

±8.19 Acres For Sale

Julie Rivers Dr & Reed Rd, Sugar Land, TX 77478

PROPERTY INFORMATION

Total Land SF:	356,882
Submarket:	Sugar Land
Sale Price:	\$2,858,625
Price Per SF:	\$7.50
2017 TAX RATES	
Fort Bend ISD	1.320
County General	0.453
Fort Bend Drainage	0.016
City of Sugar Land	0.318

PROPERTY HIGHLIGHTS

- Located in the Sugar Land Business Park
- Deed Restricted
- · Architecturally controlled development
- Less than a mile from Southwest Fwy & Highway 90

PROPERTY OVERVIEW

 ± 8.19 Acres of Land for Sale in Sugar Land Business Park

Corporate Dr

FOR MORE INFORMATION: Bob Gulley bgulley@moodyrambinint.com 713.773.5562



±8.19 AC For Sale Julie Rivers Dr & Reed Rd, Sugar Land, TX 77478



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Mission	estpark Tollway n Bend corners	CHINATOWN SHARPSTOWN	Bellaire
	Meac Pla	lows	SOUTHWEST HOUSTON 288
Pecan Grove	Sugar Land 69	Missouri City Fifth Street	Rd CENTRAL SOUTHWEST Almeda
Greatwood	d	Dewalt	Map data ©2018 Google
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,410	107,668	326,273
MEDIAN AGE	33.0	35.8	33.9
MEDIAN AGE (MALE)	30.8	22.0	22.4
	50.8	33.9	32.4
MEDIAN AGE (FEMALE)	35.6	33.9 37.1	32.4 34.9
MEDIAN AGE (FEMALE)	35.6	37.1	34.9
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME	35.6 1 MILE	37.1 3 MILES	34.9 5 MILES
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	35.6 1 MILE 3,302	37.1 3 MILES 35,846	34.9 5 MILES 104,374 3.1
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH	35.6 1 MILE 3,302 2.8	37.1 3 MILES 35,846 3.0	34.9 5 MILES 104,374
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH AVERAGE HH INCOME	35.6 1 MILE 3,302 2.8 \$78,960	37.1 3 MILES 35,846 3.0 \$79,815	34.9 5 MILES 104,374 3.1 \$73,069
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH AVERAGE HH INCOME AVERAGE HOUSE VALUE	35.6 1 MILE 3,302 2.8 \$78,960 \$316,972	37.1 3 MILES 35,846 3.0 \$79,815 \$192,000	34.9 5 MILES 104,374 3.1 \$73,069 \$191,262
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH AVERAGE HH INCOME AVERAGE HOUSE VALUE RACE	35.6 1 MILE 3,302 2.8 \$78,960 \$316,972 1 MILE	37.1 3 MILES 35,846 3.0 \$79,815 \$192,000 3 MILES	34.9 5 MILES 104,374 3.1 \$73,069 \$191,262 5 MILES
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH AVERAGE HH INCOME AVERAGE HOUSE VALUE RACE % WHITE	35.6 1 MILE 3,302 2.8 \$78,960 \$316,972 1 MILE 47.7%	37.1 3 MILES 35,846 3.0 \$79,815 \$192,000 3 MILES 49.9%	34.9 5 MILES 104,374 3.1 \$73,069 \$191,262 5 MILES 43.4%
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH AVERAGE HH INCOME AVERAGE HOUSE VALUE RACE % WHITE % BLACK	35.6 1 MILE 3,302 2.8 \$78,960 \$316,972 1 MILE 47.7% 13.6%	37.1 3 MILES 35,846 3.0 \$79,815 \$192,000 3 MILES 49.9% 16.8%	34.9 5 MILES 104,374 3.1 \$73,069 \$191,262 5 MILES 43.4% 22.7%
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH AVERAGE HH INCOME AVERAGE HOUSE VALUE RACE % WHITE % BLACK % ASIAN	35.6 1 MILE 3,302 2.8 \$78,960 \$316,972 1 MILE 47.7% 13.6% 35.2%	37.1 3 MILES 35,846 3.0 \$79,815 \$192,000 3 MILES 49.9% 16.8% 26.2%	34.9 5 MILES 104,374 3.1 \$73,069 \$191,262 5 MILES 43.4% 22.7% 23.5%
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH AVERAGE HH INCOME AVERAGE HOUSE VALUE RACE % WHITE % BLACK % ASIAN % HAWAIIAN	35.6 1 MILE 3,302 2.8 \$78,960 \$316,972 1 MILE 47.7% 13.6% 35.2% 0.0%	37.1 3 MILES 35,846 3.0 \$79,815 \$192,000 3 MILES 49.9% 16.8% 26.2% 0.0%	34.9 5 MILES 104,374 3.1 \$73,069 \$191,262 5 MILES 43.4% 22.7% 23.5% 0.0%
MEDIAN AGE (FEMALE) HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH AVERAGE HH INCOME AVERAGE HOUSE VALUE RACE % WHITE % BLACK % ASIAN % HAWAIIAN % INDIAN	35.6 1 MILE 3,302 2.8 \$78,960 \$316,972 1 MILE 47.7% 13.6% 35.2% 0.0% 0.5%	37.1 3 MILES 35,846 3.0 \$79,815 \$192,000 3 MILES 49.9% 16.8% 26.2% 0.0% 0.4%	34.9 5 MILES 104,374 3.1 \$73,069 \$191,262 5 MILES 43.4% 22.7% 23.5% 0.0% 0.2%

* Demoaraphic data derived from 2010 US Censu

FOR MORE INFORMATION:

Bob Gulley bgulley@moodyrambinint.com 713.773.5562 RAMBIN TCN WORLDWIDE SERVICES

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - o 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.

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

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