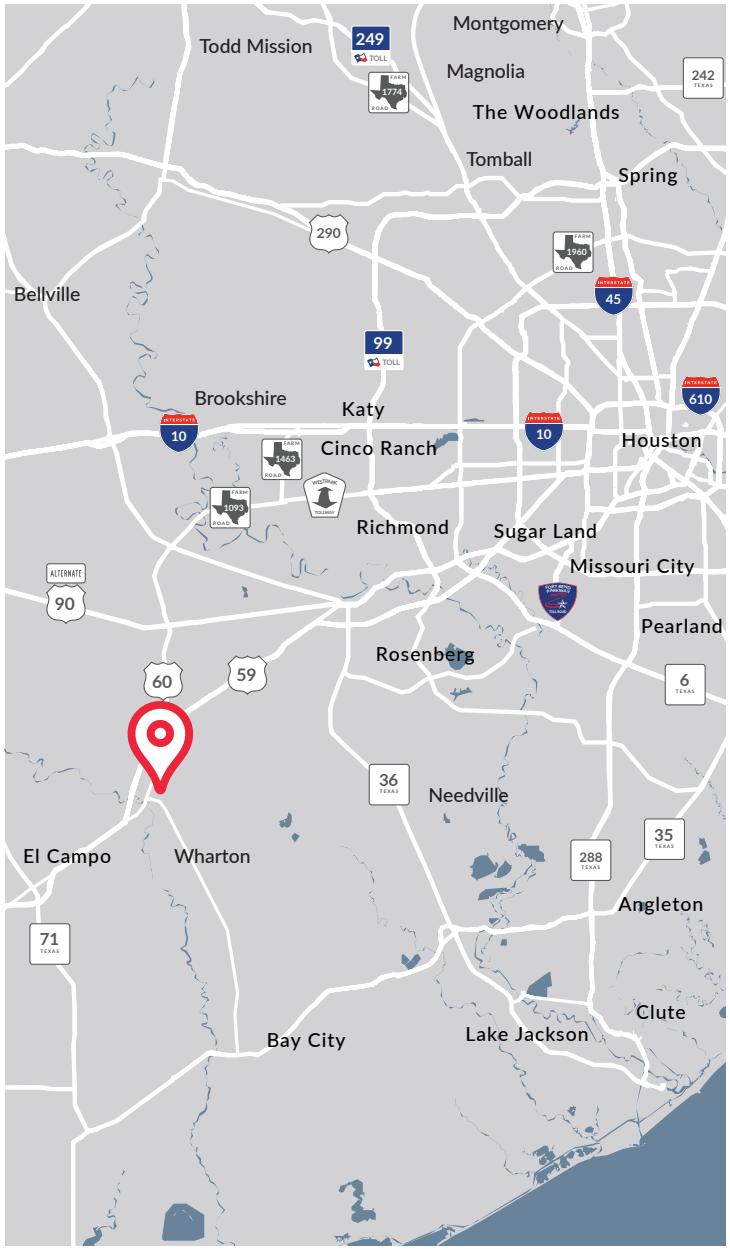
Project Highlights

±13.77 Acres Available For Sale in Wharton, Texas

- Investment & development opportunity in the heart of Wharton, Texas
- ±13.77 acres available for sale individually or as a portfolio
- Strategic Gateway Location along a major commercial corridor serving Wharton and surrounding communities
- Regional trade area serving portions of Matagorda, Jackson, and Colorado Counties
- Flexible development opportunities with versatile sites in an established commercial corridor
- High visibility with prominent frontage along a major commercial roadway
- Convenient accessibility near major intersections and surrounding residential neighborhoods
- Ideal Uses: QSR, retail, medical, hospitality, self-storage, and other commercial services

For Sale As A Portfolio or Individually

±3.18 Acres (1.31 AC, 0.94 AC, 0.93 AC): 1302 & 1302 N. Richmond Road (3 Pad Sites)
±7.55 Acres (6.14 AC, 1.41 AC) : 1411 N. Fulton Street (2 Pad Sites)
±1.32 Acres: on N. Fulton Street
±0.33 Acres: 1323 N. Alabama Road
±1.33 Acres (0.32 AC, 0.69 AC, 0.32 AC): SWC of Business US-59 and Ogden Street



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Aerial


59
59R
WILKE RD
E EMILY AVE
E BELLE ST
EASTGATE PLAZA
TRACTOR SUPPLY CO
SHERWIN WILLIAMS
Abealls
Wharton HS
566 students
11,458 VPD
N FULTON ST
PIONEER AVE
BARFIELD RD
Walmart
OAKBEND
Holiday Inn
BY IHG
Hampton
BUC-EE'S
20,947 VPD
±1.32 ACRES
AutoZone
±1.31 ACRES
±0.94 ACRES
±6.14 ACRES
Sivells ES
399 students
H-E-B
E BOLING HWY
±1.41 ACRES
±0.93 ACRES
±0.33 ACRES
±1.33 ACRES
(0.32, 0.69,0.32)
Wharton JHS
324 students
BREEZY LN
MATTIE ST
WILKES ST
BAILEY ST
N SUNSET ST
N ALABAMA RD
W MILAM ST
BRIAR LN
E ALABAMA ST
WHARTON
S FORD ST
HARRIS PARK
60
TEXAS
DOLLAR GENERAL
N

1302 & 1320 N. Richmond Road



1302 & 1320 N. Richmond Rd.

PAD 1	±1.31 Acres
PAD 2	±0.94 Acres
PAD 3	±0.93 Acres
BUILDING SF	12,530 SF
ZONING	None

1411 N. Fulton St.



0 N. Fulton St.


0 N. Fulton St.
LAND SIZE ±1.32 Acres
ZONING None
FRONTAGE ±147' on N. Fulton Street
±1.32 ACRES
AVAILABLE
N. FULTON STREET
BOLING HIGHWAY
N

1323 N. Alabama Rd.



1019 N. Richmond Rd. / 321 Ogden St. / 401 Ogden St.



Demographics

2020 Census, ESRI 2026

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	2,122	4,452	5,381
POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Current Households	1,786	3,999	4,799
Current Population	4,670	9,798	11,843
2020 Census Average Persons per Household	2.60	2.45	2.48
2020 Census Population	4,586	9,738	11,824
Population Growth 2020 to 2026	2%	1%	0%
2026 Median Age	39.0	41.1	41.8
CENSUS HOUSEHOLDS	**1 MILE**	**3 MILES**	**5 MILES**
1 Person Households	31.7%	30.5%	29.4%
2 Person Households	29.1%	30.7%	31.4%
3+ Person Households	14.7%	15.2%	15.4%
Owner-Occupied Housing Units	69.8%	73.4%	74.1%
Renter-Occupied Housing Units	53.6%	51.9%	52.6%
RACE AND ETHNICITY	**1 MILE**	**3 MILES**	**5 MILES**
White	38.8%	42.2%	44.4%
Black or African American	25.6%	24.4%	23.4%
Asian or Pacific Islander	0.8%	0.8%	0.8%
Other Races	18.19%	14.07%	13.67%
Hispanic	43.6%	41.3%	39.6%
INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Average Household Income	$69,658	$74,074	$83,825
Median Household Income	$56,954	$57,295	$62,231
Per Capita Income	$28,384	$29,592	$33,675
EDUCATION	**1 MILE**	**3 MILES**	**5 MILES**
Estimated High School Graduate	27.1%	30.5%	29.7%
Estimated Bachelor's Degree	15.4%	16.2%	19.6%
Estimated Graduate Degree	7.2%	6.3%	6.0%

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
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mark Kidd	**604548**	**mkidd@newquest.com**	**281.640.7137**
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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