

Shovel Ready Pad Sites Post Oak Pointe

Highway 6 & S. Post Oak Blvd, Arcola, TX 77545



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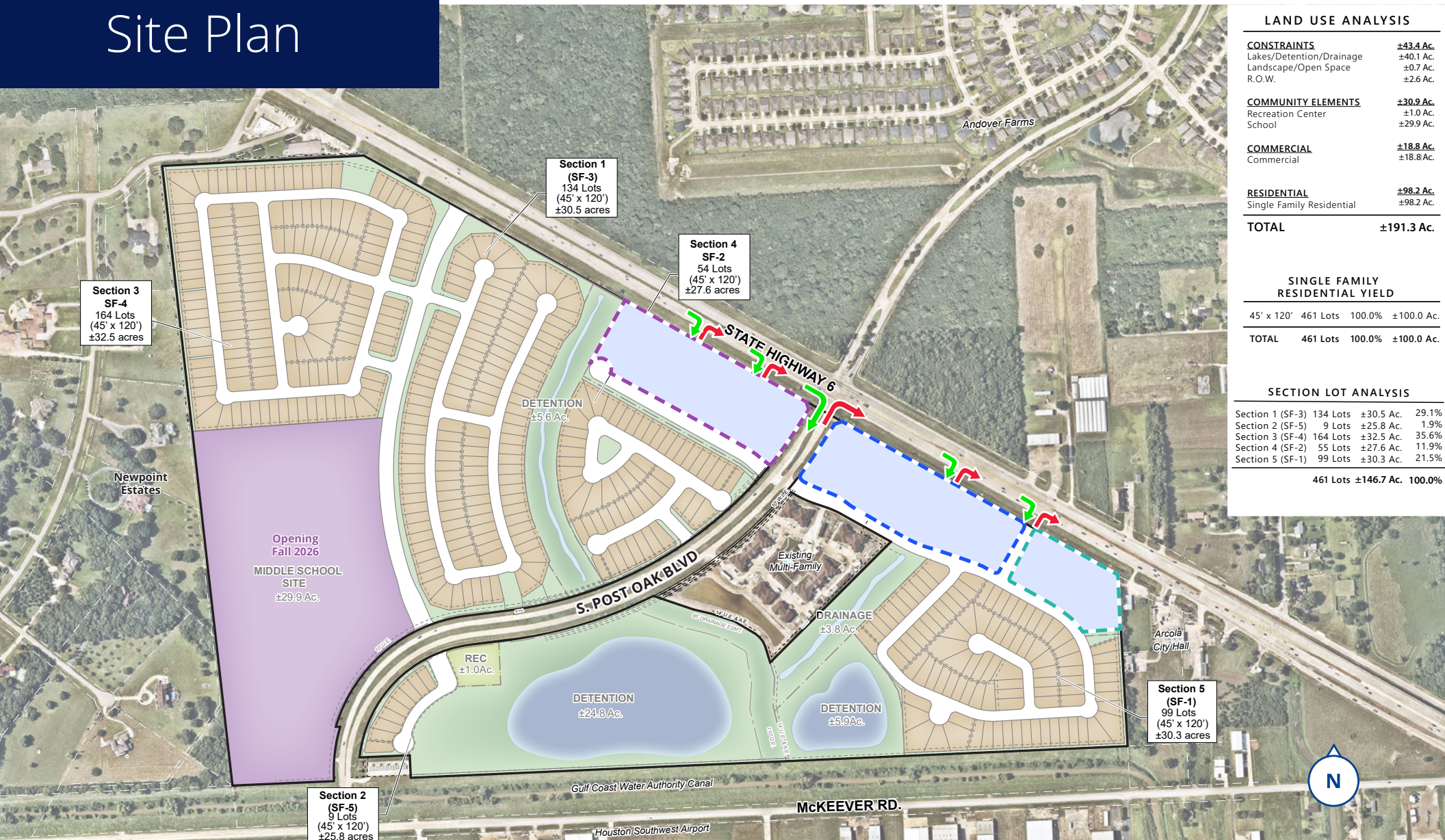
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Colliers

Site Plan



LAND USE ANALYSIS

CONSTRAINTS	±43.4 Ac.
Lakes/Detention/Drainage	±40.1 Ac.
Landscape/Open Space	±0.7 Ac.
R.O.W.	±2.6 Ac.
COMMUNITY ELEMENTS	±30.9 Ac.
Recreation Center	±1.0 Ac.
School	±29.9 Ac.
COMMERCIAL	±18.8 Ac.
Commercial	±18.8 Ac.
RESIDENTIAL	±98.2 Ac.
Single Family Residential	±98.2 Ac.
TOTAL	±191.3 Ac.

SINGLE FAMILY RESIDENTIAL YIELD

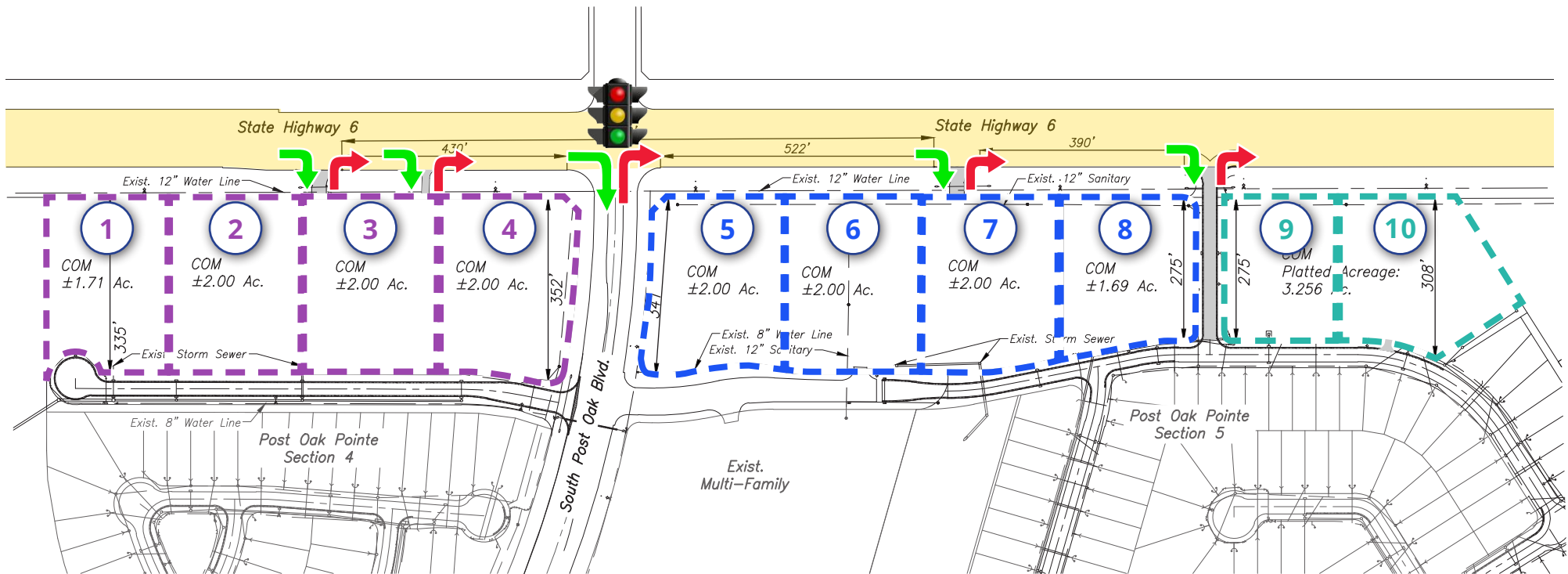
45' x 120'	461 Lots	100.0%	±100.0 Ac.
TOTAL	461 Lots	100.0%	±100.0 Ac.

SECTION LOT ANALYSIS

Section 1 (SF-3)	134 Lots	±30.5 Ac.	29.1%
Section 2 (SF-5)	9 Lots	±25.8 Ac.	1.9%
Section 3 (SF-4)	164 Lots	±32.5 Ac.	35.6%
Section 4 (SF-2)	55 Lots	±27.6 Ac.	11.9%
Section 5 (SF-1)	99 Lots	±30.3 Ac.	21.5%
TOTAL	461 Lots	±146.7 Ac.	100.0%

Property Sites

This shovel-ready land including in-place utilities, offsite Atlas-14 compliant detention, and completed Hwy 6 driveways, offers immediate development potential at the intersection of growth in Arcola, Fresno, and Sienna. Local government (City of Arcola) is highly motivated to attract commercial growth and is committed to working swiftly from plat to permit with end users.



① ±1.71 Acres - \$16psf

② ±2.00 Acres - \$16psf

③ ±2.00 Acres - \$16psf

④ ±2.00 Acres - \$25psf

⑤ ±2.00 Acres - \$25psf

⑥ ±2.00 Acres - \$16psf

⑦ ±2.00 Acres - \$16psf

⑧ ±1.69 Acres - \$20psf

⑨ ±1.625 Acres - \$20psf

⑩ ±1.631 Acres - \$16psf

**POST OAK POINTE
COMMERCIAL LOTS**
Date: August 11, 2025
Scale: 1" = 200'

LJA Engineering, Inc.

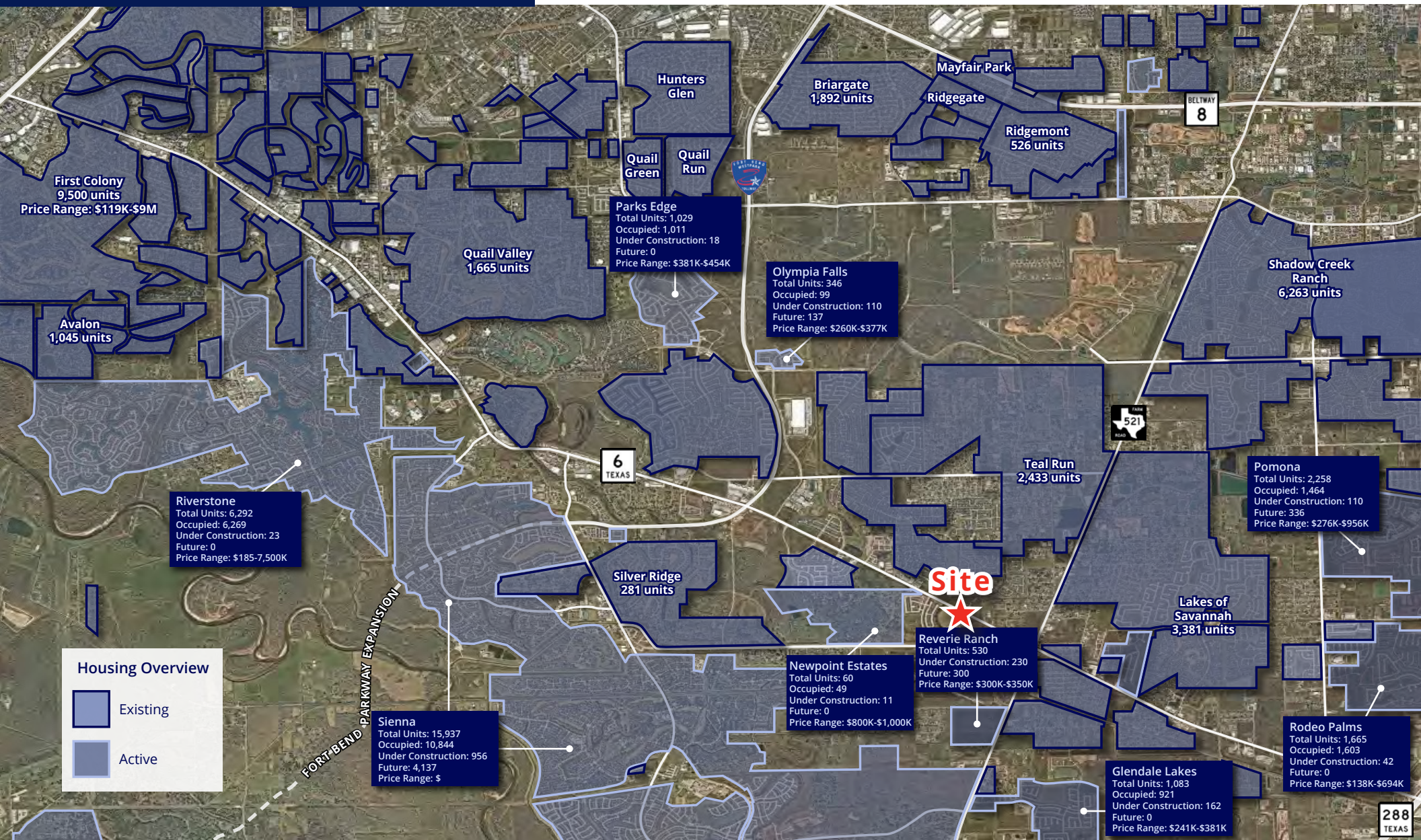
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

Area Retail Map



Housing Map





SITE INFORMATION

SIZE	±18.8 acres
ADDRESS	0 Highway 6
CITY, STATE, ZIP	Arcola, TX 77545
COUNTY	Fort Bend
APN	R30683, R466417, R30689 & R30689
SCHOOL DISTRICT	Fort Bend
ZONING	None
UTILITIES	City of Arcola
IMPROVEMENTS	Shovel ready
DETENTION	Offsite
LOCATION	29.512958, -95.473033

2025 TAX RATES

CITY OF ARCOLA	\$0.6459
FORT BEND CO. DRAINAGE	\$0.0100
FORT BEND CO. GEN FUND	\$0.4120
FORT BEND ESD 7	\$0.0962
FORT BEND CO. ISD	\$0.9869
ARCOLA MUNICIPAL MGT. DIS. 1	\$0.8400
TOTAL	\$2.9910

Demographics

Prepared by Colliers

Latitude: 29.512877

Longitude: -95.473226

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2025 Total Population	6,964	60,870	157,161
2030 Total Population	8,301	72,428	180,403
2010 Total Population	5,856	34,671	69,714
2000 Total Population	2,871	9,695	21,677
2025 to 2030 Population Change	19.2%	19.0%	14.8%
2000 to 2025 Population Change	142.6%	527.8%	625.0%
Household Summary			
2025 Households	2,270	19,034	50,181
2030 Households	2,750	22,916	58,387
2010 Households	1,814	10,314	21,265
2000 Households	884	2,750	6,387
2025 to 2030 Household Change	21.1%	20.4%	16.4%
2000 to 2025 Household Change	156.8%	592.1%	685.7%
2025 Population by Age			
Population Under 10 Years	11.8%	14.0%	14.4%
Population 10 to 19 Years	14.0%	15.6%	15.4%
Population 20 to 29 Years	17.8%	14.8%	12.8%
Population 30 to 44 Years	18.7%	20.9%	21.7%
Population 45 to 59 Years	20.4%	20.1%	20.2%
Population 60 to 74 Years	13.9%	11.2%	11.8%
Population 75 Years or Over	3.5%	3.3%	3.7%
2025 Marital Status & Gender			
Male Population	47.7%	48.6%	48.8%
Female Population	52.3%	51.4%	51.2%
Never Married	34.0%	32.8%	32.3%
Married	47.7%	55.6%	56.9%
Divorced	10.7%	8.3%	7.5%
Widowed	7.6%	3.3%	3.3%
2025 Income			
Est HH Income \$200,000+	12.5%	20.1%	24.1%
Est HH Income \$150,000 - \$199,999	12.0%	14.8%	13.6%
Est HH Income \$100,000 - \$149,999	13.8%	22.9%	22.1%
Est HH Income \$75,000 - \$99,999	22.6%	15.4%	13.6%
Est HH Income \$50,000 - \$74,999	15.8%	12.3%	12.4%
Est HH Income \$35,000 - \$49,999	7.1%	5.1%	5.0%
Est HH Income \$25,000 - \$34,999	4.0%	3.1%	3.4%
Est HH Income \$15,000 - \$24,999	2.1%	2.2%	2.6%
Est HH Income <\$15,000	10.1%	4.1%	3.3%
Average Household Income	\$108,298	\$138,669	\$148,903
Median Household Income	\$84,739	\$117,470	\$121,228
Per Capita Income	\$34,533	\$43,228	\$47,344
2025 Business Summary			
Total Businesses	128	623	1,805
Total Employees	839	4,356	13,198



Accelerating success.

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - 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 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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Buyer/Tenant/Seller/Landlord Initials

Date