

+/-32 ACRES LAND FOR SALE

0 McHard Rd Rear Houston, TX 77053



Property Description

- Tract Size: +/- 32 AC
 - Total Price: \$3,484,800
 - Price SF: \$2.50
 - Divisible
 - Utilities: Well & septic
 - Fort Bend County Drainage
 - Current Exemption: Agriculture
 - Located in Fort Bend County
 - Accessible to McHard/FM 2234, S. Post Oak Rd, FM 521 & Fort Bend Toll
 - Close to Pearland Town Center
 - Minutes to Downtown Houston & 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, Widen right-of-way from 100 FT to between 126 & 170 FT
- * Great for Development &/or Investment**



Danny Nguyen, CCIM

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O - (713) 270-5400

dannynguyen@dncommercial.net

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Map View

0 McHard Rd Rear Houston, TX 77053



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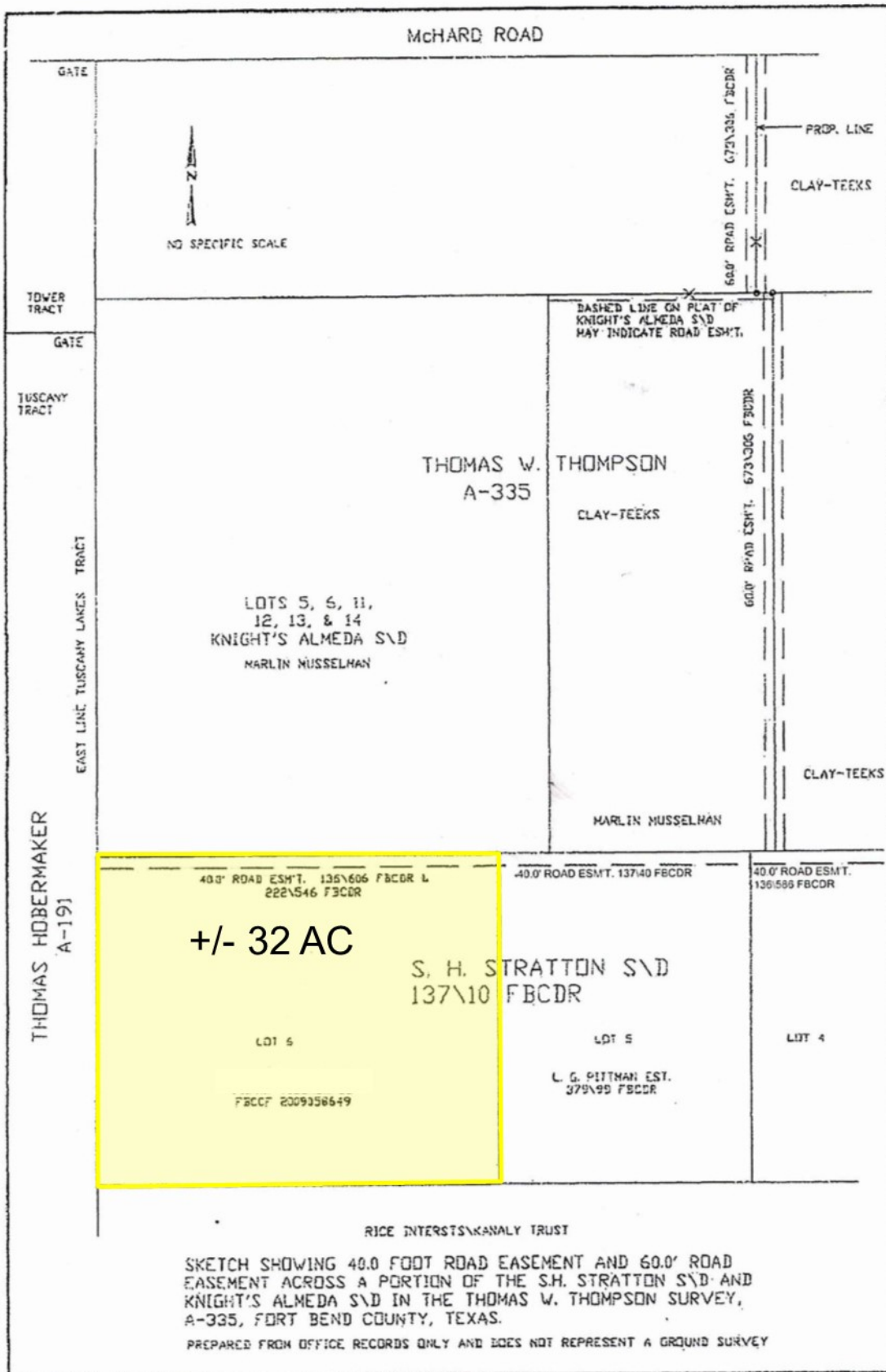
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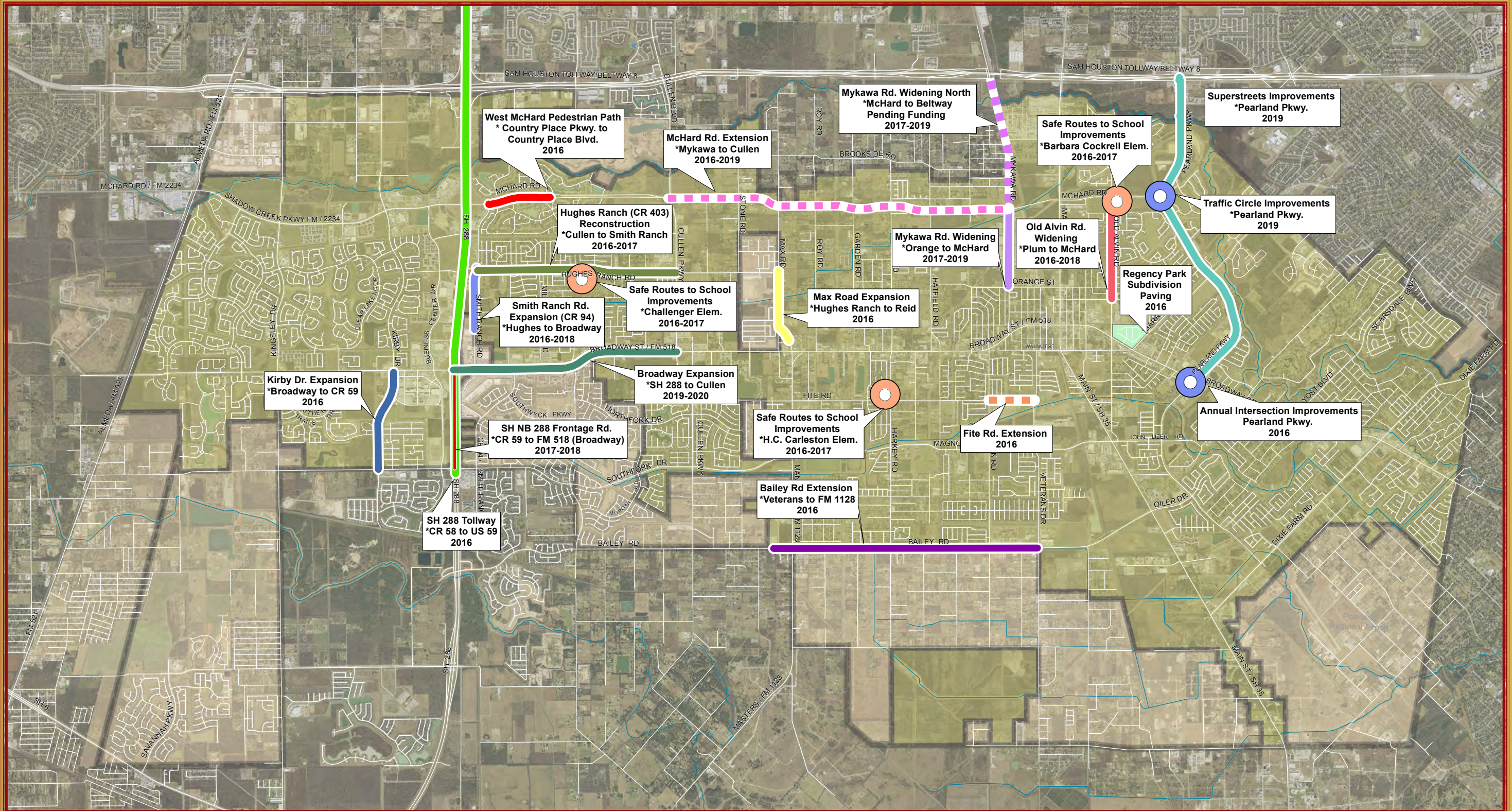
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CITY OF PEARLAND **2016 - 2020** **Capital Improvement Projects** **Streets**

- | | | |
|----------------------------------|-----------------------------|--|
| Kirby Drive Expansion | Mykawa Road Widening North | Fite Road Extension |
| SH 288 Tollway | Mykawa Road Widening | Bailey Road Improvement |
| Hughes Ranch Road Reconstruction | Smith Ranch Road Expansion | Old Alvin Road Widening |
| Broadway Expansion | McHard Road Extension | Pearland Pkwy. Superstreets Improvements |
| SH 288 Northbound Frontage Rd. | West McHard Pedestrian Path | Regency Park Subdivision Paving |
| Max Road Widening | | |
- * Street Reconstruction: 2019-2020 (Not Shown on Map)

- City Limits
- ETJ
- Annual Intersection & Traffic Circle Improvements
- Safe Routes to School Improvements

1:63,360 or 1 in = 1 miles

0 0.5 1 2

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.

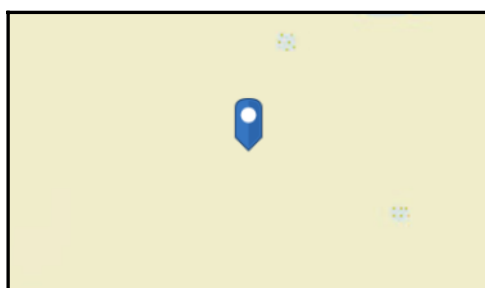
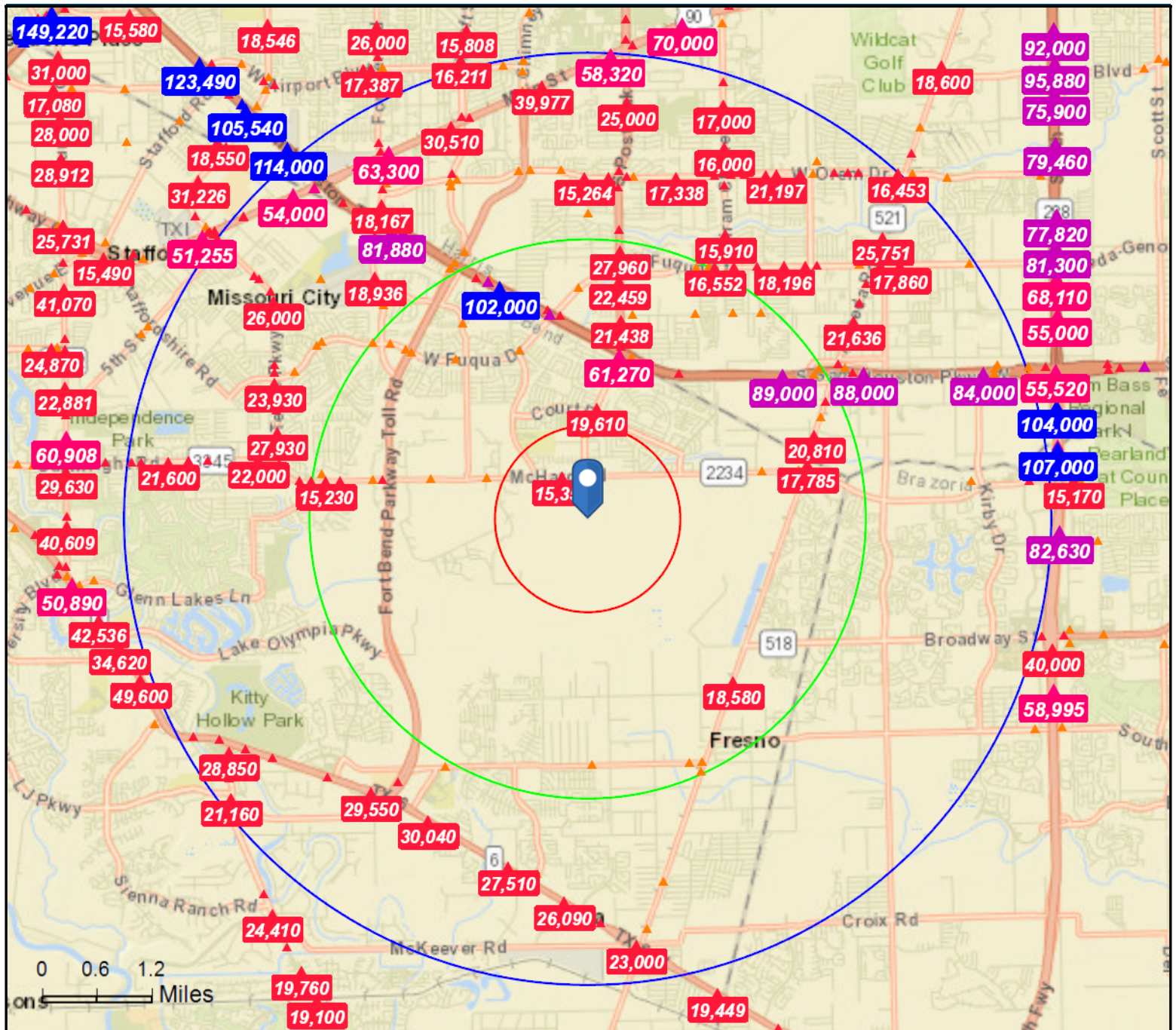
MAP PREPARED: JULY 2015
CITY OF PEARLAND GIS DEPARTMENT

Traffic Count Map

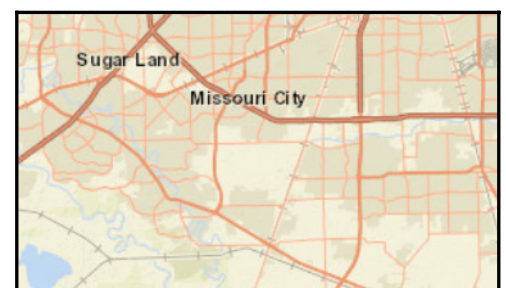
77053, Houston, Texas
Rings: 1, 3, 5 mile radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.57402
Longitude: -95.47063



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



Source: ©2019 Kalibrate Technologies (Q1 2019).

September 18, 2019



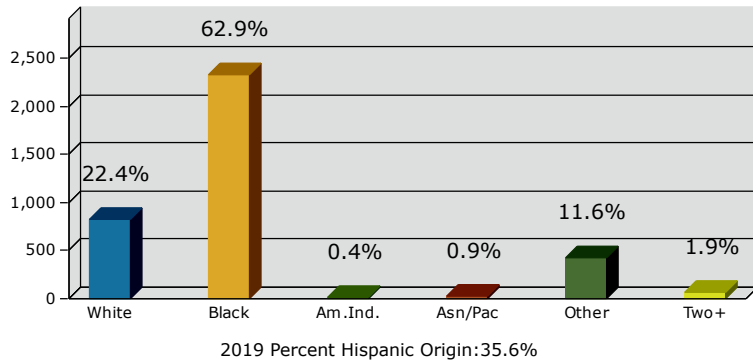
Graphic Profile

77053, Houston, Texas
Ring: 1 mile radius

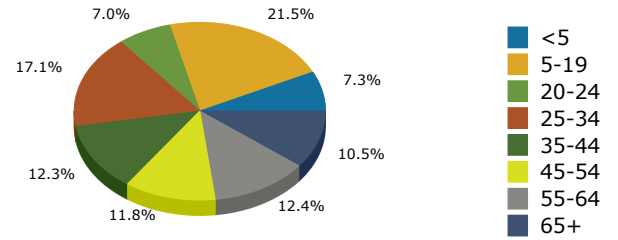
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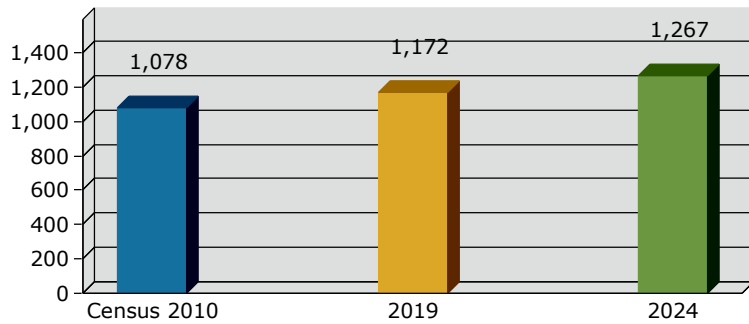
2019 Population by Race



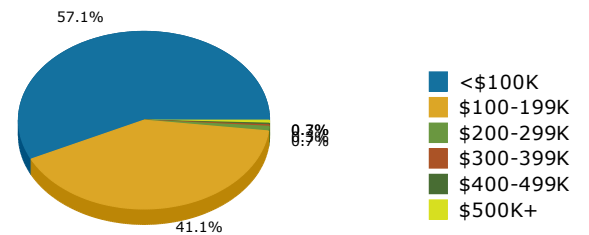
2019 Population by Age



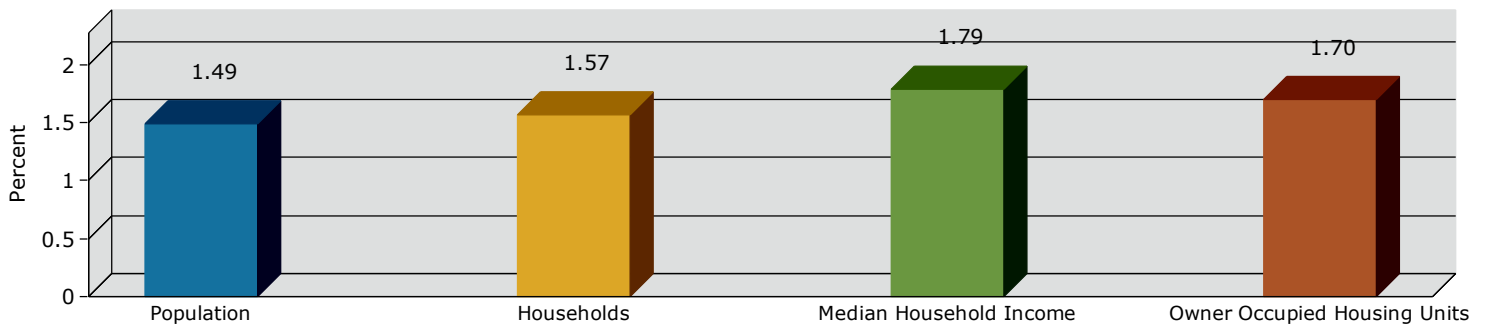
Households



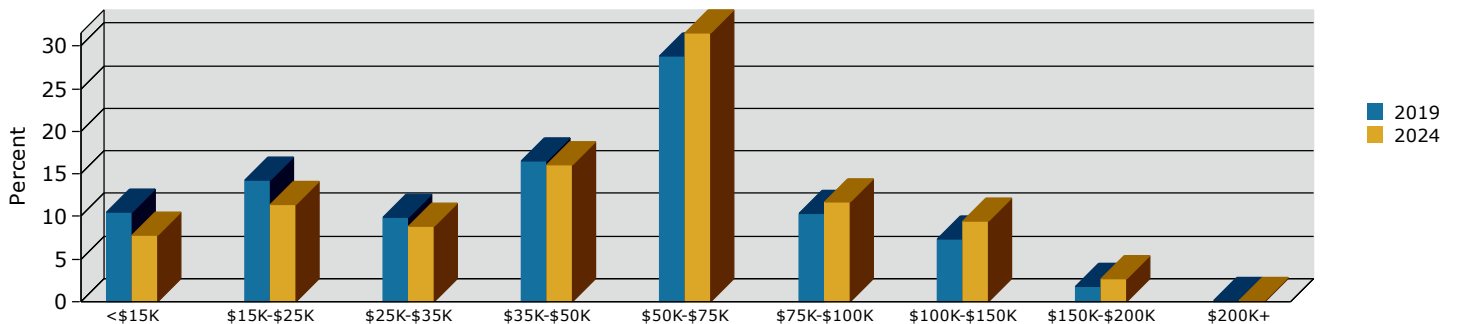
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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

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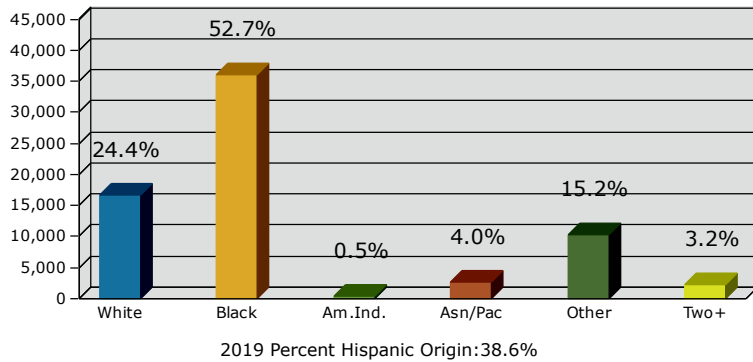
Graphic Profile

77053, Houston, Texas
Ring: 3 mile radius

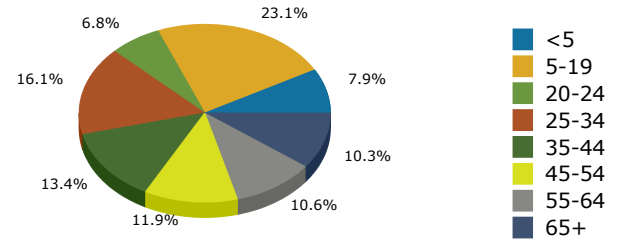
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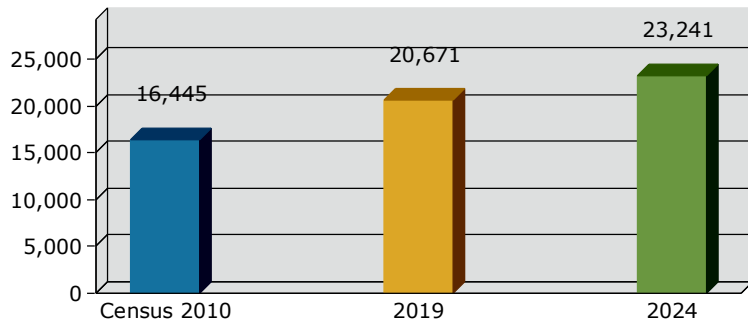
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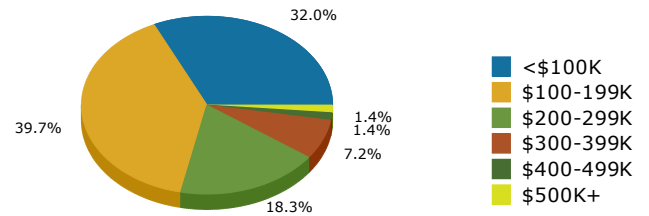
2019 Population by Age



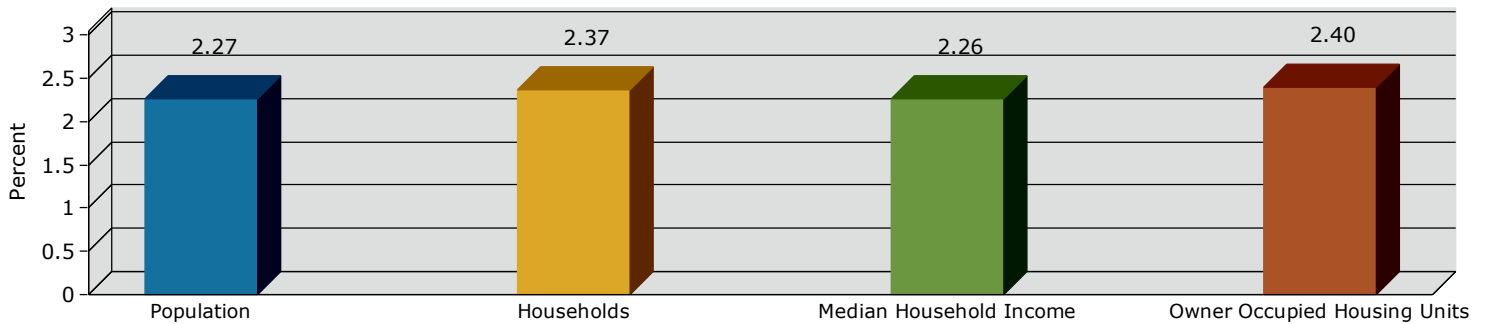
Households



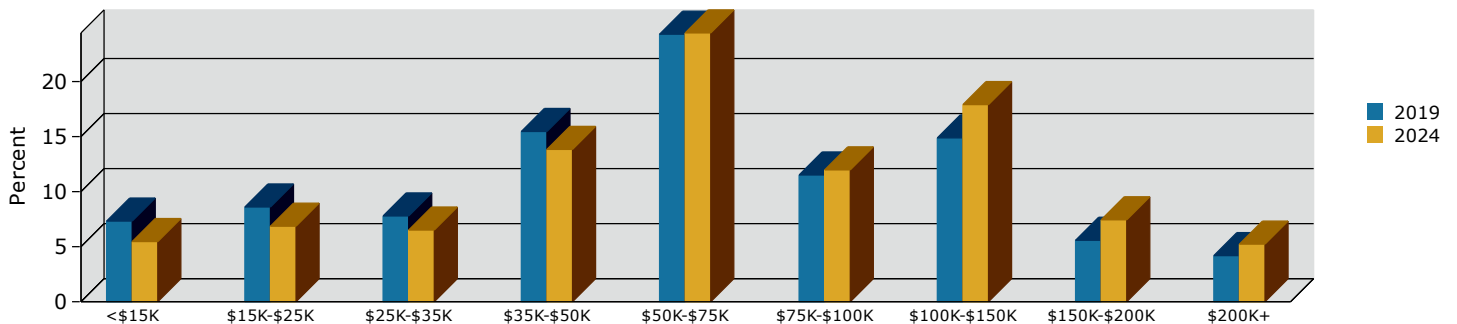
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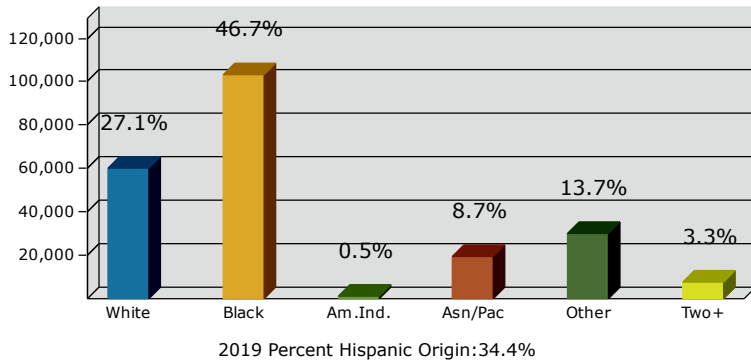
Graphic Profile

77053, Houston, Texas
Ring: 5 mile radius

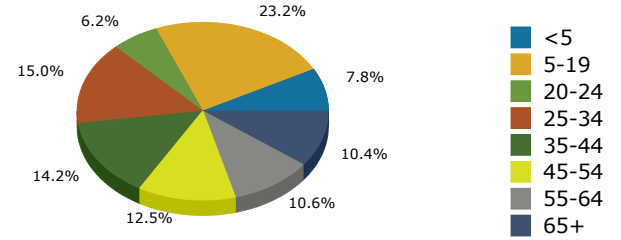
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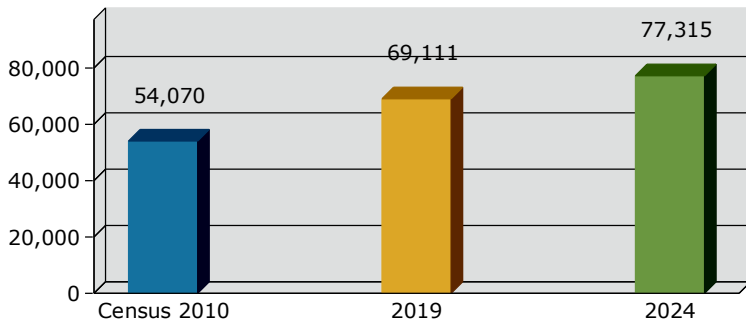
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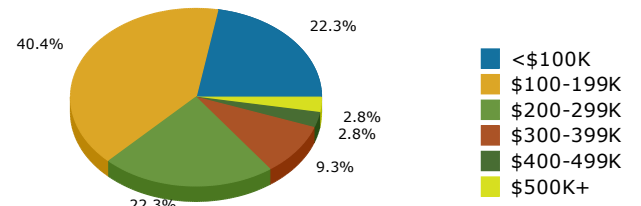
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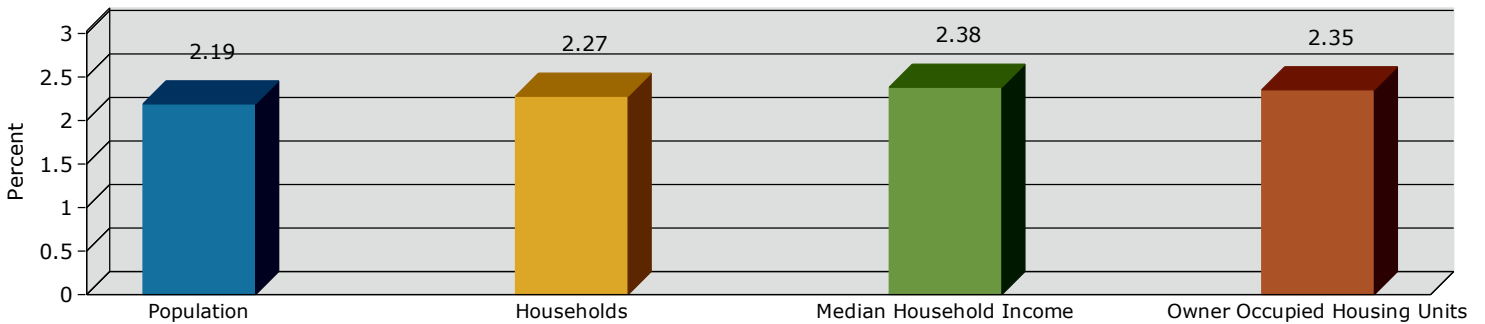
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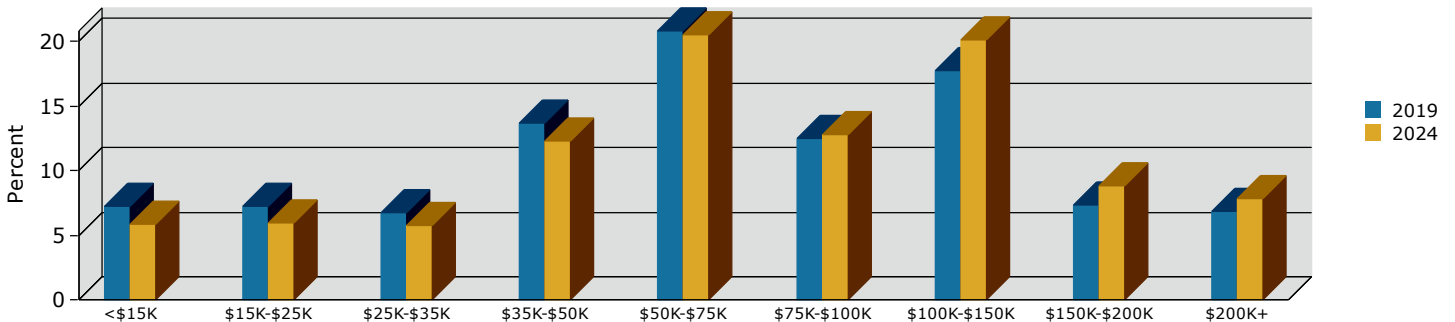
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September 18, 2019



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen Commercial			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date