

±100 Acres

on FM 359 & Settegast Ranch Rd.

Land For Sale

Randy Wilhelm

Partner

tel 713 985 4626

randy.wilhelm@naipartners.com

Liz Westcott-Brown

Corporate Account Manager

tel 713 985 4632

liz.westcott-brown@naipartners.com

1900 West Loop South, Suite 500

Houston, Texas 77027

tel 713 629 0500

fax 713 629 0504

www.naipartners.com

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Contact

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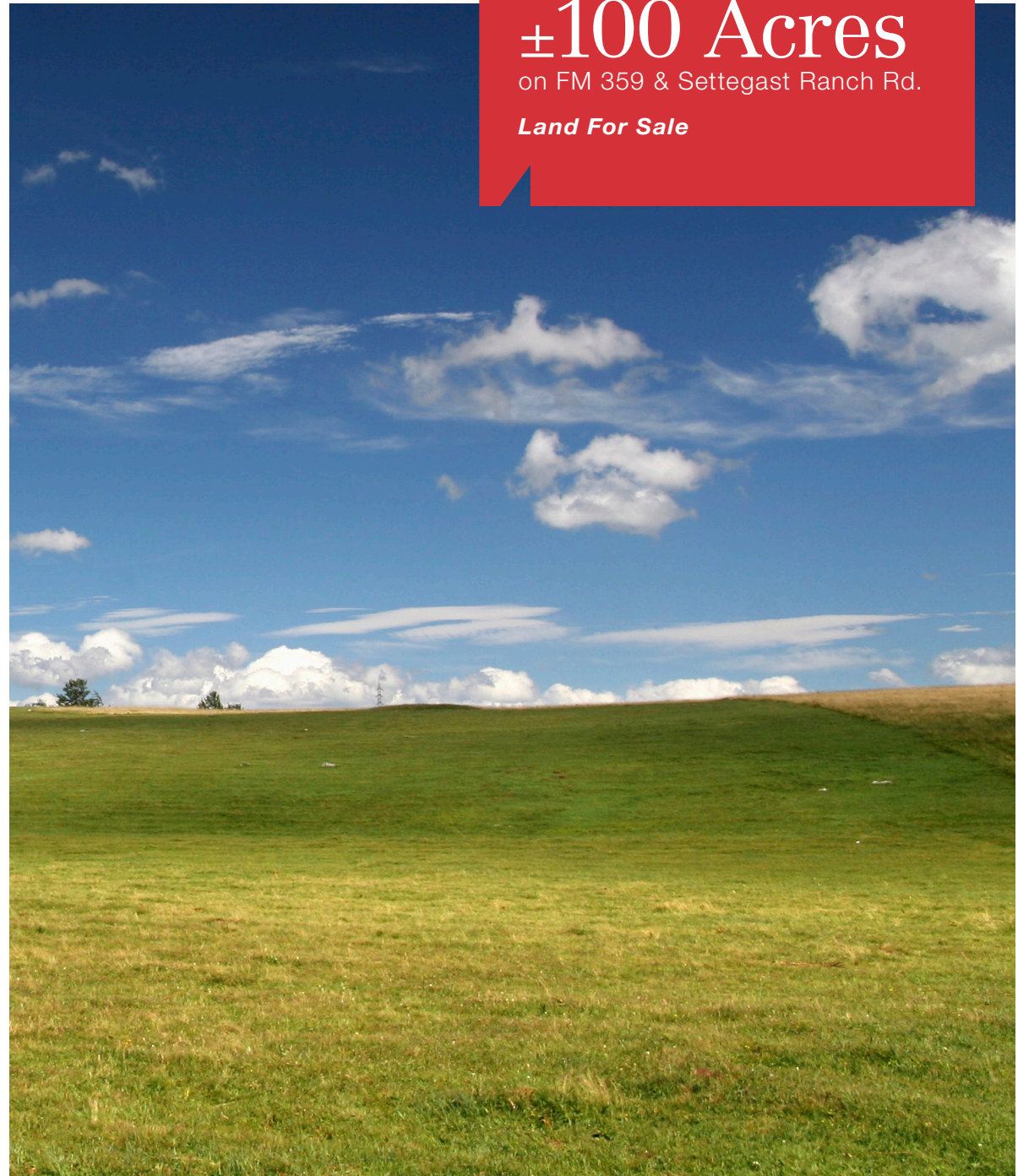


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Property Information

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-  Foster High School
-  Briscoe Junior High School - Grades 7 through 8
-  Henry Wertheimer Middle School - Grade 6

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Tract Details	
LOCATION	727 Settegast Ranch Rd, Richmond, TX 77406
LATITUDE, LONGITUDE	29.662758, -95.827639
PARCEL ID	0026-00-000-0137-901, 0026-00-000-0148-901
TOTAL ACRES	±100 to 120 Acres
FRONTAGE	1,971 feet on FM 359 1,514 feet on Settegast Ranch Rd
SCHOOL DISTRICT	Lamar Consolidated Independent School District
UTILITIES	Utilities will need to be brought to the site
DETENTION	Onsite
FLOODPLAIN	None

Demographics	0-1 mi	0-3 mi	0-5 mi
2016 Est. Population	171	15,026	76,540
2016-2021 Est. Population Growth	4.5%	4.5%	4.4%
2016 Est. Average Household Income	\$163,163	\$163,066	\$160,917
2016 Est. Median All Owner-Occupied Housing Values	\$299,564	\$287,483	\$263,812

Tax Rates	
Taxing Authority	2016-2017 Rate
D01 - Fort Bend Drng	0.016000
G01 - Ft Bend Co Gen	0.458000
R05 - Ft Bend Co ESD 4	0.100000
S01 - Lamar CISD	1.390050
Total	1.964050

Westpark/1093 Expansion Underway

- The Fort Bend Westpark Tollway/FM 1093 Expansion will widen FM 1093 through Fulshear without tolls.
- Four-lanes of divided frontage roads will taper into the FM 1463/FM 359 intersection.
- Projected completion 2018.

Fort Bend County and City of Fulshear

- Fastest-growing large county in the U.S. 2013-2015, current population 741,237 (U.S. Census Bureau, 2017)
- Fort Bend County Ranks No. 5 for incoming investments in the nation (Smart Asset, 2015)
- The City of Fulshear named 8th Best Place to Raise a Family in Texas based on public schools, crime rates, cost of living, and family-friendly amenities (Niche, 2016)
- Major thoroughfare system provides superior access into the Greater Houston region:
 - Two national highway systems
 - Three major state highways
 - Two regional toll roads

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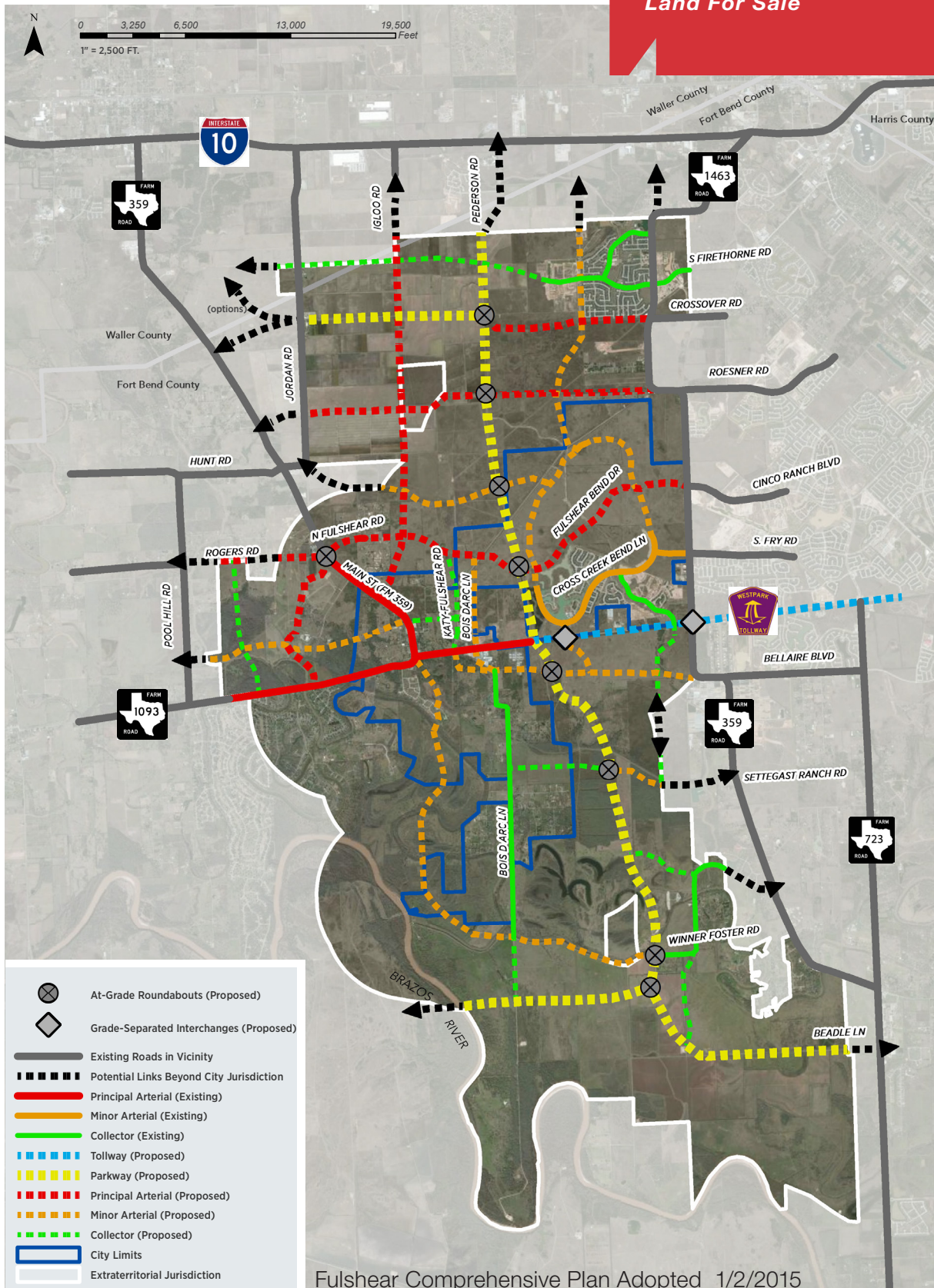
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