

+/-32 ACRES LAND FOR SALE

0 McHard Rd Rear Houston, TX 77053



Property Description

- Lot Size: +/- 32.00 AC (Divisible)
 - Price: \$960,000
 - Price/SF: \$0.69
 - Utilities: Well, septic, and Fort Bend County drainage
 - Agricultural exemption
 - Located in Fort Bend County
 - Accessible to McHard/FM 2234, S Post Oak Rd, FM 521, and Fort Bend Toll Rd
 - Approx. 7 miles to Pearland Town Center
 - Approx. 12 miles to Downtown Houston and the Texas Medical Center
 - Proposed improvements: Widen FM 2234 from a 2-lane to a 4-lane divided roadway, construction of a raised median, open ditches for drainage, and widen right-of-way from 100' to between 126' or 170'
- *Great for Development and/or Investment*



Danny Nguyen, CCIM

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Map View

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McHARD ROAD

GATE

NO SPECIFIC SCALE

60.0' ROAD ESM'T. 673\336 FBCDR

PROP. LINE

CLAY-TEEKS

TOWER TRACT

GATE

TUSCANY TRACT

DASHED LINE ON PLAT OF KNIGHT'S ALMEDA S\&D MAY INDICATE ROAD ESM'T.

THOMAS W. THOMPSON
A-335

CLAY-TEEKS

60.0' ROAD ESM'T. 673\336 FBCDR

LOTS 5, 6, 11,
12, 13, & 14
KNIGHT'S ALMEDA S\&D
MARLIN MUSSELMAN

CLAY-TEEKS

MARLIN MUSSELMAN

EAST LINE TUSCANY LAKES TRACT

THOMAS HOBBERMAKER
A-191

40.0' ROAD ESM'T. 136\606 FBCDR &
222\546 FBCDR

+/- 32 AC

40.0' ROAD ESM'T. 137\10 FBCDR

S. H. STRATTON S\&D
137\10 FBCDR

40.0' ROAD ESM'T. 136\586 FBCDR

LOT 5

LOT 5

LOT 4

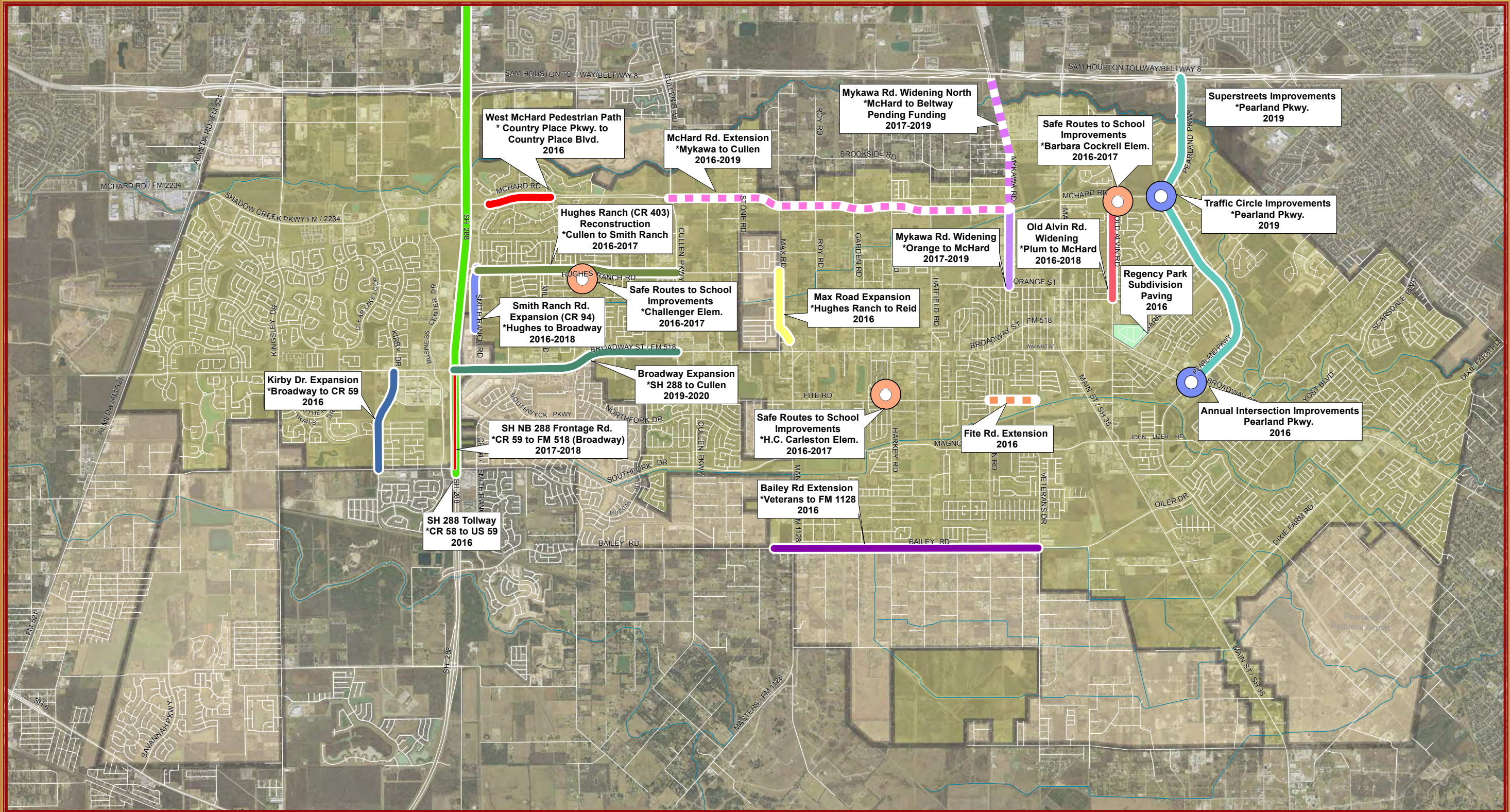
FBCCF 2009358649

L. G. PITTMAN EST.
378\95 FBCDR

RICE INTERST\KANALY TRUST

SKETCH SHOWING 40.0 FOOT ROAD EASEMENT AND 60.0' ROAD EASEMENT ACROSS A PORTION OF THE S.H. STRATTON S\&D AND KNIGHT'S ALMEDA S\&D IN THE THOMAS W. THOMPSON SURVEY, A-335, FORT BEND COUNTY, TEXAS.

PREPARED FROM OFFICE RECORDS ONLY AND DOES NOT REPRESENT A GROUND SURVEY



CITY OF PEARLAND

2016 - 2020

Capital Improvement Projects

Streets

- | | | | |
|----------------------------------|--------------------------------------------------------------|------------------------------------------|---------------------------------------------------|
| Kirby Drive Expansion | Mykawa Road Widening North | Fite Road Extension | City Limits |
| SH 288 Tollway | Mykawa Road Widening | Bailey Road Improvement | ETJ |
| Hughes Ranch Road Reconstruction | Smith Ranch Road Expansion | Old Alvin Road Widening | Annual Intersection & Traffic Circle Improvements |
| Broadway Expansion | McHard Road Extension | Pearland Pkwy. Superstreets Improvements | Safe Routes to School Improvements |
| SH 288 Northbound Frontage Rd. | West McHard Pedestrian Path | Regency Park Subdivision Paving | |
| Max Road Widening | <i>* Street Reconstruction: 2019-2020 (Not Shown on Map)</i> | | |

1:63,360 or 1 in = 1 miles

Miles

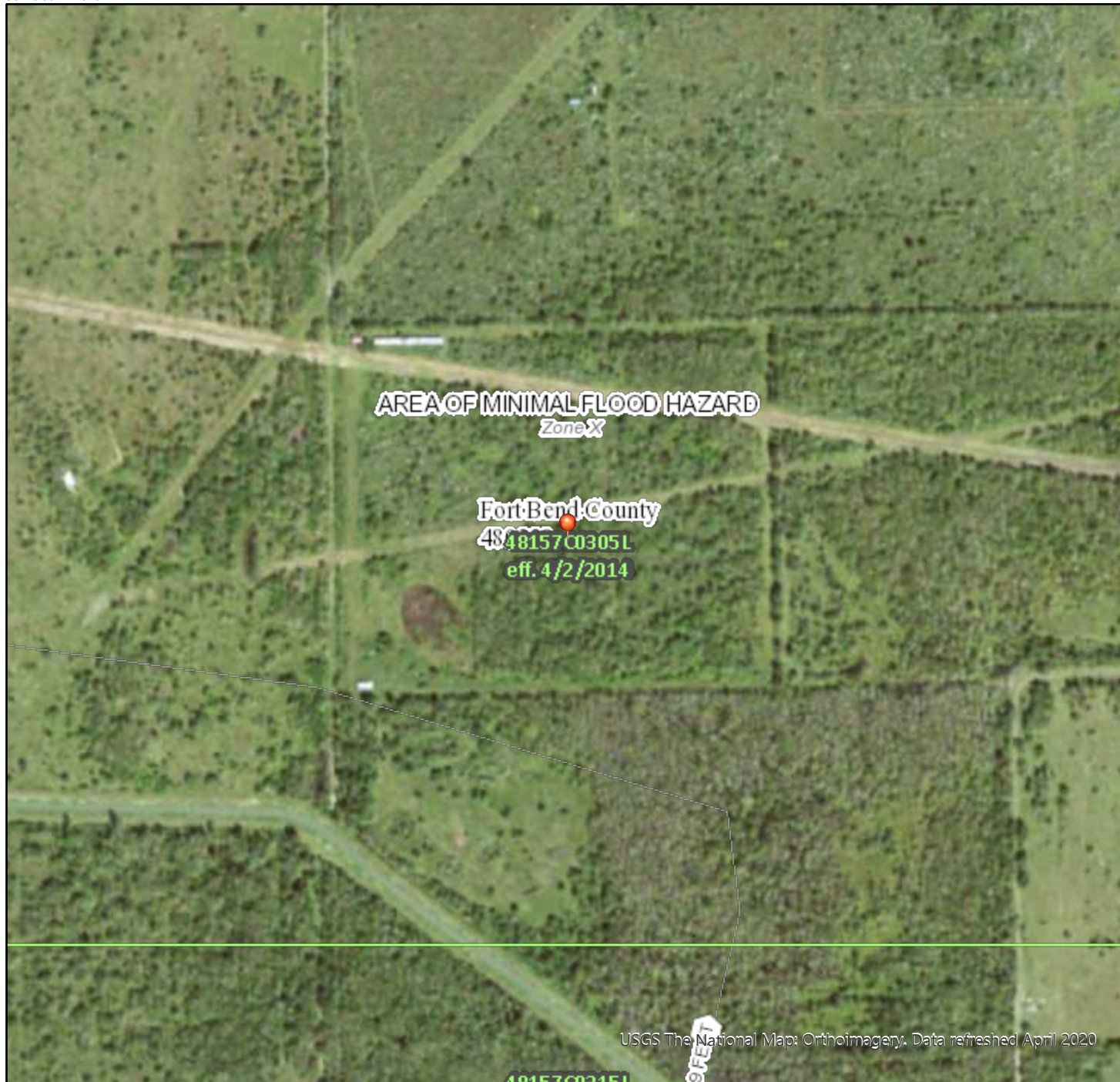
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

MAP PREPARED: JULY 2015
CITY OF PEARLAND GIS DEPARTMENT

National Flood Hazard Layer FIRMette



95°28'38"W 29°34'12"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

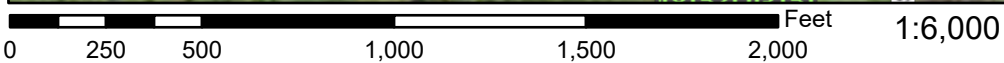
- | | | |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | Hydrographic Feature | |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. | |



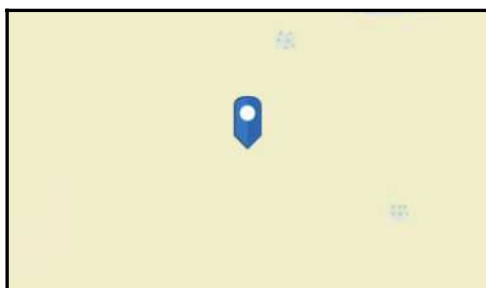
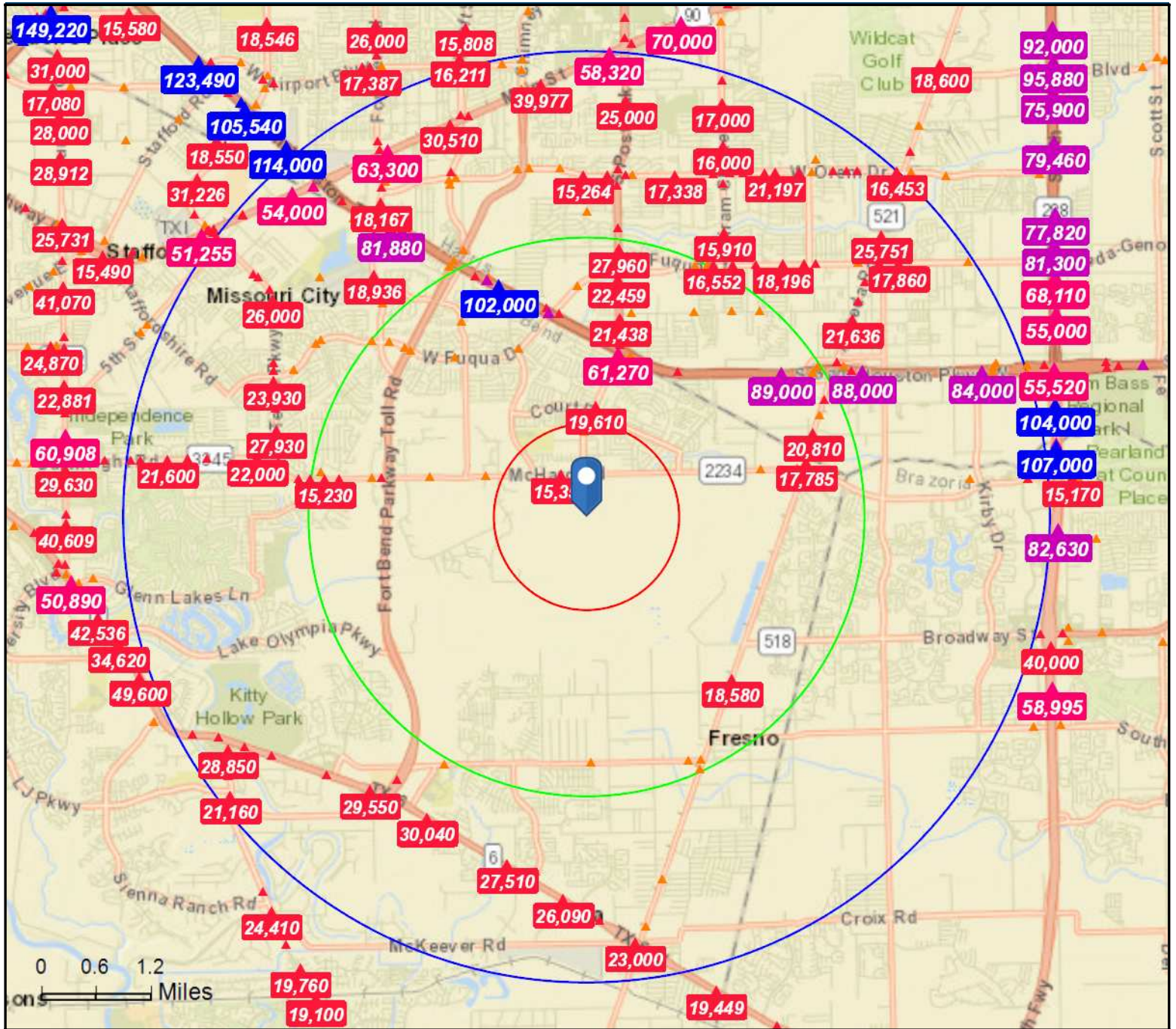
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/5/2020 at 1:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

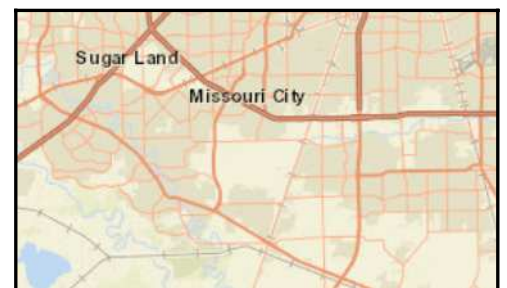
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



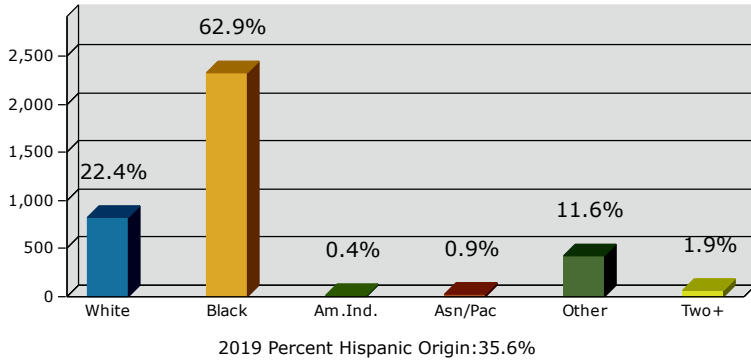
95°28'W 29°33'41"N



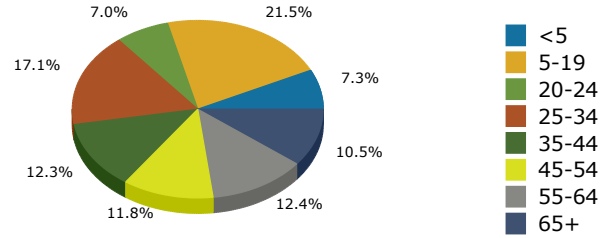
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



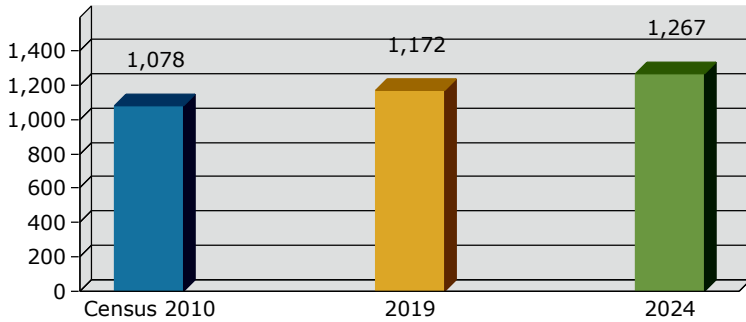
2019 Population by Race



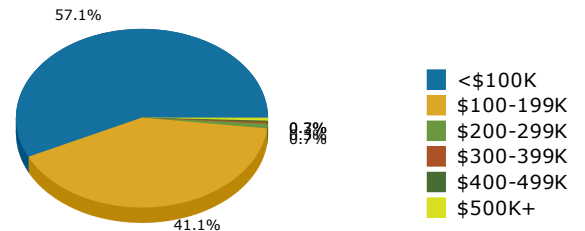
2019 Population by Age



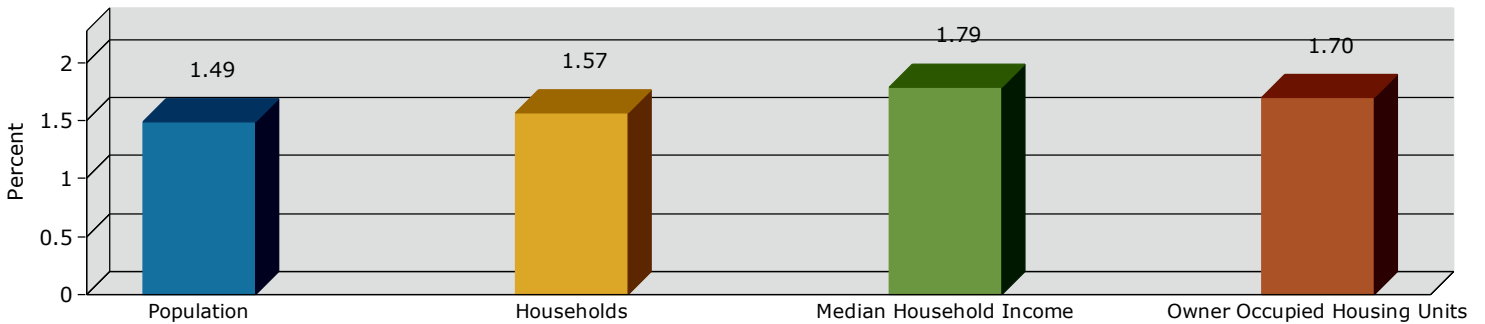
Households



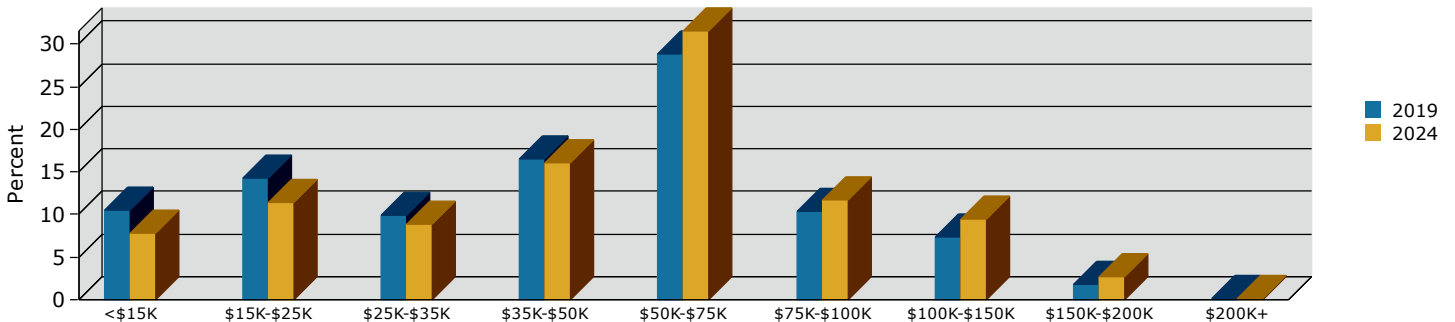
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



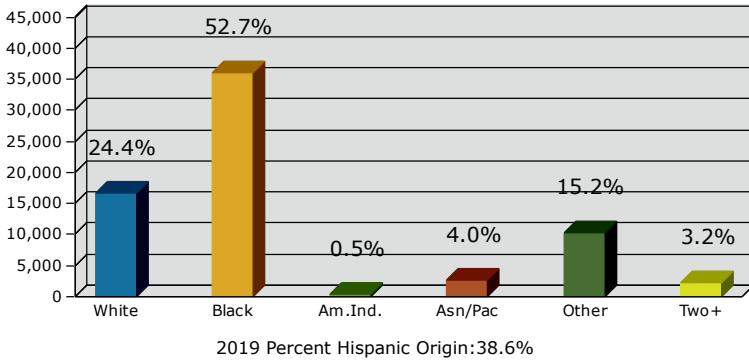
Graphic Profile

77053, Houston, Texas
 Ring: 3 mile radius

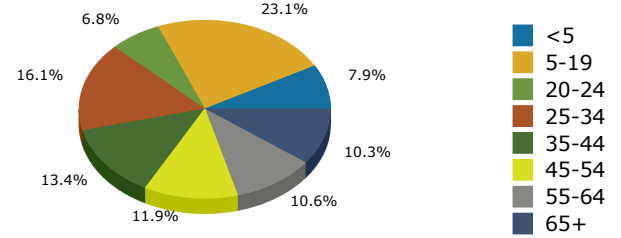
Prepared by Danny Nguyen, CCIM

Latitude: 29.57402
 Longitude: -95.47063

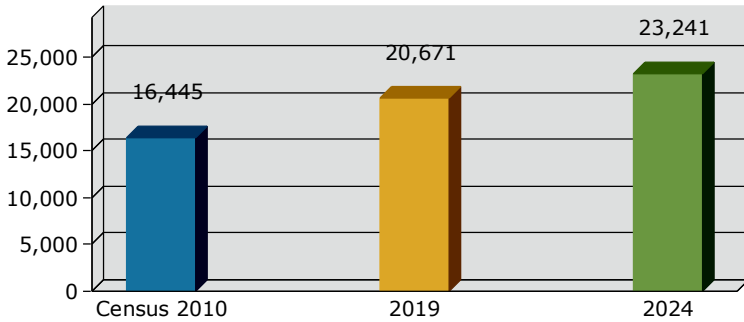
2019 Population by Race



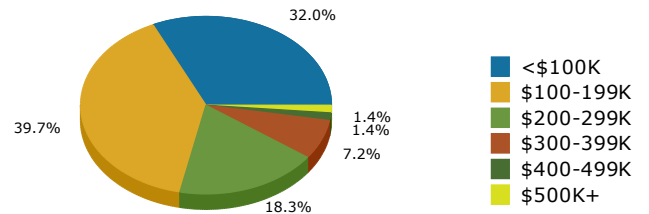
2019 Population by Age



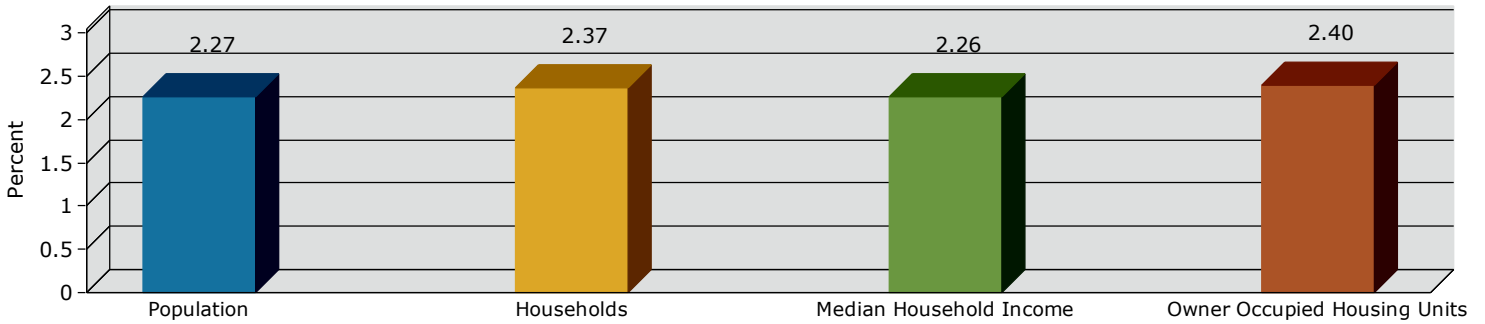
Households



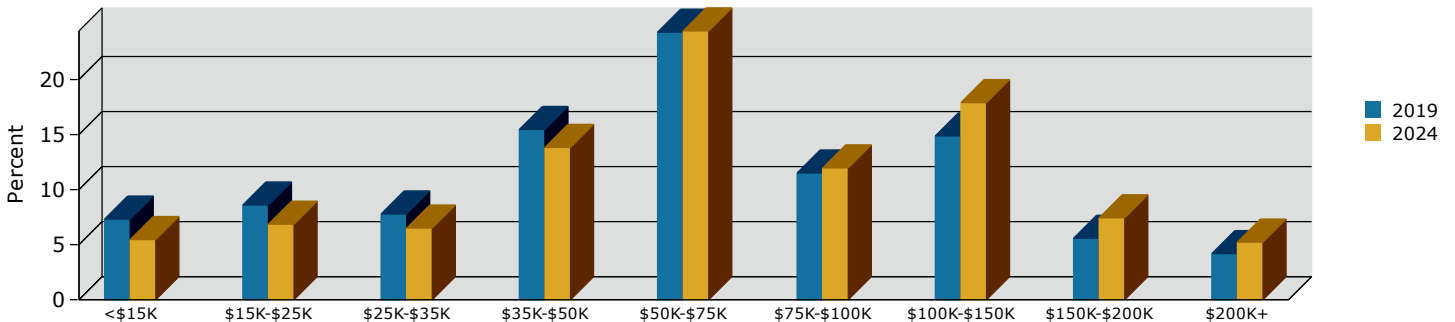
2019 Home Value



2019-2024 Annual Growth Rate

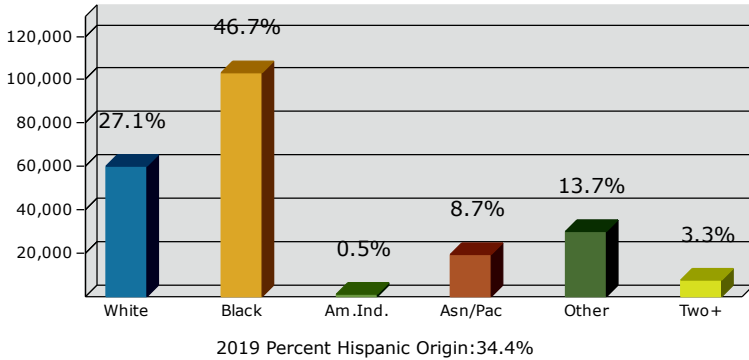


Household Income

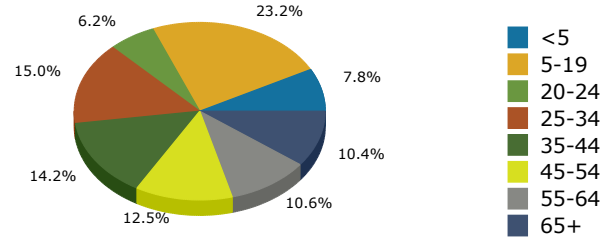


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

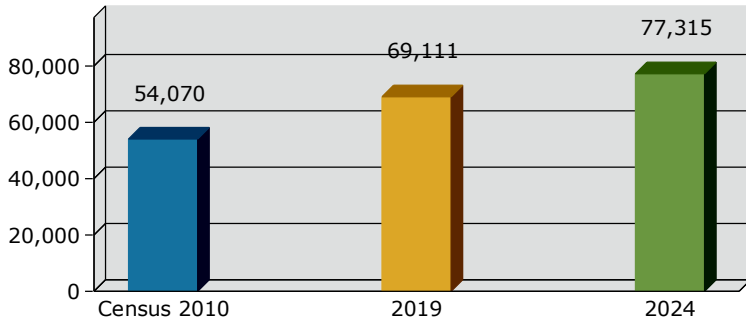
2019 Population by Race



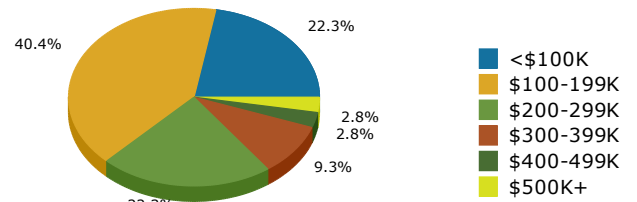
2019 Population by Age



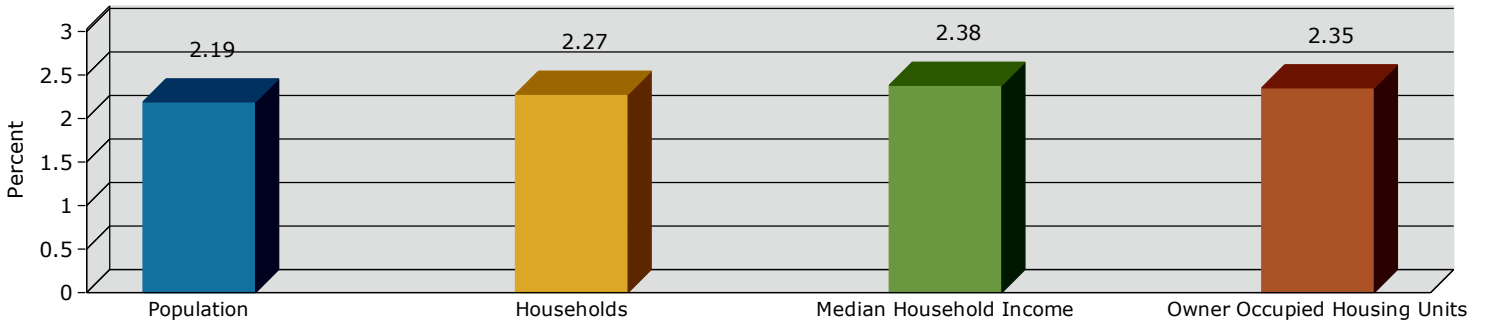
Households



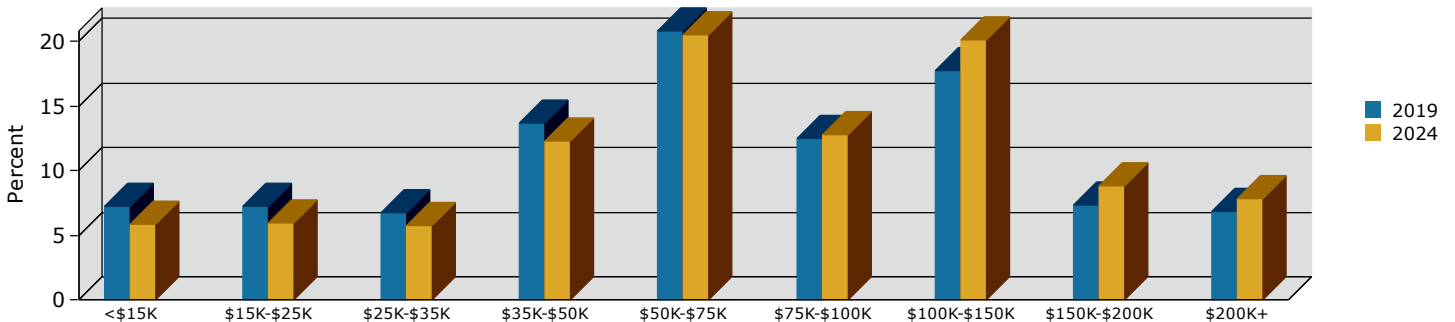
2019 Home Value



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