

For Sale

Highway 6 at S. Post Oak Blvd
Unincorporated Houston ETJ, TX 77583



Accelerating success.

Chris Hutcheson
Senior Vice President
+1 713 835 0073
chris.hutcheson@colliers.com

Harrison Kane
Senior Vice President
+1 713 835 0074
harrison.kane@colliers.com

James Kadlick
Senior Vice President
+1 713 835 0072
james.kadlick@colliers.com

Site Information

Size	±52 Acres
Street Address	Highway 6 at S Post Oak Blvd
City, State, Zip	Unincorporated Houston ETJ, TX 77583
County	Fort Bend
APN	0007-00-000-0500-907
Legal	0007 T Barnett, Acres 30.8676, Part of a 52.4936 Acre Tract
Zoning	None
Utilities	Potential annexation into Fort Bend MUD 23
Improvements	Raw Land
Longitude, Latitude	29.514856, -95.472493
Schools	Fort Bend Independent School District
Potential Uses	Single family rental, townhomes, patio homes, industrial, retail and general commercial



Access off of Highway 6. Close proximity to Fort Bend Parkway Toll Road, FM 521 and State Highway 288. Located in Fort Bend ISD.

Price: \$9,060,480 (\$4 psf)

2023 Tax Rates

D01 - Fort Bend Drainage	\$0.012400
G01 - Fort Bend County General	\$0.426500
R52 - Fort Bend ESD 7	\$0.100000
S07 - Fort Bend ISD	\$0.989200
TOTAL (\$ per \$100 Value)	\$1.5281

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.

Retail Map

±52 AC | Highway 6, Unincorporated
Houston ETJ, TX 77583



Site Dimensions

±52 AC | Highway 6, Unincorporated Houston ETJ, TX 77583





Market Overview

3 mile radius

Household & population characteristics



\$99,498

Median household income



\$290,177

Median home value



87.0%

Owner occupied housing units



32.2

Median age



51.1%

Female population



57.7%

% Married (age 15 or older)

Annual lifestyle spending



\$2,677

Travel



\$39

Tickets to Movies



\$59

Theatre/Operas/Concerts



\$62

Admission to Sports Events



\$11

Online Gaming Services

Households & population



60,024

Current total population



67,046

5 Year total population



18,358

Current total households



20,675

5 year total households

Education

10%

No high school diploma



23%

High school graduate



22%

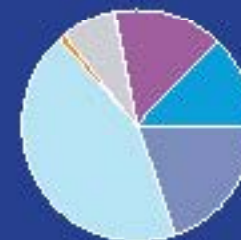
Some college



44%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



540

Total businesses



3,636

Total employees

Employment



71%

White collar



21%

Blue collar



8%

Services

3.7%

Unemployment rate

Annual household spending



\$2,511

Apparel & Services



\$303

Computers & Hardware



\$4,451

Eating Out



\$7,322

Groceries



\$8,060

Health Care



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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Chris Hutcheson	488081	chris.hutcheson@colliers.com	+1 713 835 0073
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
--	---------------