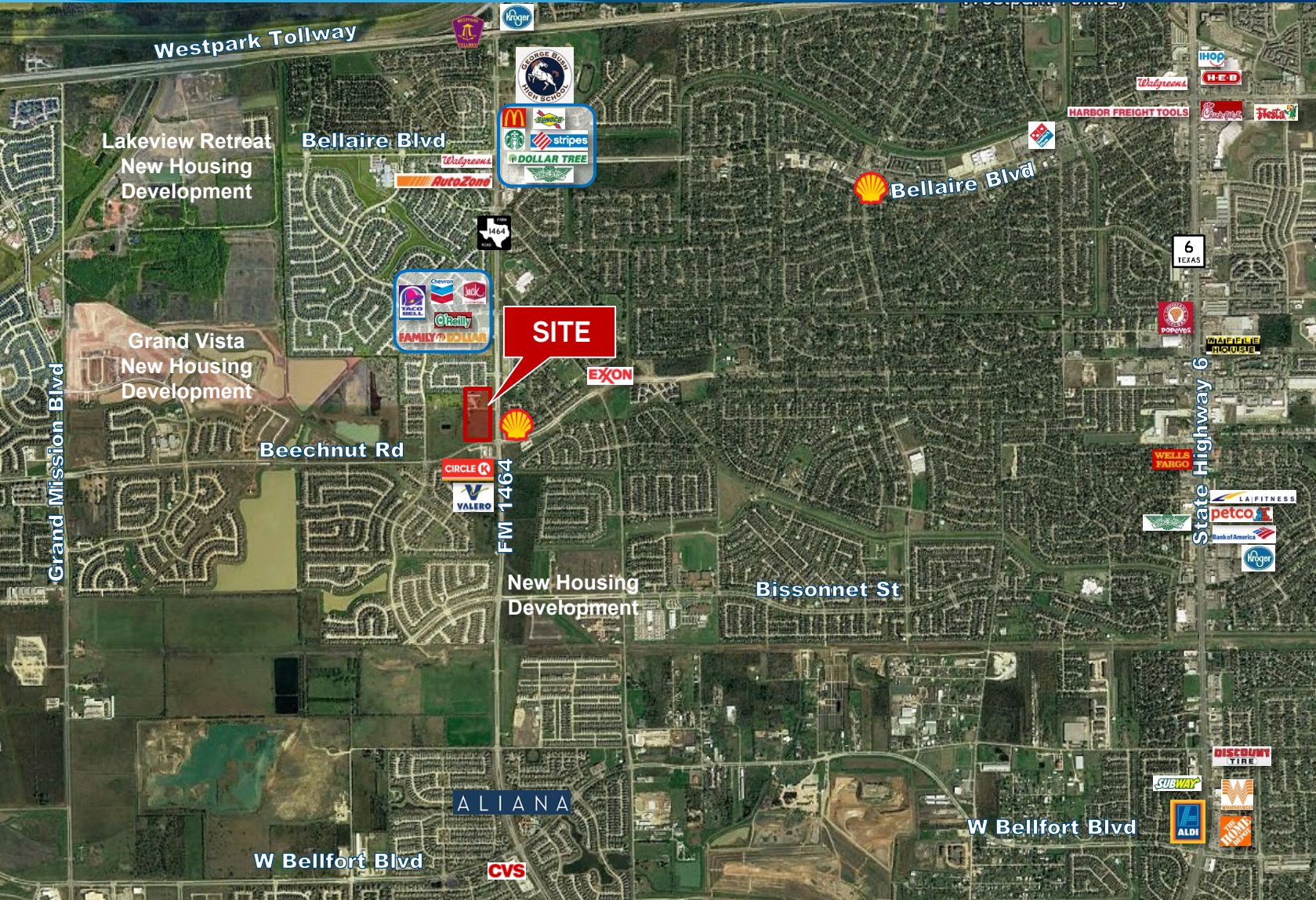


FOR SALE | LAND
NWC of FM 1464 & Beechnut St | Richmond | TX | 77407



±13-ACRE DEVELOPMENT SITE



Contact:

BARKLEY PESCHEL
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Interactive Map

COLLIERS INTERNATIONAL
15999 City Walk, Ste 250
Sugar Land, TX 77479
www.colliers.com

PROPERTY FEATURES

SITE INFORMATION

- › ±13 acres at the NWC of FM 1464 & Beechnut St
- › Adjacent ±20.05 acres also available
- › C-store/gas station use restricted unless ancillary use to grocery store or drug store; no other restrictions
- › Fully signalized intersection with high visibility at hard corner
- › Utilities through Fort Bend MUD 30
- › Currently under partial agriculture exemption
- › ± 900 feet of frontage on FM 1464
- › ± 575 feet of frontage on Beechnut St
- › Located in Houston's ETJ (Fort Bend County)
- › Close proximity to the Grand Parkway (US 99), Westpark Tollway and Highway 6
- › 1.19 miles north of Aliana
- › Contact Broker for Pricing



DEMOGRAPHICS



AREA DEMOGRAPHICS

Key Variables	1-Mile	3-Mile	5-Mile
Population (2019 Estimated)	17,742	111,102	275,883
Population (2024 Projected)	20,305	124,140	305,106
Households (2019 Estimated)	5,445	34,573	88,759
Households (2024 Projected)	6,307	39,271	100,074
Avg. Household Income (2019 Estimated)	\$86,465	\$84,527	\$90,620
Demographics Source: Sites USA 2019			
Traffic Counts			
Beechnut Rd (East/West)		10,200 AADT	
FM 1464 (North/South)		14,967 AADT	
Traffic Count Source: 2016 Counts TXDOT STARS Map			

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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date