# ±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

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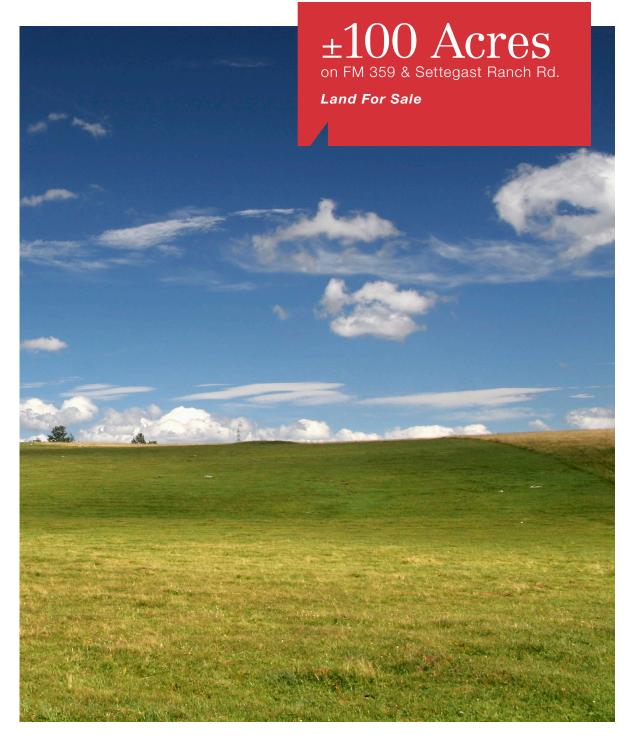
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## **Property Information**

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## Property Information

#### **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
	1,971 feet on FM 359
FRONTAGE	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
DETENTION	Unsite
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

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#### 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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#### Property Survey ±100 Acres on FM 359 & Settegast Ranch Rd. Land For Sale CALLED 3.000 AC DALL STE CCF. NO ZOTORNOO DPRFACT CALLED MADE AC CCF NO. PODOBLEN GRACECT N 87'20'25" E 974.98 LAMAR COSD CALLED 20.97 AC CCF. NO 20597/938 1ND 2" 50. MON LOUIS A. RATERS JR. CALLED 5.00 AC. AD \$\* № \*/00° WK 1943-4348\* Ø 13+37,11' NO 5" P =/CAP ME XALOMEY SUPERING" 100 \$" # #/CAP CALLED B.O.D. AC. CER NO DOWNER REALIST LINE ADDRESS VIL. S.M. PL. 707 SX7.8.C.C CALLED J AC DOLL ST CCF. NO 20040000 CCF. NO 200400000 CCF. NO 200400000 CCF. NO 20004000 CCF. NO 20004000 CCF. NO 20004000 SETTEGAST RANCH 10 1 n ×/00 **Approximately 100** ABPORT BITEOUT AND ADD DISTRIBUT AND STREAM KNARETELIN X. PRICE CALLED 10.00 AC CCT. NO. 201010727 **Acres For Sale** R NORMAN KONT et an CALLED & MSIN AC CCF. NO. MICON 100.00 ACRES 5 86 51 38 1058 te surveyor has not been provided with able improvements / utilities were localed w This survey does not provide any determination concerning weldeds, fault lines, took works or any other environmental bases. Such matters should be directed by the clear or presenting unchange is on present one-should be Far reference and further description, see metas and DR203-2052-20, prevented to investigation on some data CATHY BROOK LAWERNEE MANTRN JOANN COMMOR CLE NE WITTIN COMMON UNDER SAS MADINE ORMANY HE, HO, KO, HO SAMITE DOMENY UNDER SAS MADINE UNDER SAS MADINE UNDER SAS MADINE UNDER SAS MADINE SALING AN ME HAMMON SALING AN ME HAMMON SALING AN ME HAMMON FM 359 Existing Homes to (сниго не лу нс) тыст / Sold - Land Area **May Vary** NO 1-5° 50 N Setesset Ranch Rd. SHE NAS 33.03 ANTENCE SLIVA, et CALLED 1.0 AC VIL 525 PG 207 0.87.8.0.7 Server Dece CALLED 0.47 AC-IEL 547, HL 30 0.8// 8.0.7 - NODERIN CONTROL & ADMER (0) DALLES NO MER ADMERT KARLINNIG Nº ADMA CARDINIT SCA AD ATTROD CARDANA ATT CALLED 0.25 AC. CALLED BOD AC. CALLED BOD AC. CCF. NO. SOLDSTIDU OPAFACT STEPHEN & BALL of un CALLED 7.509 AC C.C.T. HO. 2009/05/757 DP.N.T.R.C.T BETSY HANDBOMY & JOETSY KANDBOMY & JOETH & STOTENSON CALLED & 00 AC COL NO. BRIDAN DETAR "8"

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## Area Development Overview

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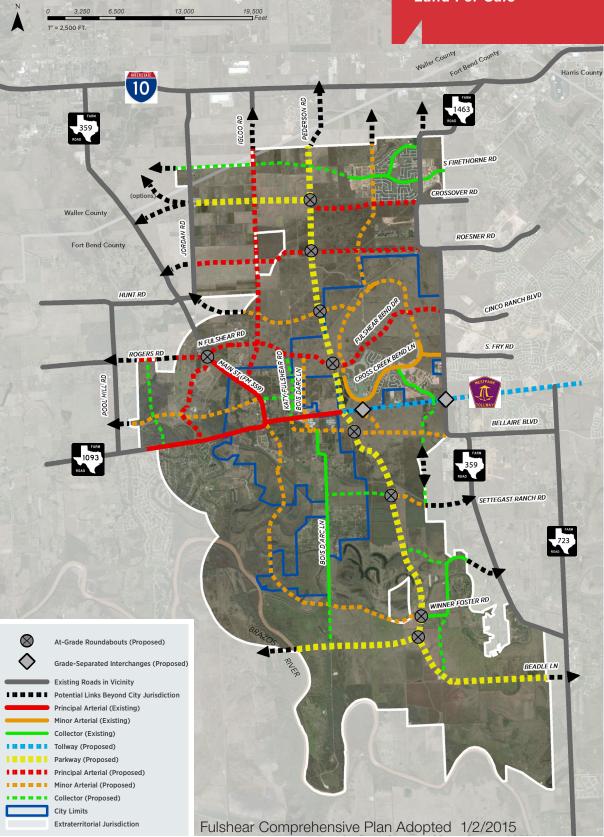
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## Major Thoroughfare Plan ±100 Acres

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