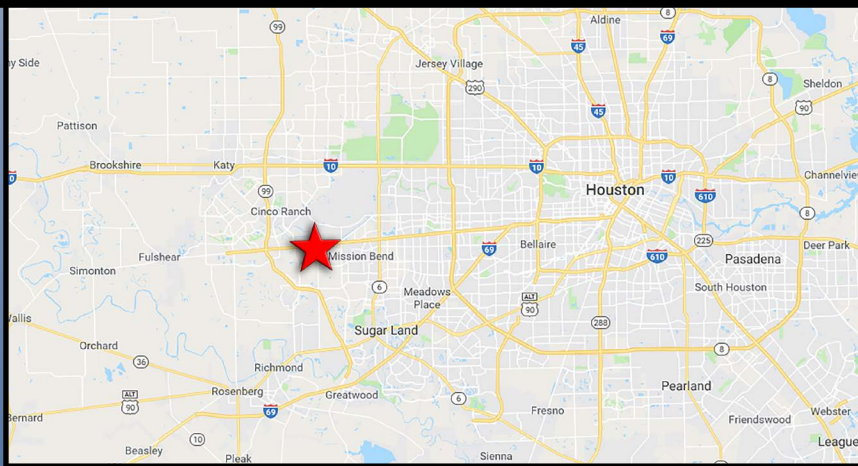




PROPERTY FOR SALE

Property Features

- Approximately 1.2 acre corner lot for sale
- Hard corner, signalized intersection
- Excellent visibility and great access
- Located along Grand Pkwy, in Fort Bend County, just south of Cinco Ranch/Katy and west of Aliana
- Explosive residential growth - over 25% growth projected in the next 5 years.
- Close proximity to Kroger Marketplace, Regal Cinema 22 , Gallery Furniture, Aldi, atHome, HEB & Oak Bend Hospital



Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2018 Population	8,048	58,298	173,318
2023 Population Est.	10,290	73,858	211,145
Average HH Income	\$145,952	\$129,518	\$136,003

Traffic Counts:

Grand Pkwy (west of site): 39,955VPD
 Grand Pkwy (east of site): 27,439 VPD

Joshua Sebesta
 josh@spinterests.com
 Direct: 713.298.1341

S & P Interests
 708 Main St., 10th Floor
 Houston, Texas 77002

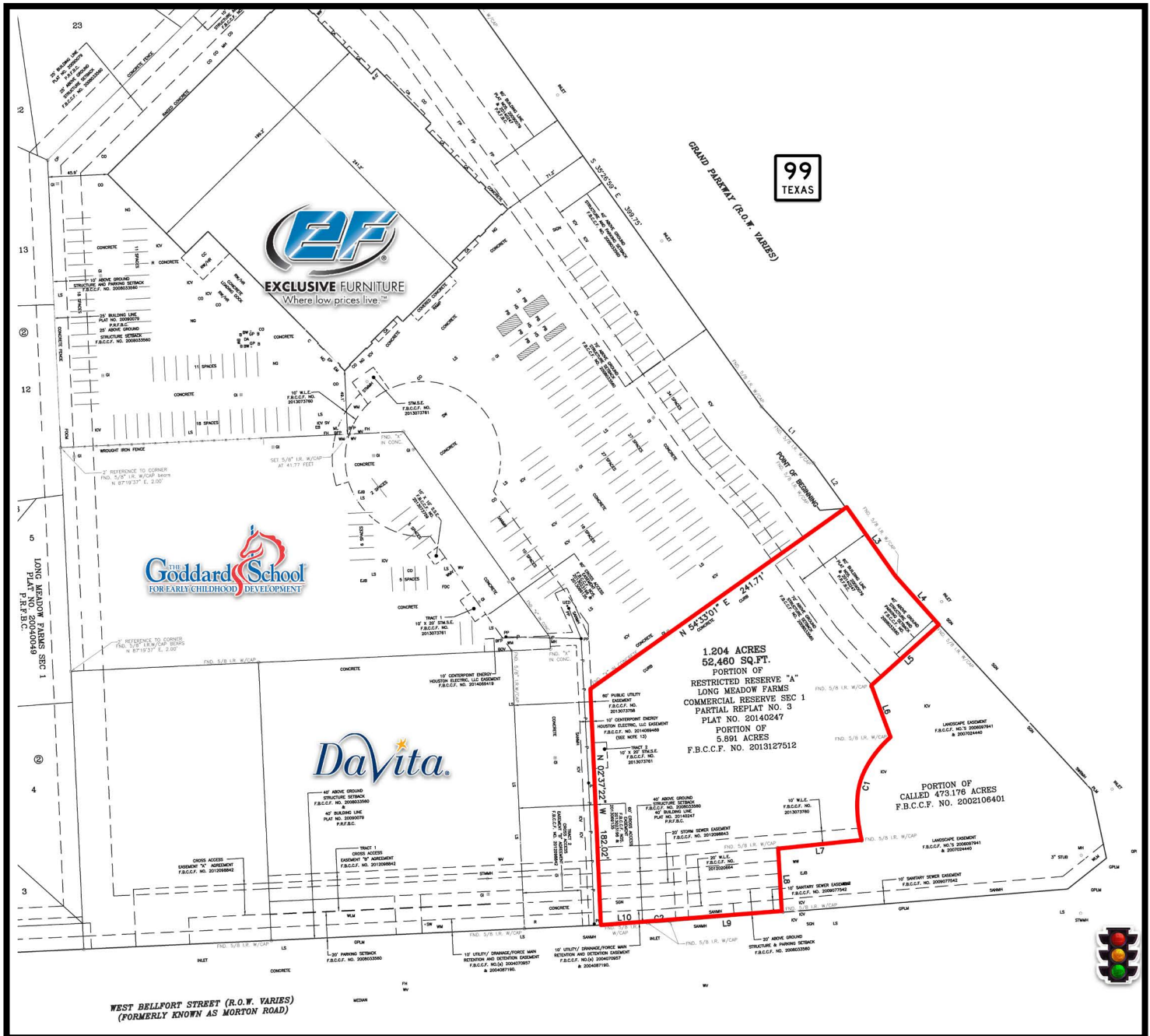
<http://www.spinterests.com>

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+/- 1.2 AC - Grand Parkway & W Belfort, Richmond, Texas 77407

For Sale

Survey



Joshua Sebasta
 josh@spinterests.com
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S & P Interests
 708 Main St., 10th Floor
 Houston, Texas 77002

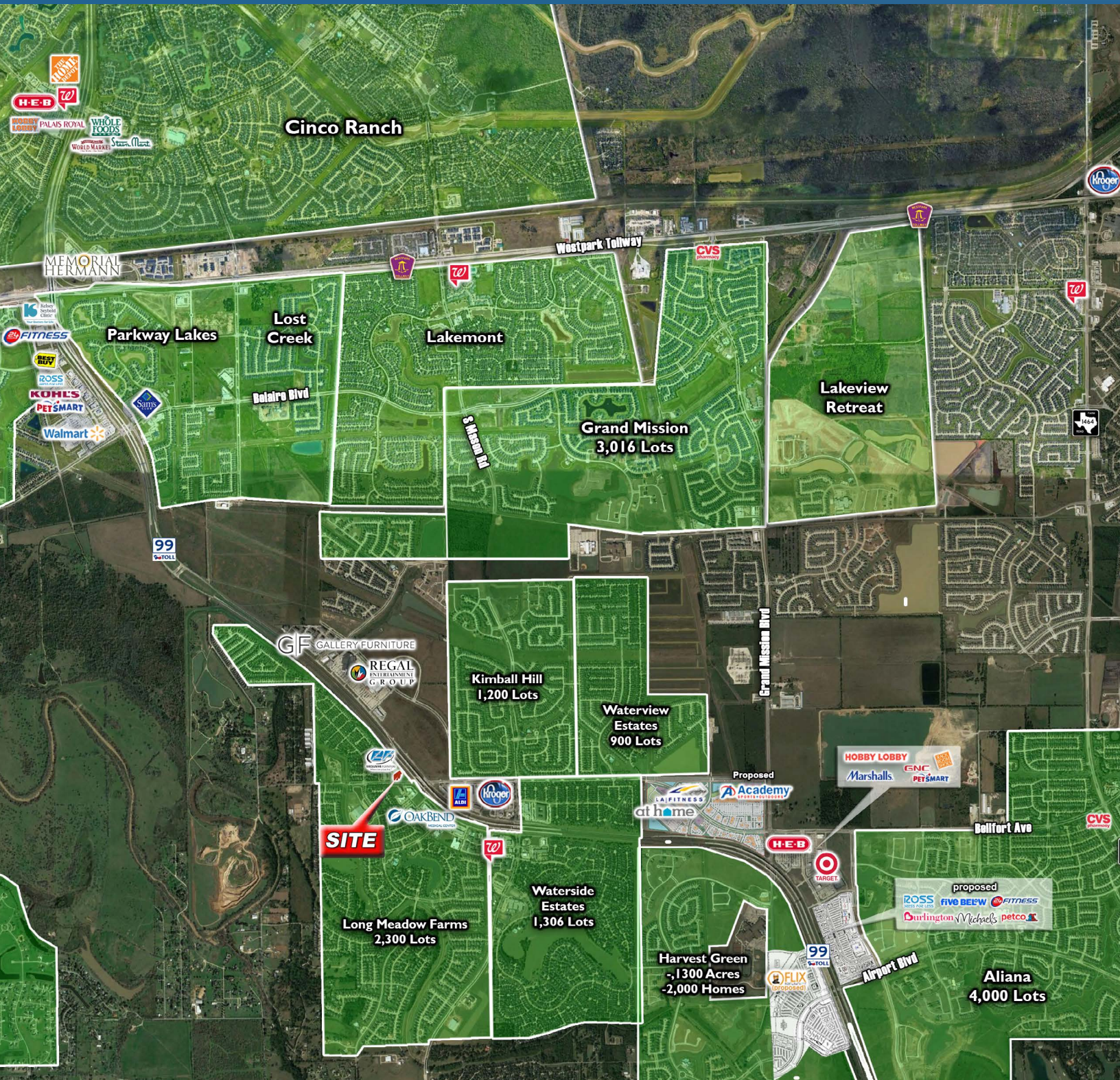


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+/- 1.2 AC - Grand Parkway & W Belfort, Richmond, Texas 77407

For Sale



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Direct: 713.298.1341

S & P Interests
708 Main St., 10th Floor
Houston, Texas 77002



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+/- 1.2 AC - Grand Parkway & W Belfort, Richmond, Texas 77407

For Sale

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,045	16,686	104,696
2010 Total Population	5,754	58,418	194,708
2018 Total Population	7,446	82,727	253,046
2018 Group Quarters	0	10	436
2023 Total Population	9,606	101,220	293,073
2018-2023 Annual Rate	5.23%	4.12%	2.98%
2018 Total Daytime Population	4,546	52,266	172,320
Workers	416	6,942	34,748
Residents	4,130	45,324	137,572
Household Summary			
2000 Households	373	5,071	32,935
2000 Average Household Size	2.80	3.29	3.16
2010 Households	1,980	18,030	61,551
2010 Average Household Size	2.91	3.24	3.16
2018 Households	2,589	25,931	80,425
2018 Average Household Size	2.88	3.19	3.14
2023 Households	3,348	31,877	93,223
2023 Average Household Size	2.87	3.18	3.14
2018-2023 Annual Rate	5.28%	4.22%	3.00%
2010 Families	1,642	15,165	51,059
2010 Average Family Size	3.22	3.56	3.49
2018 Families	2,118	21,463	66,165
2018 Average Family Size	3.22	3.54	3.50
2023 Families	2,728	26,241	76,522
2023 Average Family Size	3.22	3.54	3.50
2018-2023 Annual Rate	5.19%	4.10%	2.95%
Median Household Income			
2018	\$100,242	\$99,571	\$97,258
2023	\$107,644	\$106,678	\$104,924
Median Home Value			
2018	\$217,593	\$216,307	\$224,065
2023	\$259,897	\$256,592	\$258,483
Per Capita Income			
2018	\$37,724	\$38,122	\$39,746
2023	\$42,730	\$42,676	\$44,053
Median Age			
2010	31.6	32.4	34.2
2018	32.5	33.1	34.7
2023	31.3	32.3	34.6
2018 Households by Income			
Household Income Base	2,589	25,931	80,425
<\$15,000	4.6%	4.7%	4.9%
\$15,000 - \$24,999	2.5%	3.3%	3.9%
\$25,000 - \$34,999	3.6%	4.1%	5.7%
\$35,000 - \$49,999	7.6%	8.1%	8.6%
\$50,000 - \$74,999	15.6%	15.6%	15.1%
\$75,000 - \$99,999	15.7%	14.3%	13.0%
\$100,000 - \$149,999	25.6%	23.8%	21.2%
\$150,000 - \$199,999	12.5%	12.6%	12.2%
\$200,000+	12.2%	13.4%	15.4%
Average Household Income	\$119,750	\$121,710	\$124,914
2018 Population 25+ by Educational Attainment			
Total	4,525	50,761	160,909
Less than 9th Grade	3.5%	4.5%	4.3%
9th - 12th Grade, No Diploma	3.2%	3.6%	3.7%
High School Graduate	12.1%	12.3%	14.4%
GED/Alternative Credential	3.1%	2.0%	2.0%
Some College, No Degree	19.4%	19.7%	19.7%
Associate Degree	8.7%	8.5%	7.7%
Bachelor's Degree	31.2%	30.2%	30.7%
Graduate/Professional Degree	18.7%	19.3%	17.6%



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date