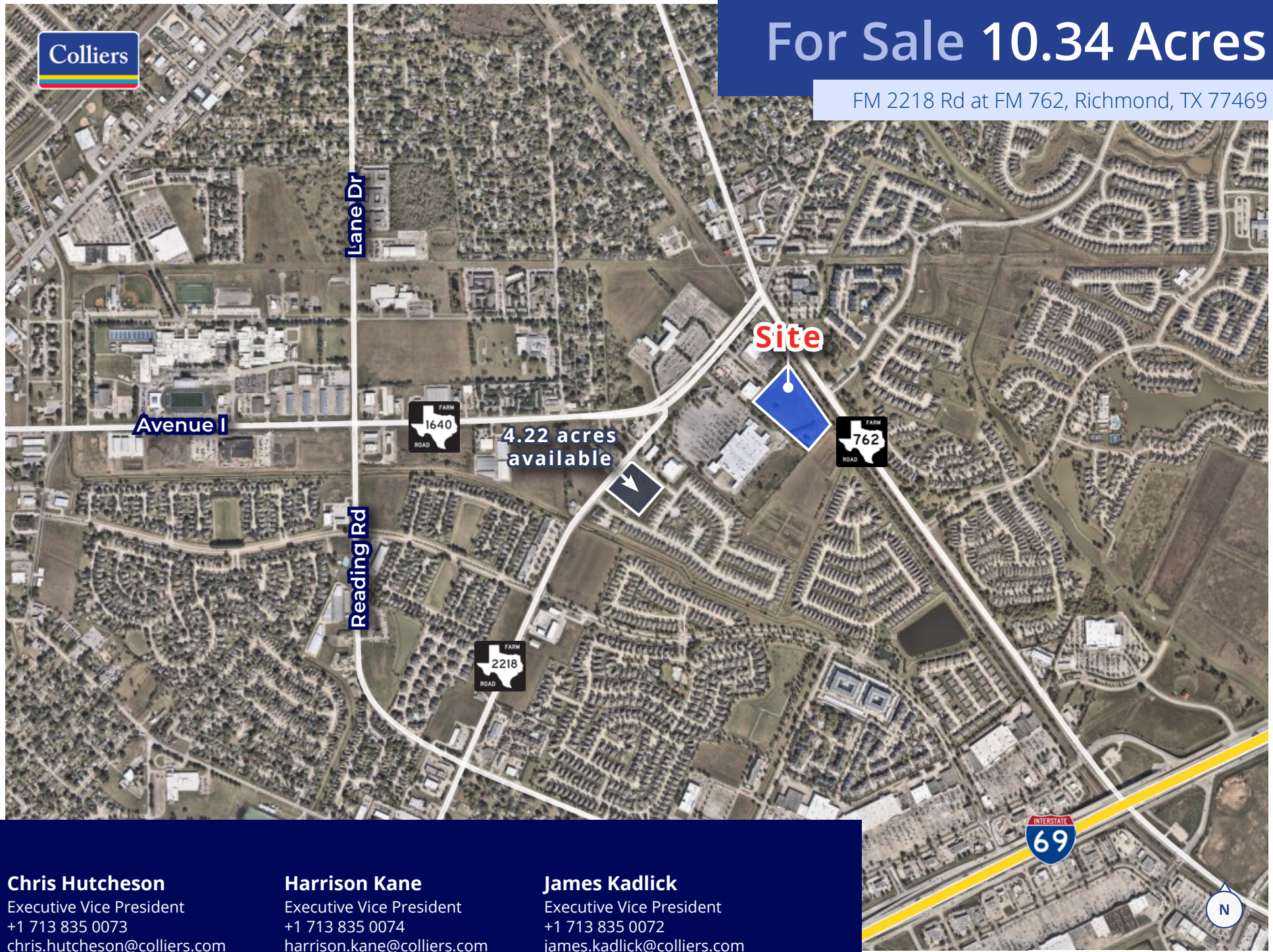
For Sale 10.34 Acres

FM 2218 Rd at FM 762, Richmond, TX 77469



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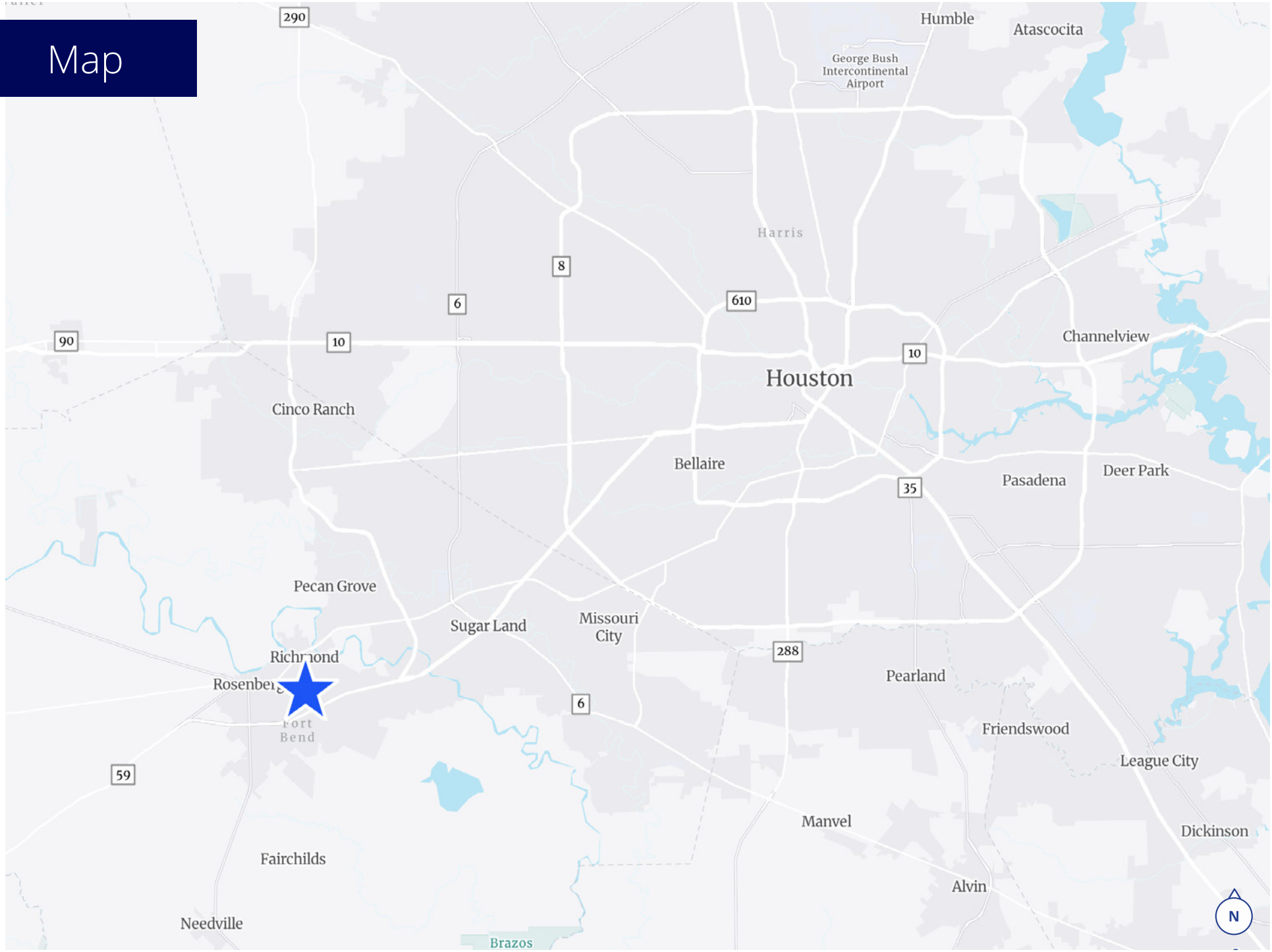
Property Description

SIZE	±10.34 Acres
TAX ID	R181573
ADDRESS	0 FM 2218 Rd
CITY, STATE, ZIP	Richmond, TX 77469
SCHOOL DISTRICT	Lamar Consolidated ISD
ACCESS	FM 2218 Rd & FM 762 Rd
CURRENT ZONING	General commercial
COUNTY	Fort Bend
DETENTION	Needed onsite
POTENTIAL USES	Retail, commercial, office condos, storage, mixed-use
PRICE	$3.75psf ($1,689,039)

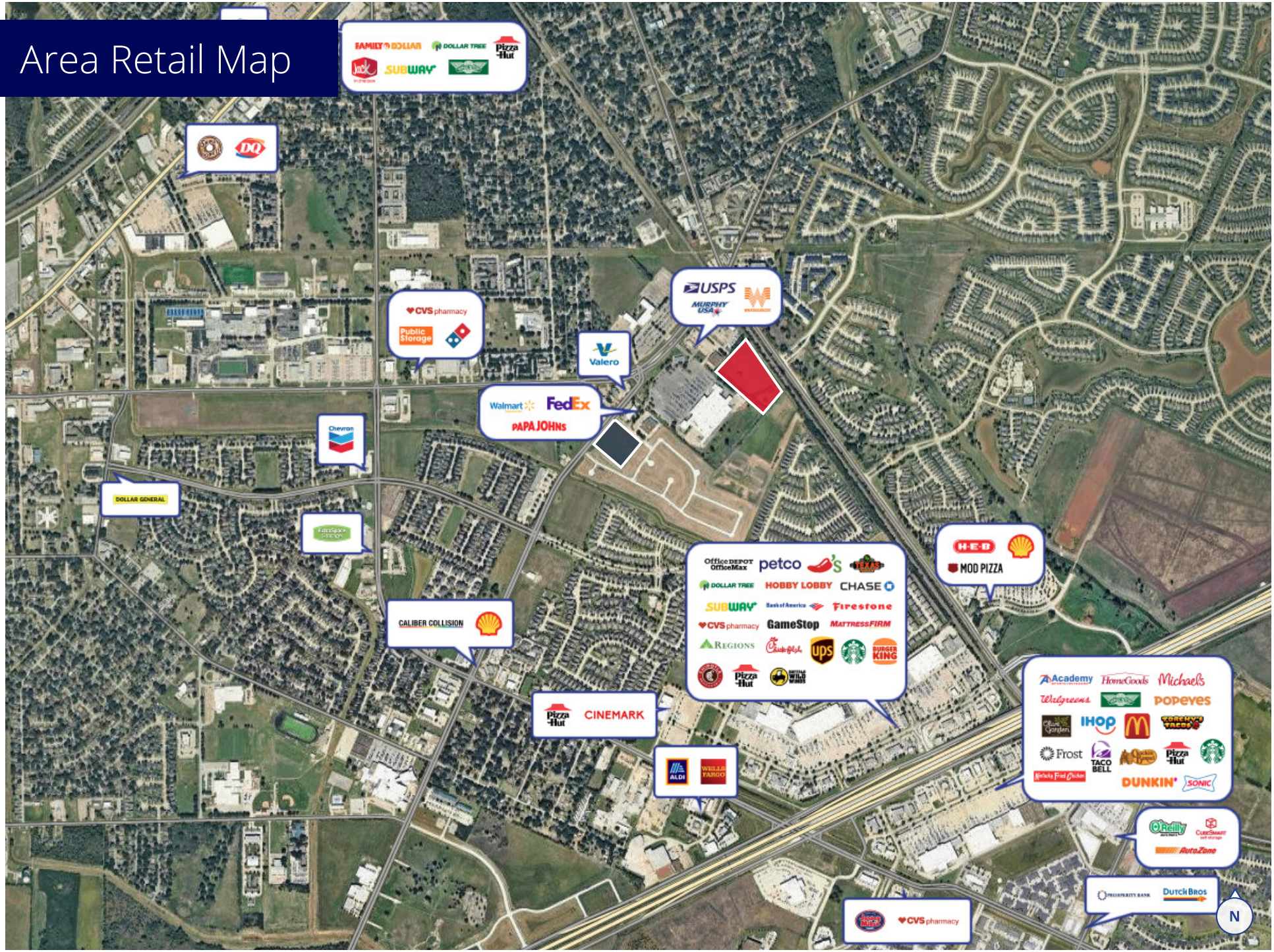
2025 TAX RATES

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**

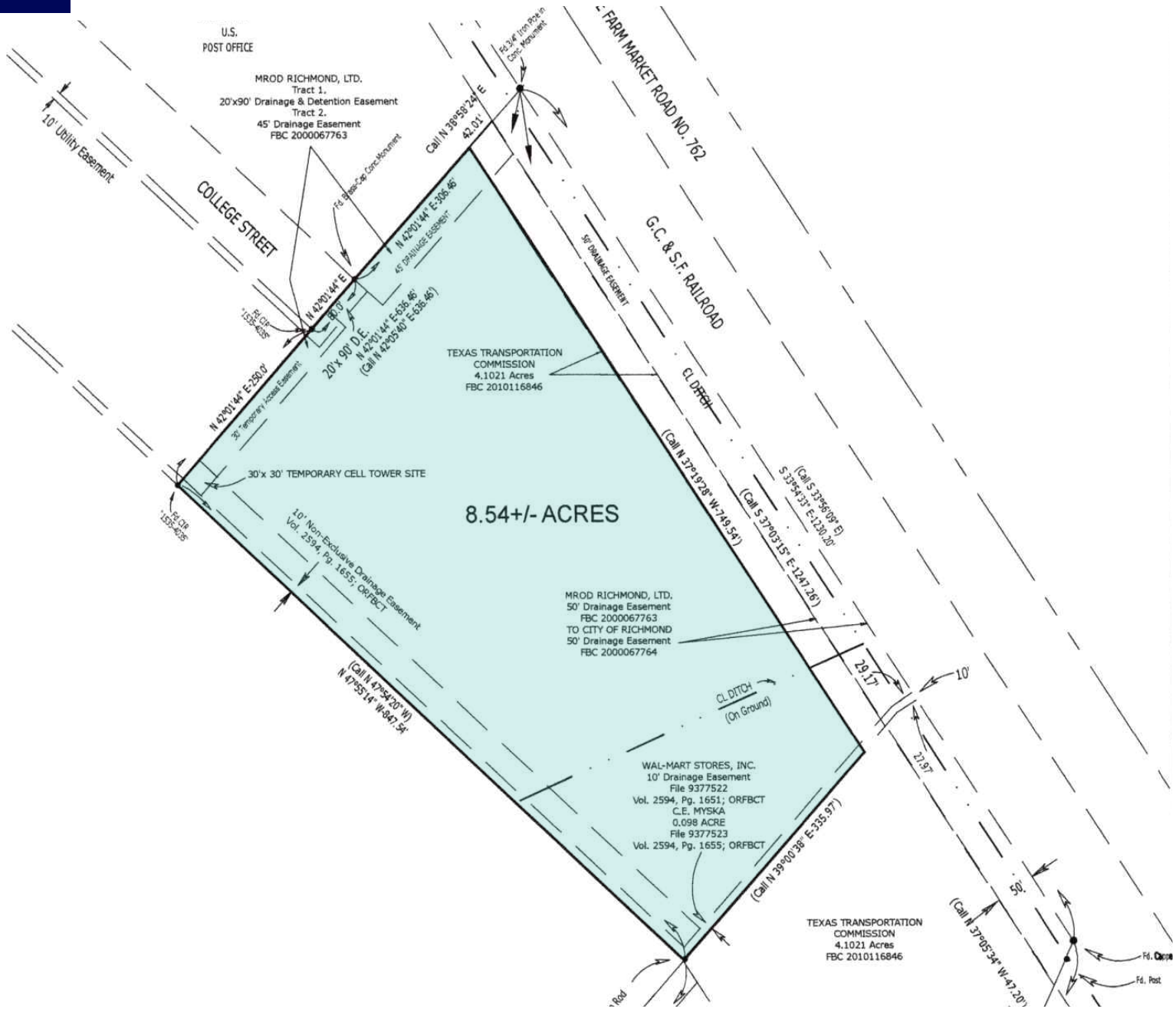
Map


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

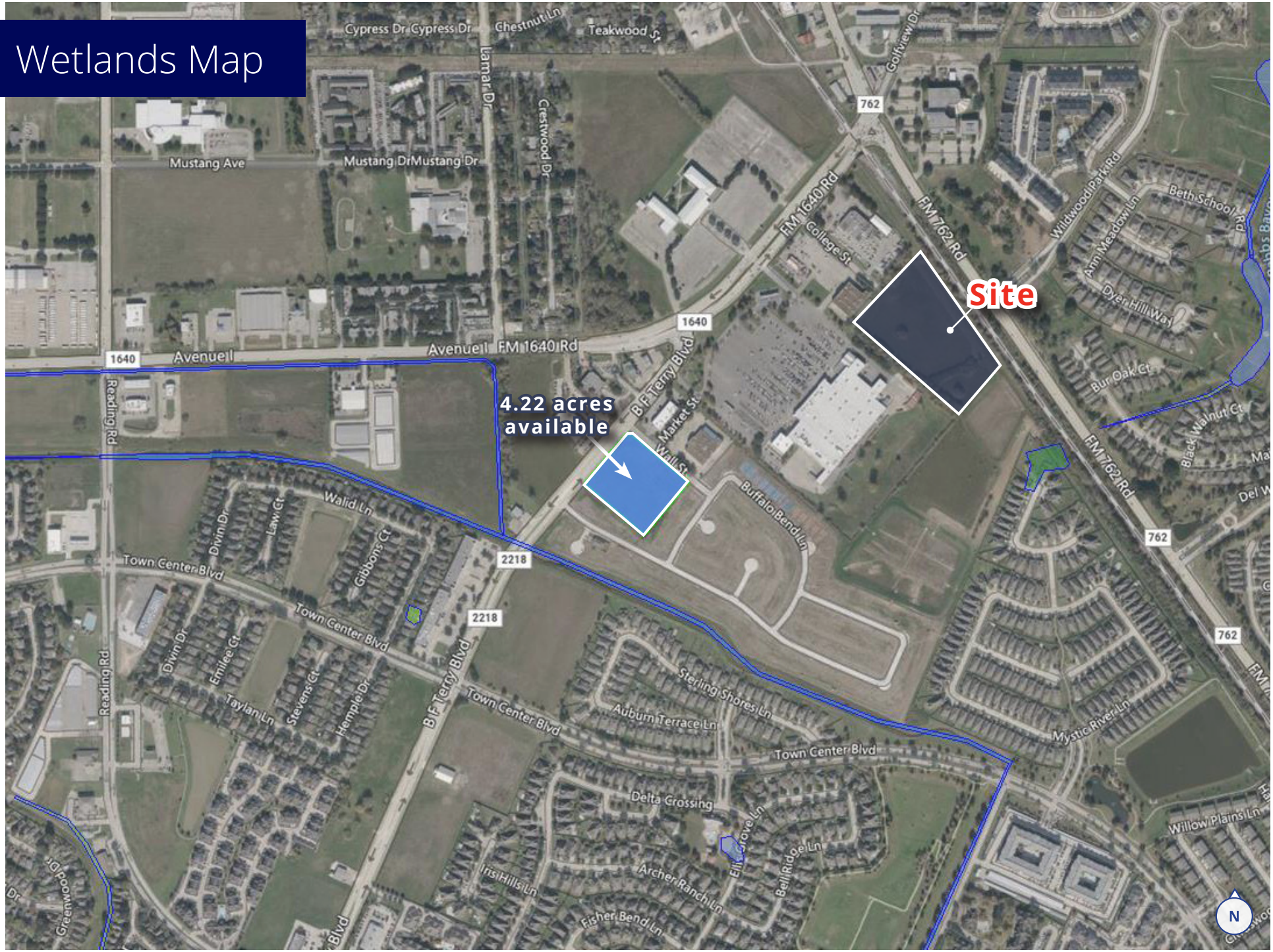
Area Retail Map



Survey


U.S.
POST OFFICE
MROD RICHMOND, LTD.
Tract 1.
20'x90' Drainage & Detention Easement
Tract 2.
45' Drainage Easement
FBC 2000067763
10' Utility Easement
COLLEGE STREET
Fd. 3/4" Iron Pipe in Conc. Monument
Call N 38°58'24" E 42.01'
FARM MARKET ROAD NO. 762
G.C. & S.F. RAILROAD
50' DRAINAGE EASEMENT
CL DITCH
N 42°01'44" E-305.46'
45' DRAINAGE EASEMENT
Fd. Chiseled Conc. Monument
N 42°01'44" E
80.0'
Fd. Chiseled "X" in Conc.
20' x 90' D.E.
N 42°01'44" E-636.46'
(Call N 42°05'40" E-636.46')
N 42°01'44" E-250.0'
30' "temporary" Access Easement
TEXAS TRANSPORTATION COMMISSION
4.1021 Acres
FBC 2010116846
30'x 30' TEMPORARY CELL TOWER SITE
8.54+/- ACRES
Fd. Chiseled "X" in Conc.
10' Non-Exclusive Drainage Easement
Vol. 2594, Pg. 1655; ORFBCT
(Call N 47°54'20" W)
N 47°55'14" W-847.54'
(Call N 37°19'28" W-749.54')
(Call S 37°03'15" E-1247.26')
(Call S 33°56'09" E)
S 33°54'33" E-1230.20'
MROD RICHMOND, LTD.
50' Drainage Easement
FBC 2000067763
TO CITY OF RICHMOND
50' Drainage Easement
FBC 2000067764
29.17'
10'
27.97'
CL DITCH
(On Ground)
WAL-MART STORES, INC.
10' Drainage Easement
File 9377522
Vol. 2594, Pg. 1651; ORFBCT
C.E. MYSKA
0.098 ACRE
File 9377523
Vol. 2594, Pg. 1655; ORFBCT
(Call N 39°00'38" E-335.97')
TEXAS TRANSPORTATION COMMISSION
4.1021 Acres
FBC 2010116846
50'
(Call N 37°05'34" W-47.20')
Fd. Cross
Fd. Post

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

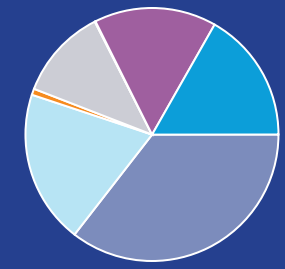
$223
Computers & Hardware

$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

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2-10-2025

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.

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