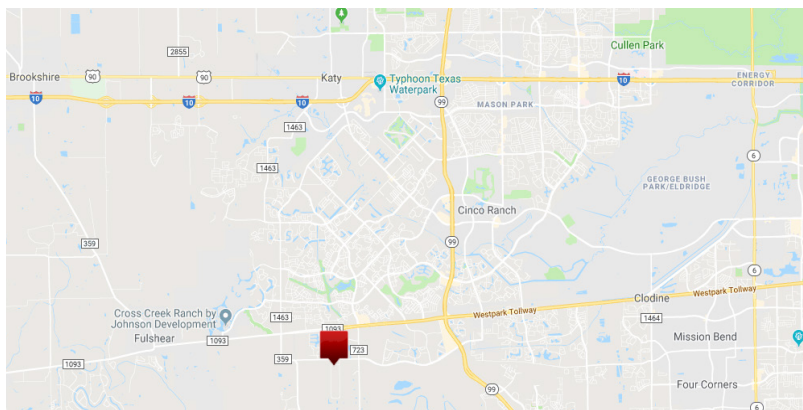


Land For Sale

2.5 Acres

Hidden Lake Lane and Fulshear-Gaston Rd
Richmond, TX

Located on Fulshear-Gaston Rd



Property Highlights

- 330 feet of frontage on two streets
- Great Visibility and Access
- Located in the Lamar Consolidated Independent School District
- Fast Growing Community
- Convenient Access to Major Thoroughfares
- Evenly Dimensional Site
- Flexible Use
- No known restrictions

SALE PRICE

\$1,150,000

Jason Whittington

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Land For Sale

Tract Details UNRESTRICTED

LOCATION	Hidden Lake Lane & Fulshear-Gaston Rd, Richmond, TX 77406
LATITUDE, LONGITUDE	29.685182, -95.821712
PARCEL ID	R66683 Gaston-Fulshear Corp. Lot 36-B, Tract 40 9013020-00-0401
TOTAL ACRES	2.5 Acres
FRONTAGE	Approximately 330 Feet on Fulshear-Gaston Rd Approximately 330 Feet on Hidden Lake Lane
SCHOOL DISTRICT	Lamar Consolidated Independent School District
UTILITIES	Yes, Nearby - Centerpoint Energy
DETENTION	None
FLOODPLAIN	Not in Floodplain
SEWER CAPACITY	Available

Demographics	0-1 mi	0-3 mi	0-5 mi
2016 Est. Population	171	15,026	76,540
2016-2021 Est. Population Growth	4.5%	4.5%	4.4%
2016 Est. Average Household Income	\$163,163	\$163,066	\$160,917
2016 Est. Median All Owner-Occupied Housing Values	\$299,564	\$287,483	\$263,812

Tax Rates

Taxing Authority	2017 Rate
D01 - Fort Bend Drng	0.016000
G01 - Ft Bend Co Gen	0.453000
R05 - Ft Bend Co ESD 4	0.100000
S01 - Lamar CISD	1.390050
Total	1.95905

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Westpark/1093 Expansion Underway

- The Fort Bend Westpark Tollway/FM 1093 Expansion will widen FM 1093 through Fulshear without tolls.
- Four-lanes of divided frontage roads will taper into the FM 1463/FM 359 intersection.
- Projected completion 2018.

Fort Bend County and City of Fulshear

- Fastest-growing large county in the U.S. 2013-2015, current population 741,237 (U.S. Census Bureau, 2017)
- Fort Bend County Ranks No. 5 for incoming investments in the nation (Smart Asset, 2015)
- The City of Fulshear named 8th Best Place to Raise a Family in Texas based on public schools, crime rates, cost of living, and family-friendly amenities (Niche, 2016)
- Major thoroughfare system provides superior access into the Greater Houston region:
 - Two national highway systems
 - Three major state highways
 - Two regional toll roads

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Area Development Overview

2.5 Acres

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Richmond, TX

Located on Fulshear-Gaston Rd



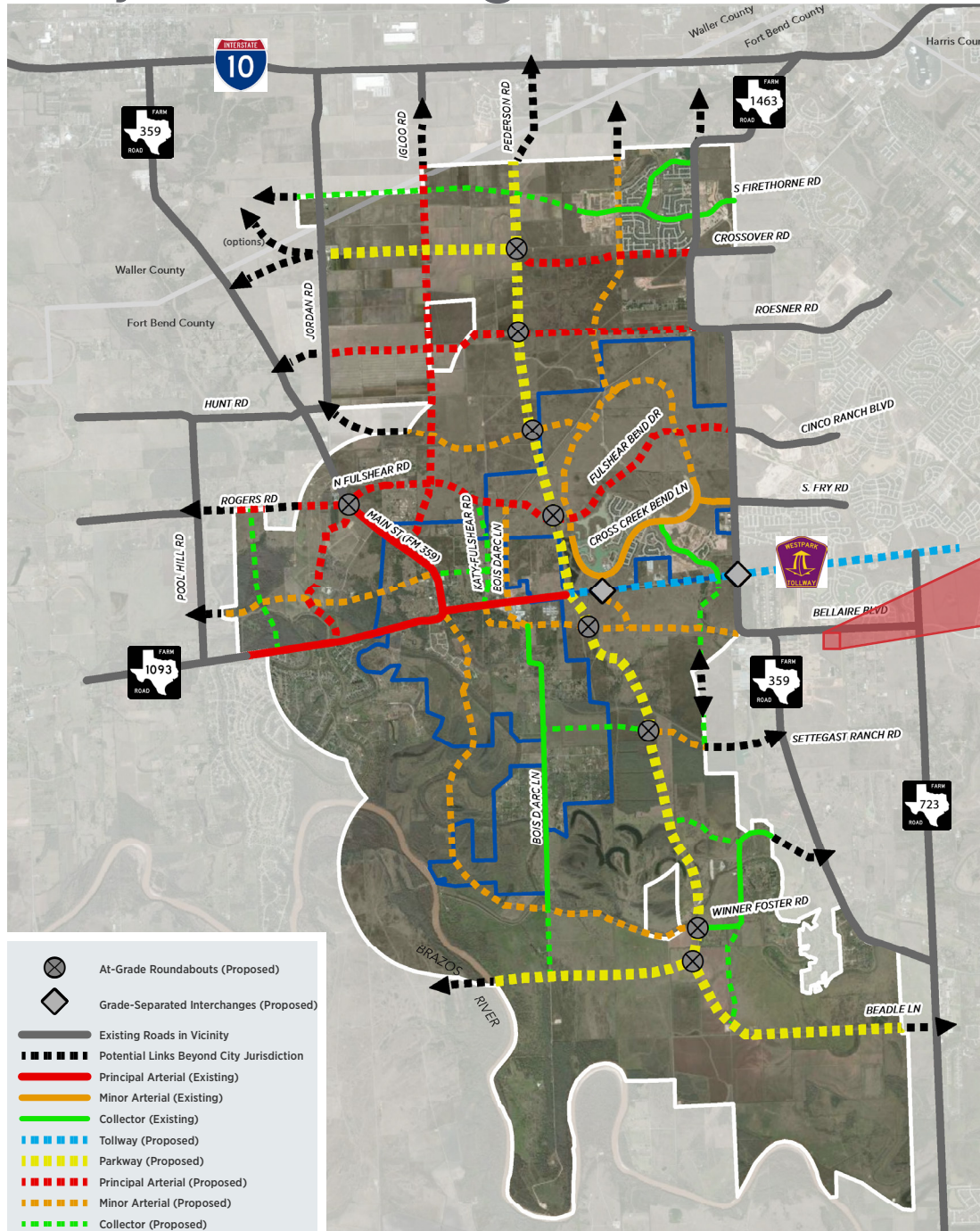
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Major Thoroughfare Plan



2.5 Acres

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 Richmond, TX

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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.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@naipartners.com	713-629-0500
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Designated Broker of Firm	License No.	Email	Phone
Dan Boyles	411086	dan.boyles@naipartners.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason G. Whittington	393161	Jason.Whittington@naipartners.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date