For Sale 4.22 Acres

0 FM 2218 Rd, Richmond, TX 77469



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

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

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



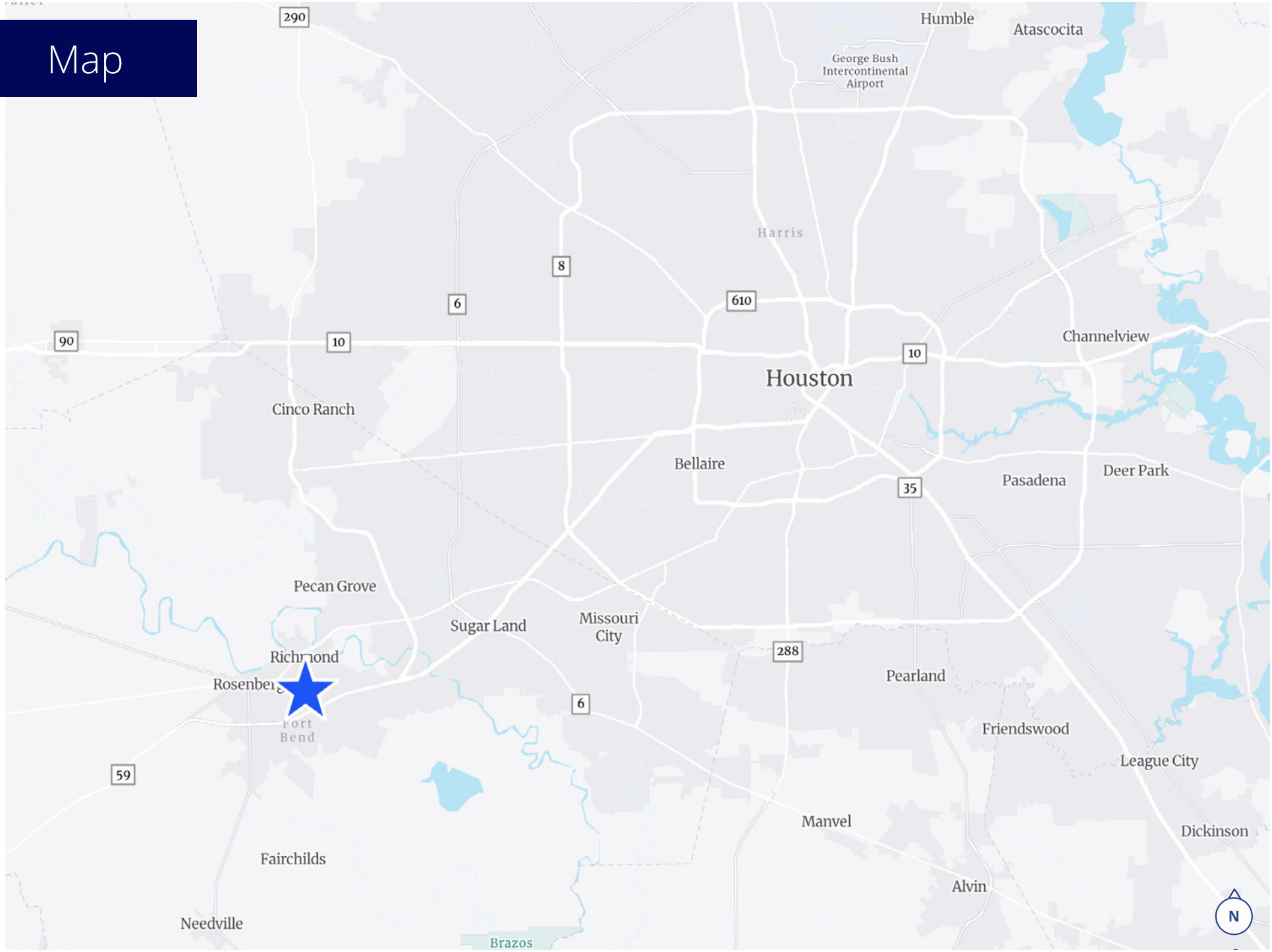
Property Description

SIZE	±4.22 Acres
TAX ID	R35023
ADDRESS	0 FM 2218 Rd
CITY, STATE, ZIP	Richmond, TX 77469
SCHOOL DISTRICT	Lamar Consolidated ISD
ACCESS	FM 2218 Rd & Wall St
CURRENT ZONING	General commercial
COUNTY	Fort Bend
DETENTION	Offsite
POTENTIAL USES	Retail, commercial, office condos, storage, mixed-use
PRICE	$8psf ($1,470,585.60)

2025 TAX RATES

C15	City of Richmond	$0.6300
D01	Fort Bend Co. Drainage	$0.0100
G01	Fort Bend Co. Gen Fund	$0.4120
S01	Lamar CISD	$1.1469
TOTAL		**$2.1989**

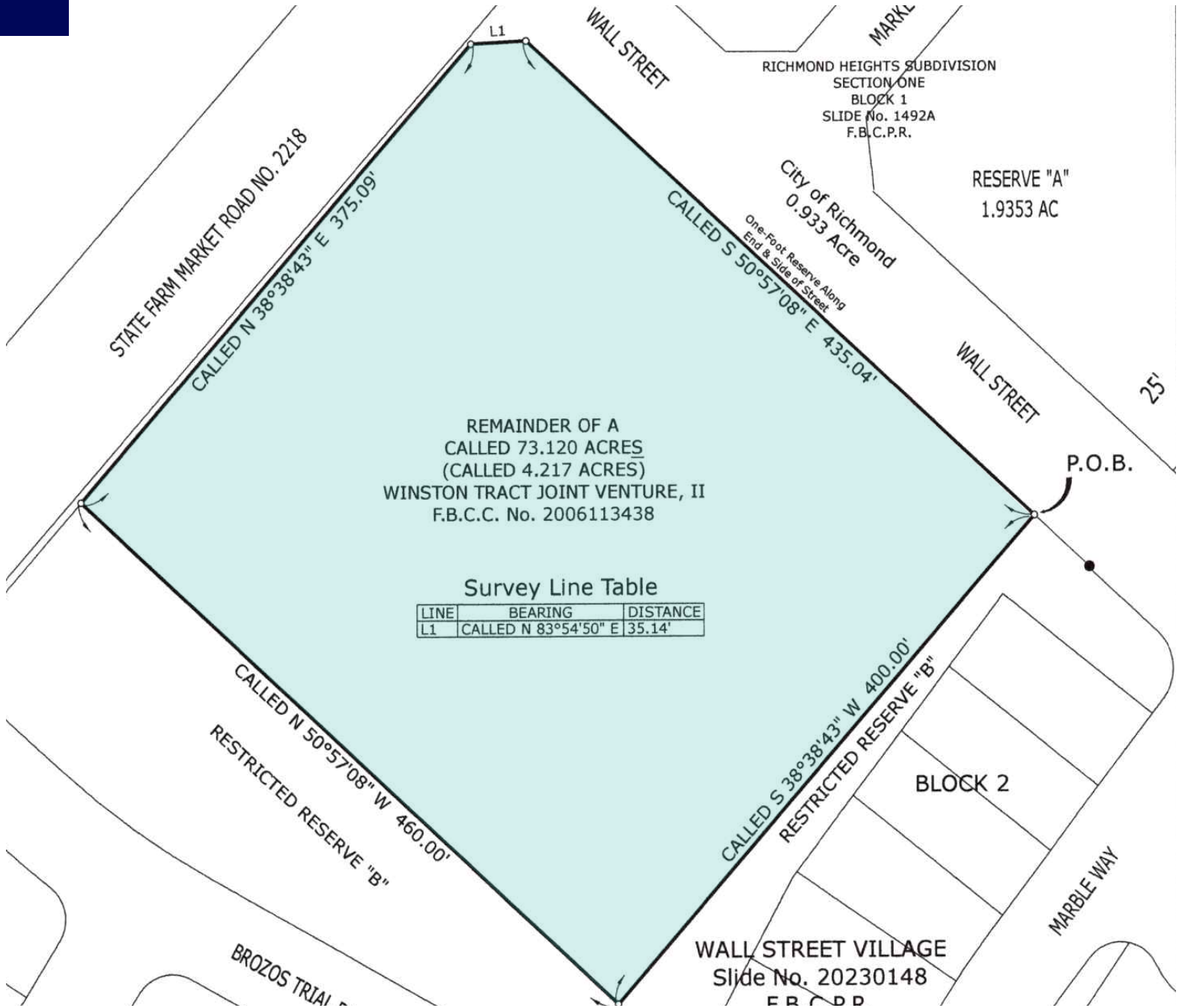
Map


290
Humble
Atascocita
George Bush Intercontinental Airport
Harris
8
6
610
90
10
10
Channelview
Houston
Cinco Ranch
Bellaire
Pasadena
Deer Park
35
Pecan Grove
Sugar Land
Missouri City
Richmond
288
Pearland
6
Fort Bend
Friendswood
League City
59
Manvel
Dickinson
Fairchilds
Alvin
Needville
Brazos
N

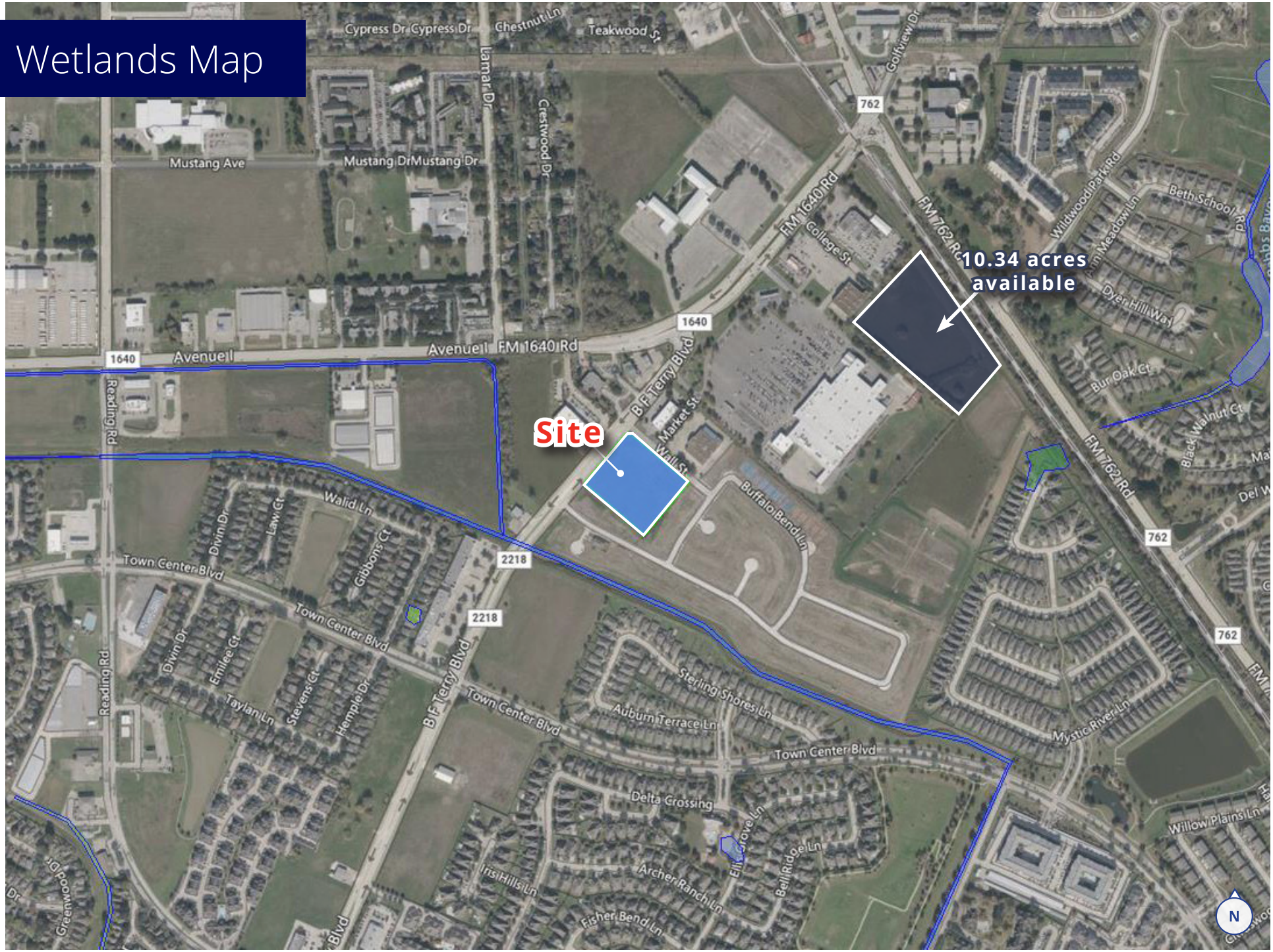
Area Retail Map



Survey


L1
WALL STREET
RICHMOND HEIGHTS SUBDIVISION
SECTION ONE
BLOCK 1
SLIDE No. 1492A
F.B.C.P.R.
STATE FARM MARKET ROAD NO. 2218
CALLED N 38°38'43" E 375.09'
CALLED S 50°57'08" E 435.04'
City of Richmond
0.933 Acre
One-Foot Reserve Along
End & Side of Street
RESERVE "A"
1.9353 AC
WALL STREET
25'
REMAINDER OF A
CALLED 73.120 ACRES
(CALLED 4.217 ACRES)
WINSTON TRACT JOINT VENTURE, II
F.B.C.C. No. 2006113438
P.O.B.
Survey Line Table
LINE | BEARING | DISTANCE
L1 | CALLED N 83°54'50" E | 35.14'
CALLED N 50°57'08" W 460.00'
RESTRICTED RESERVE "B"
CALLED S 38°38'43" W 400.00'
RESTRICTED RESERVE "B"
BLOCK 2
MARBLE WAY
BROZOS TRIAL
WALL STREET VILLAGE
Slide No. 20230148

Wetlands Map



Market Overview

1407-1437 B F Terry Blvd, Richmond, Texas, 77469
5 mile radius

Household & population characteristics

$91,974
Median household income

$340,924
Median home value

73.6%
Owner occupied housing units

36.7
Median age

50.6%
Female population

54.5%
% Married (age 15 or older)

Annual lifestyle spending

$3,489
Travel

$38
Tickets to Movies

$107
Theatre/Operas/ Concerts

$96
Admission to Sports Events

$10
Online Gaming Services

Households & population

135,227
Current total population

151,025
5 Year total population

46,296
Current total households

52,472
5 year total households

Education

8%
No high school diploma

25%
High school graduate

28%
Some college

39%
Bachelor's/graduate/prof degree

Annual household spending

$2,415
Apparel & Services

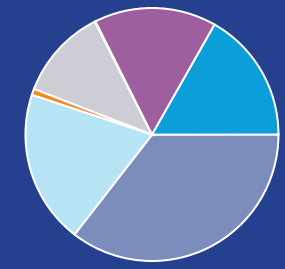
$223
Computers & Hardware

$4,106
Eating Out

$7,072
Groceries

$7,442
Health Care

Race



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

Business

3,555
Total businesses

35,395
Total employees

Employment

70%
White collar

19%
Blue collar

11%
Services

3.1%
Unemployment rate

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

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

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

1233 W. Loop South, Suite 900
Houston, TX 77027
713 222 2111

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). ©2026. All rights reserved.

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Colliers International Houston, Inc.	29114
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.
houston.info@colliers.com	+1 713 222 2111
Email	Phone
Daniel Patrick Rice	811065
Name of Designated Broker of Licensed Business Entity, if applicable	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.
Email	Phone
Chris Hutcheson	488081
Name of Sales Agent/Associate	License No.
chris.hutcheson@colliers.com	+1 713 835 0073
Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date