

For Sale

±9.766-Acre

Commercial Tract on Highway 6

11923 Highway 6
Fresno, Texas 77545

±9.7 Acres

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The Opportunity

- ±9.76 total acres
- Outstanding visibility from Highway 6
- ± 903' frontage along Highway 6
- Over 30,000 cars per day
- Easy access to the Fort Bend Toll Road and State Highway 288
- Close to numerous master-planned communities
- Ideal for multifamily, commercial, last-mile distribution development
- Adjacent ±30.26 acres also available for a total of ±40 acres
- Sale Price: **Contact Advisor**

±9.7 Acres

30,040 ADT

6
TEXAS

Property Details

±9.76-Acre Commercial Tract, Fresno, Texas

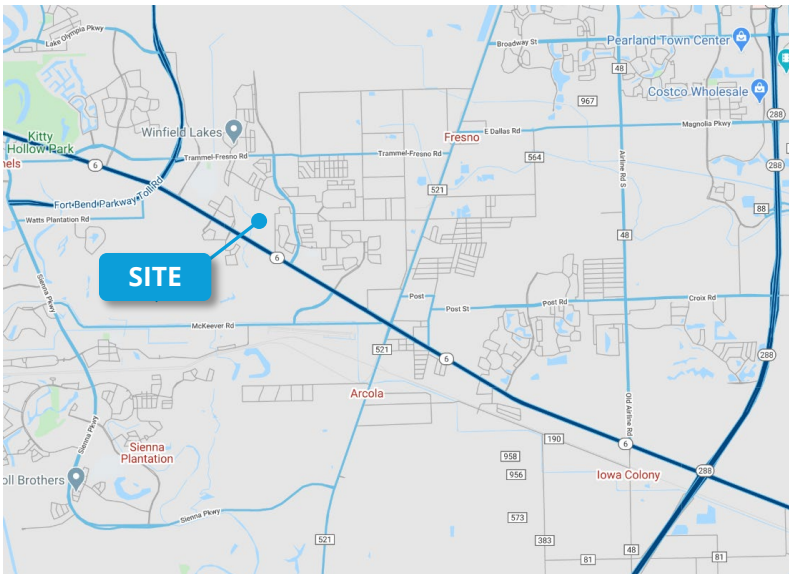
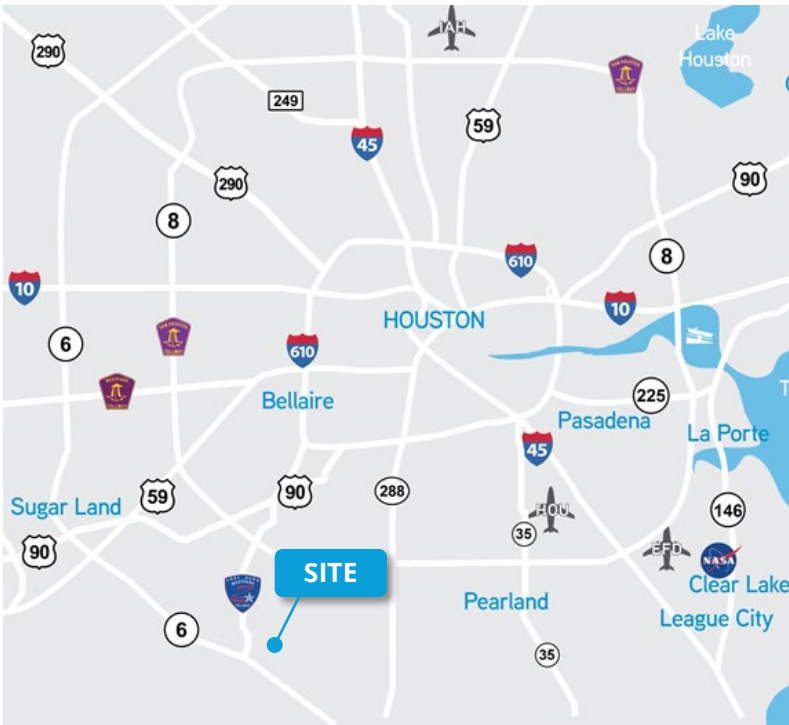
Approximately 9.76 acres available along Highway 6 in East Fort Bend County. The property offers outstanding access and visibility from Highway 6 and is a short distance from both the Fort Bend Toll Road (±1.3 miles) and State Highway 288 (±6.0 miles).

The site's close proximity to numerous master-planned communities such as Sienna Plantation, Riverstone, Lake Olympia, Teal Run and Creekmont make it well-suited for multifamily, commercial, or last-mile distribution development.

The adjacent ±30.26 acres to the north of the tract is also available.

For pricing, contact advisor.

Adjacent ±30.26 acres also available



Demographics & Site Survey

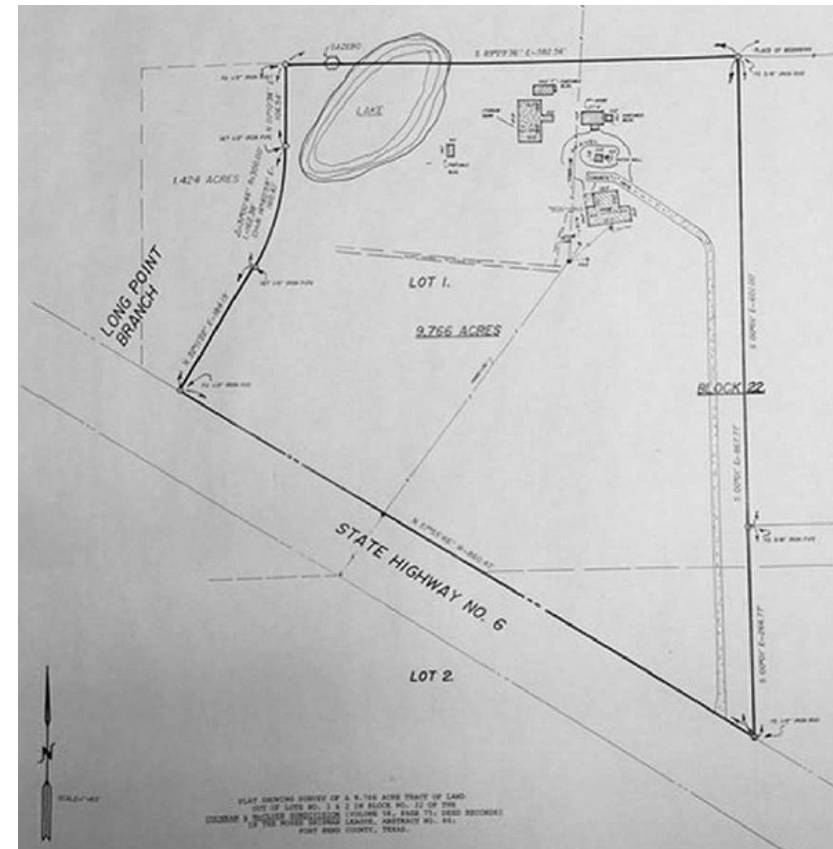
±9.76-Acre Commercial Tract, Fresno, Texas

Key Variables	1-Mile	3-Mile	5-Mile
Projected Population (2025)	8,392	65,478	164,065
Estimated Population (2020)	7,365	50,892	130,693
Projected Households (2025)	2,585	20,277	50,957
Estimated Households (2020)	2,264	15,764	40,751
Estimated Avg. Household Income (2020)	\$91,232	\$113,220	\$118,845

Source: ESRI, U.S. Census

Traffic Counts	ADT
State Highway 6 0.94 Miles North of Site	30,040
State Highway 6 0.06 Miles South of Site	27,510
State Highway 6 0.77 Miles South of Site	26,090

Source: ESRI, HERE data, Kalibrate





Additional ±30.26 acres available

±9.7 Acres



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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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date