



Ridgewood Estates
947 Homes

Teleview Terrace
285 Homes

Fresno Gardens
314 Homes

TRACT A
±40.93 ACRES
AVAILABLE

↑↓
±3.99 ACRES
TRACT B

REGIO'S
Meat Market



AXH
HOUSTON SOUTHWEST AIRPORT

DOLLAR
GENERAL



U-HAUL

SUBWAY

6
TEXAS

HWY 6 35,610 VPD

FM 521 13,450 VPD

±44.92 ACRES – HWY 6 & FM 521

NWC OF HWY 6 & FM 521 | ARCOLA, TEXAS

±44.92 ACRES AVAILABLE FOR SALE

JEFF LOKEY | 281.477.4380 | GLENN DICKERSON | 281.477.4384



NewQuest
PROPERTIES

PROPERTY INSIGHTS

±44.92 ACRES AVAILABLE FOR SALE IN ARCOLA, TX

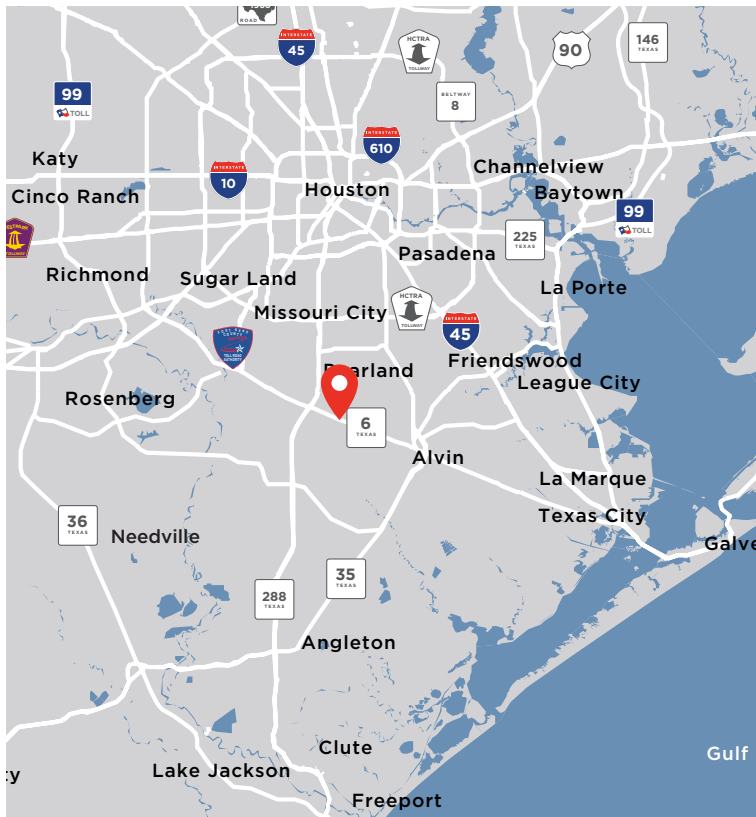
44+ acres with 2,100 linear feet of frontage on Hwy 521. Located at the northwest quadrant intersection of Hwy. 521 and Hwy. 6 with close proximity to Fort Bend Town Center and growing residential communities in Arcola/Missouri City. City water and sanitation available. Ideal for industrial, commercial or residential development.

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
Tract A - ±40.93 Acres
Tract B - ±3.99 Acres
- ▶ SCHOOL DISTRICT:
Fort Bend ISD
- ▶ UTILITIES:
Available through the city
- ▶ FRONTAGE:
Approx. 1,107 ft. on Hwy 6
Approx. 2,087 ft. on FM 521
Approx. 198 ft. on McKeever Rd
- ▶ TRAFFIC COUNTS:
Approx. 35,610 VPD on Hwy 6
Approx. 13,450 VPD on FM 521



38,720

Current Population
Within a 5-Mile Radius



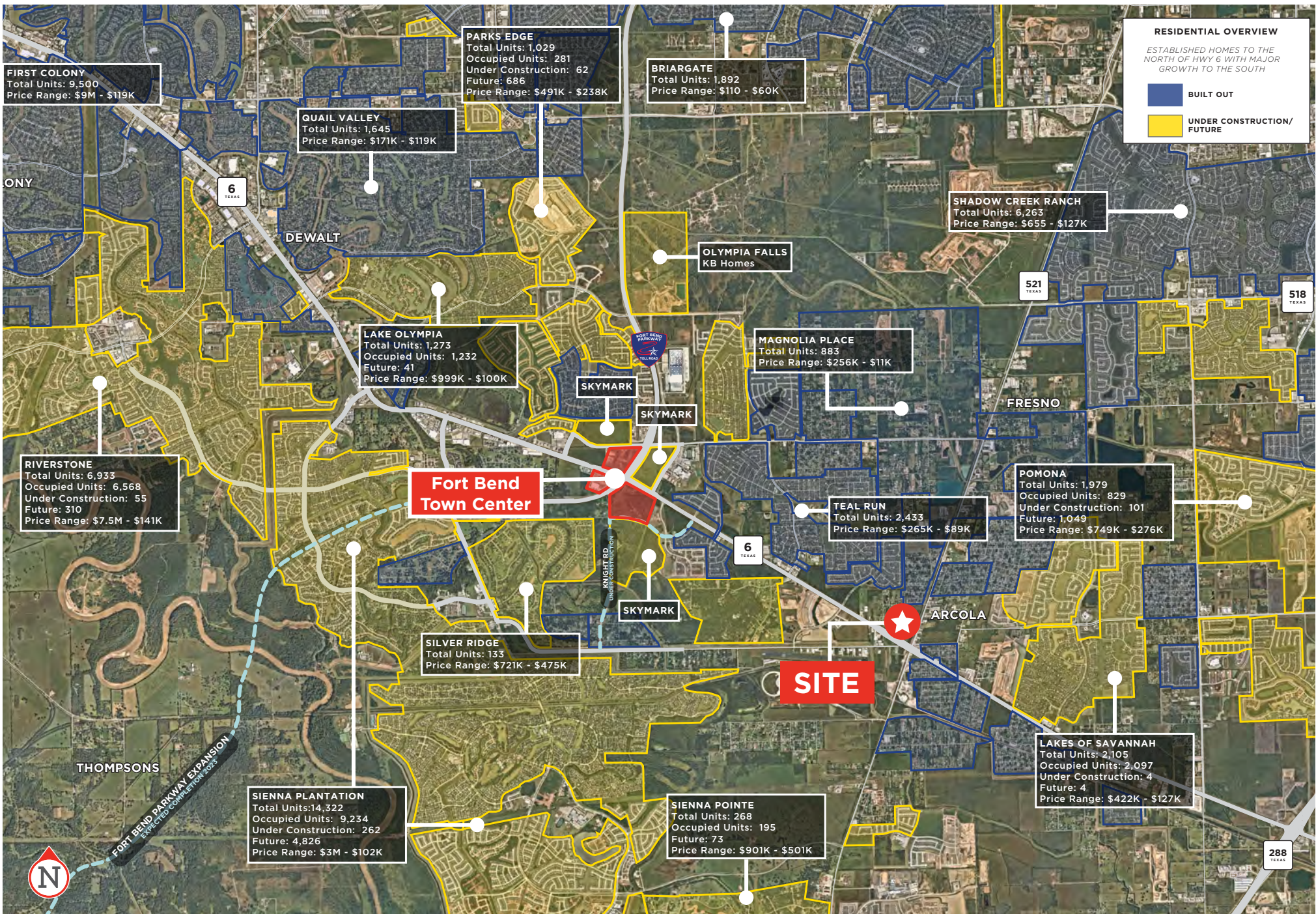
7.64%

Population Growth
Within a 3-Mile Radius
from 2020 to 2022

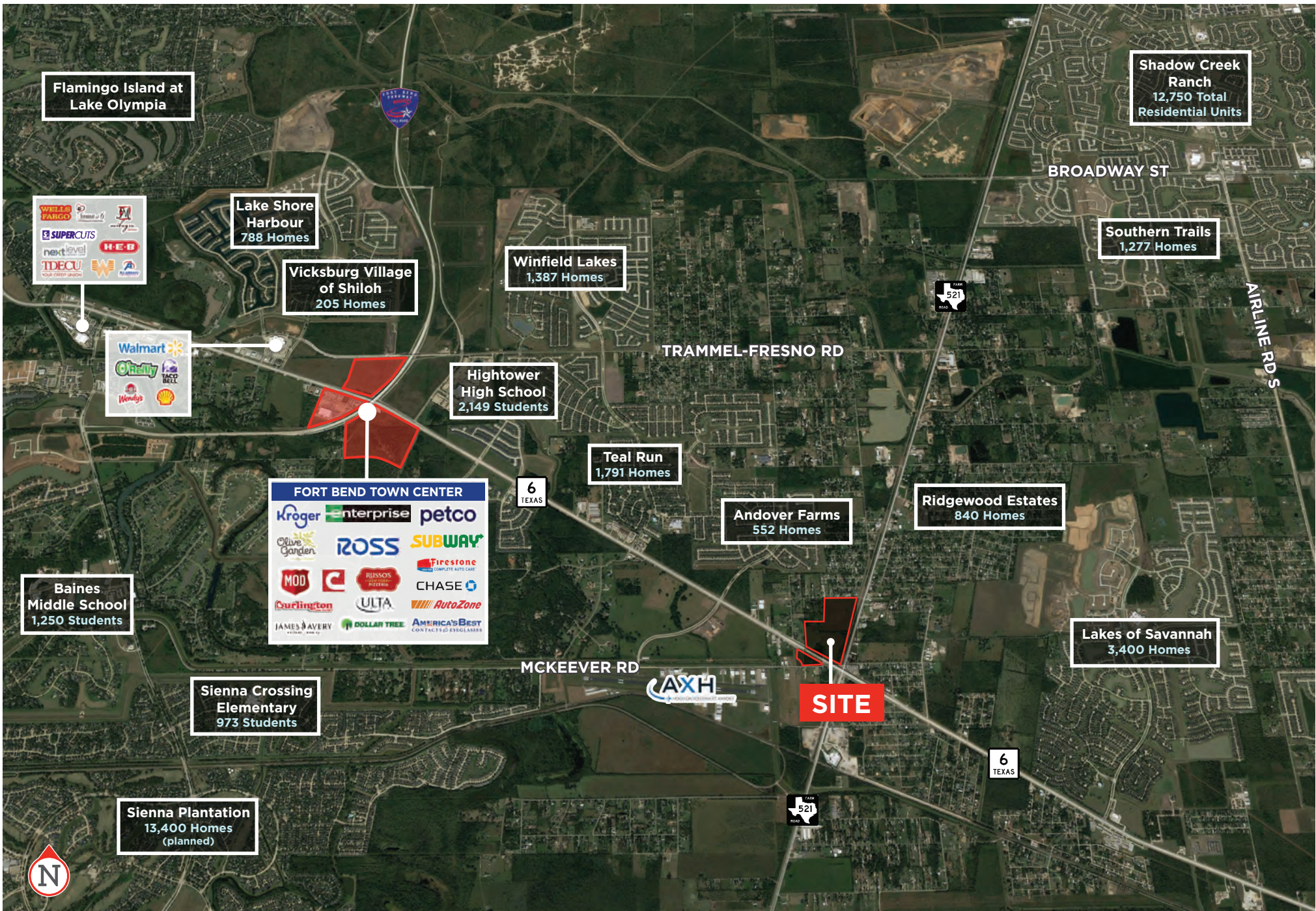


\$121,254

Average HHI Within
a 5-Mile Radius



AERIALS + ACREAGE



DEMOGRAPHICS

2020 Census, 2021 Estimates with Delivery Statistics as of 09/22

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,892	14,477	38,720
Current Population	6,435	49,272	125,808
2020 Census Average Persons per Household	3.40	3.40	3.25
2020 Census Population	5,986	48,561	116,877
Population Growth 2020 to 2022	7.49%	1.46%	7.64%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	15.21%	13.60%	12.91%
2 Person Household	22.32%	23.12%	25.71%
3+ Person Household	62.48%	63.28%	61.38%
Owner-Occupied Housing Units	85.22%	81.36%	82.57%
Renter-Occupied Housing Units	14.78%	18.64%	17.43%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2022 Estimated White	15.05%	21.09%	26.69%
2022 Estimated Black or African American	41.15%	43.57%	37.76%
2022 Estimated Asian or Pacific Islander	2.39%	6.06%	13.59%
2022 Estimated Other Races	40.01%	28.41%	21.37%
2022 Estimated Hispanic	51.22%	35.55%	26.18%

INCOME

	1 MILE	3 MILES	5 MILES
2022 Estimated Average Household Income	\$70,782	\$106,788	\$121,254
2022 Estimated Median Household Income	\$70,105	\$102,257	\$117,636
2022 Estimated Per Capita Income	\$21,095	\$31,573	\$37,466

EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2022 Estimated High School Graduate	38.39%	24.19%	18.03%
2022 Estimated Bachelors Degree	14.59%	23.66%	28.45%
2022 Estimated Graduate Degree	7.90%	15.69%	20.12%

AGE

	1 MILE	3 MILES	5 MILES
2022 Median Age	31.2	31.3	33.3

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:
 - 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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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
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeffrey B. Lokey	373933	jlokey@newquest.com	(281)477-4380
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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Rev. 03.28.23 cb