

+/- 2.18 AC FOR SALE

Avenue E, Stafford, TX 77477



Property Description

- Total Price: \$1,521,464
- Price SF: \$16 SF
- Lot Size: +/- 2.18 AC
- Frontage: 457.36' FT on Avenue E
- No City Property Taxes
- Utilities: Water & Drainage
- Located in Fast Growing Fort Bend County, Next to Traffic Light Intersection of FM 1092/Murphy Rd & Avenue E
- Near Stafford Center, HCC & UPS Stafford Center
- Accessible to FM 1092/Murphy Rd, HWY 6, ALT 90, I-69/US 59
- Surrounding Area Developments: Stafford's Grid Projects (Mix Use), Multi Family on Moore Rd. Near Independence, etc.

**** Great for Development &/or Investment****



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



MAP VIEW

Avenue E, Stafford, TX 77477

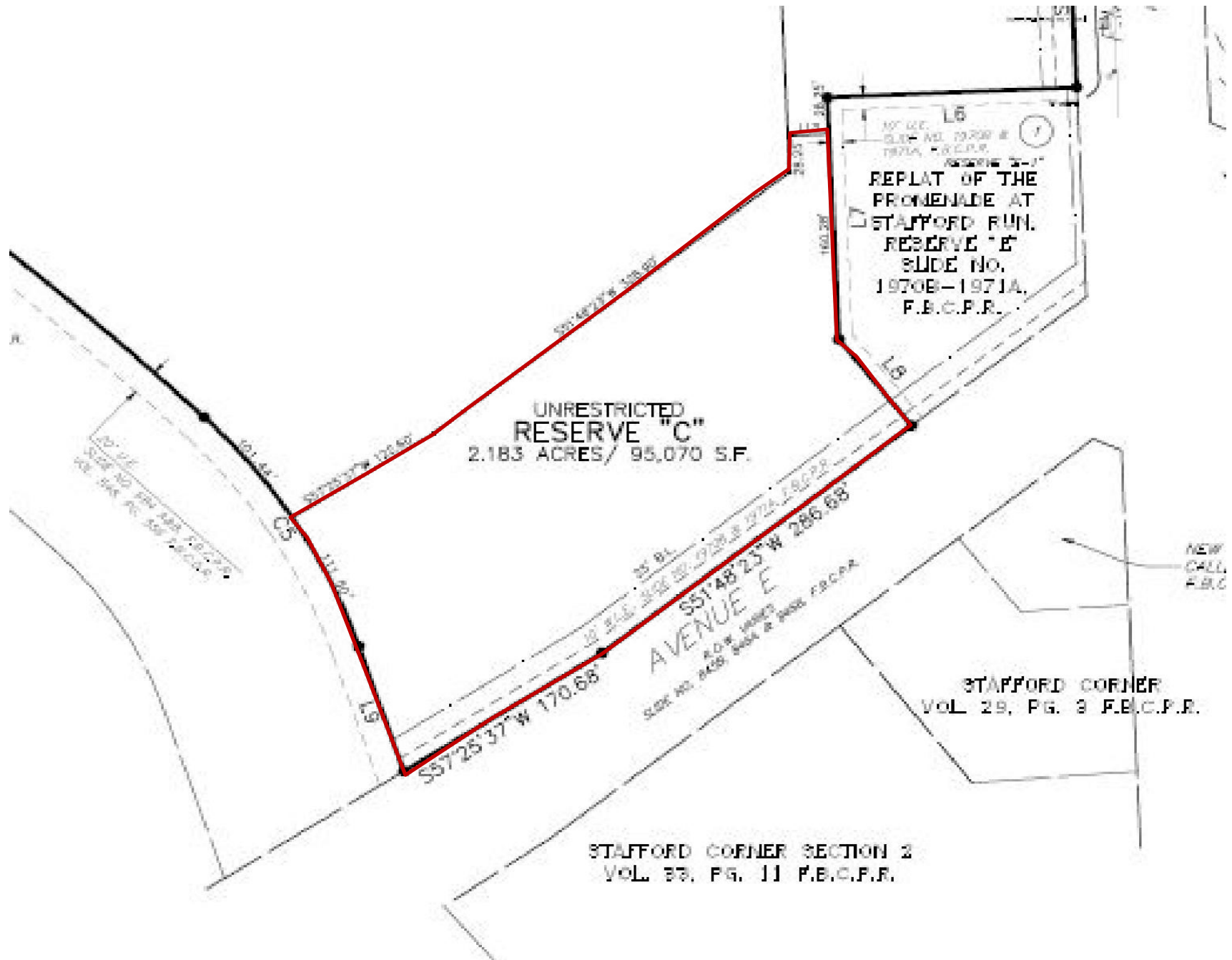


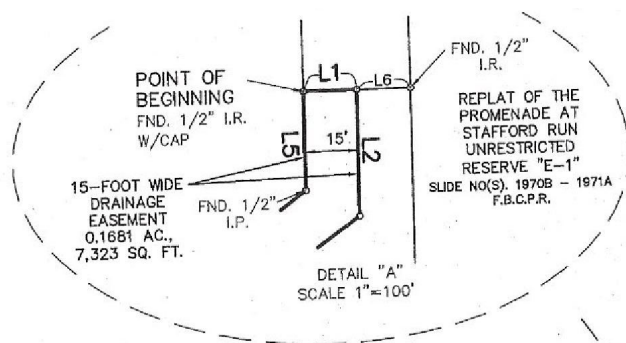
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SURVEY





ESTATES AT PROMENADE SEC. 1
PLAT NO. 20120161 F.B.C.P.R.

POINT OF BEGINNING
FND. 1/2" I.R.
W/CAP

14 UTILITY EASEMENT
PLAT NO. 20120161
F.B.C.P.R.

15-FOOT WIDE DRAINAGE EASEMENT
0.1681 AC.,
7,323 SQ. FT.

ESTATES AT PROMENADE SOUTH UNRESTRICTED RESERVE "C"
PLAT NO. 20120014 F.B.C.P.R.

ESTATES AT PROMENADE SOUTH UNRESTRICTED RESERVE "B"
PLAT NO. 20120014 F.B.C.P.R.

FND. 1/2" I.R.

S 87°26'25" W - 181.34'

ONE-STORY MASONRY BLDG.

WOOD FENCE

CONCRETE PAVED AND DRIVE

REPLAT OF THE PROMENADE AT STAFFORD RUN UNRESTRICTED RESERVE "E-1"

SLIDE NO(S). 1970B - 1971A
F.B.C.P.R.

10' UTILITY EASEMENT
SLIDE NO(S) 1970B & 1971A
F.B.C.P.R.

10' WATERLINE EMT.
SLIDE NO(S) 1970B & 1971A
F.B.C.P.R.

25' BUILDING LINE
SLIDE NO(S) 1970B & 1971A
F.B.C.P.R.

160.25' PASS
FND. 1/2" I.R.
W/CAP

FND. 1/2" I.R.

S 74°29' E, 0.45'

CURVE DATA:
CURVE DELTA
NUMBER

RADIUS

ARC LENGTH

TANGENT LENGTH

CHORD BEARING

CHORD LENGTH

C 1 01° 54' 08"

451.88'

15.00'

7.50'

N 31° 53' 17" W

15.00'

25' BUILDING LINE
PLAT NO. 20120014 F.B.C.P.R.

CONCRETE PAVEMENT

AVENUE E (WIDTH VARIES)
SLIDE NO(S). 845B, 846A, 846B F.B.C.P.R.

SCALE: 1"=60'

F.M. 1092 (MURPHY ROAD) (WIDTH VARIES)

F.B.C.F. NO(S). 20061979B, 2006086189,
2006072981, 2004157016 & 200715452
AND VOL. 945, PG. 681 F.B.C.D.R.

LINE NO.	TABLE BEARING	DISTANCE
L1	N 87° 26' 25" E	15.00'
L2	S 02° 33' 35" E	35.95'
L3	S 57° 25' 37" W	123.51'
L4	N 57° 25' 37" E	122.60'
L5	N 02° 33' 35" W	28.25'
L6	N 87° 26' 25" E	15.03'

EXHIBIT MAP OF

0.1681 ACRE (7,323 SQUARE FEET) OF LAND OUT OF UNRESTRICTED RESERVE "C", BLOCK 1 OF ESTATES AT PROMENADE SOUTH ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120014 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

DATE: MARCH, 2014

SCALE: 1"=60'

CENTURY ENGINEERING, INC.

3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063 (713) 780-8871

Growth & Development

Inching along : Anticipation building for Stafford's Grid projects

September 3, 2019 by Landan Kuhlmann



Construction continues Friday on a hotel planned for The Grid in Stafford. The 192-acre project has multiple confirmed tenants such as Aloft Hotel, In-N-Out Burger, Whiskey Cake Kitchen & Bar and Outback Steakhouse. (Photo by Landan Kuhlmann)

Though it was previously said to be behind schedule, “The Grid” continues to take shape in Stafford. Signs are now up for some of the soon-to-open tenants, such as the Greater Houston area’s first In-N-Out Burger.

Construction of the California-based fast-food restaurant – which is expected to be completed this fall – appears to be stirring up a strong reaction.

“Animal Style (burgers) will soon be had!” Dawn Boyd said in a comment on The Grid’s recent Facebook post advertising In-N-Out. “A little taste of Cali, I can’t wait!”

Construction continues on the 192-acre development positioned on what used to be the campus for Texas Instruments between West Airport Boulevard and South Kirkwood Road off Highway 59, which developers hope will help make Stafford a destination city. And residents aren’t the only ones enthused about the possibilities the development will bring.

“We are excited to become a part of the vibrant Stafford community and the new mixed-used project known as ‘The Grid’,” In-N-Out said in a statement released in August, according to a report from ABC 13.

In addition to a diverse mix of retail shops and entertainment venues, The Grid will also include 500,000 square feet of office space and a network of pocket parks, jogging and bike trails upon completion, which developers hope is by 2021. There are also plans for a dual-concept hotel split between Aloft Hotels and Element. Work on the hotels began in June, with a targeted completion date of early 2020.

Chipotle and a Verizon store are already open on the West Airport side of the development, while McAlister’s Deli, My Eyelab and Great Clips will open later this month according to Stafford City Planner Jeff Johnson.

On the Kirkwood side, there are already signs for In-N-Out and Outback Steakhouse, which should also be completed this fall.

Pluckers Wing Bar is another confirmed tenant, while StreetLevel Investments – the developer on the project – remain in negotiations with other tenants for the development, such as movie theatres and craft breweries, according to the project's website.

StreetLevel's Brian Murphy told attendees at a Fort Bend Chamber of Commerce breakfast in March that project construction for the \$500 million endeavor had been set slightly behind schedule by delays from events such as Hurricane Harvey and more, but that they still hope to be completed by the 2021 target.

For more information and to keep up with progress of The Grid and individual projects, visit experiencethegrid.com/.

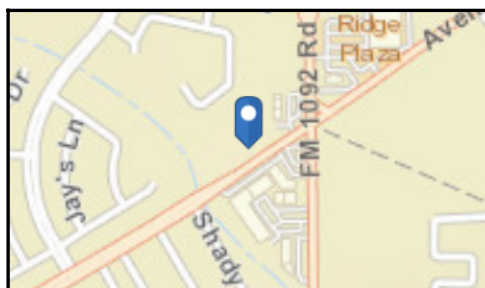
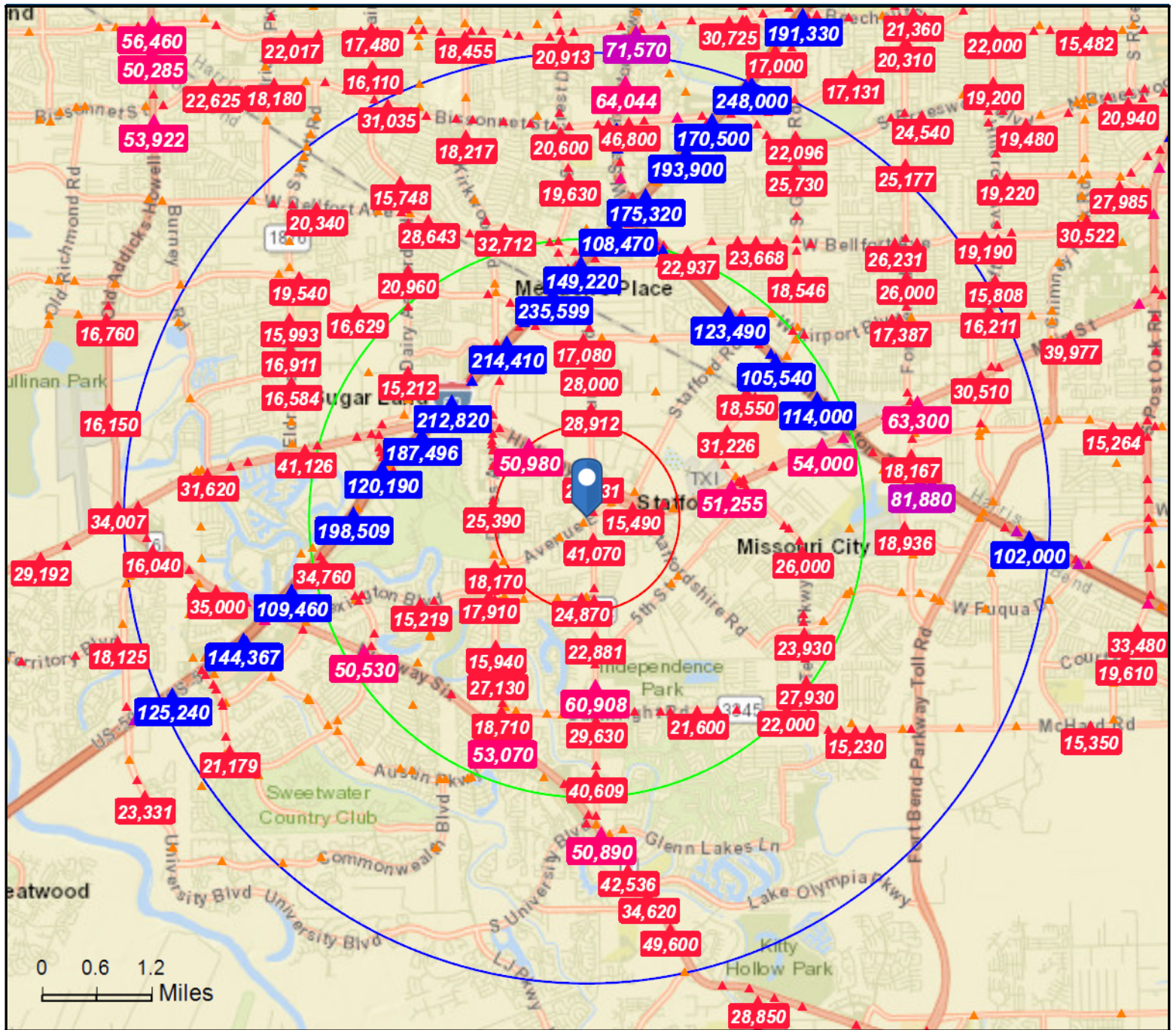


Shown here on the Kirkwood Road side of “The Grid” is the shell of the Houston area’s first In-N-Out Burger, which should be completed by November. (Photo by Landan Kuhlmann) up for In-N-Out and Outback Steakhouse, which also is expected to open this fall. Additionally, the Houston area’s third Whiskey Cake Kitchen & Bar location and the Drive Shack – a driving range and golf shop – are both expected open in November and September, respectively, as Phase 1 of the project takes shape, according to multiple media reports.

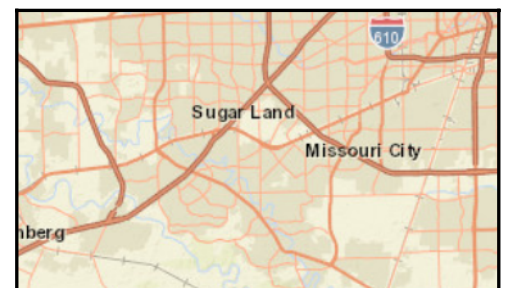
Traffic Count Map

Avenue E, Stafford, Texas, 77477
Rings: 1, 3, 5 mile radii

Prepared by, Danny Nguyen, CCIM
Latitude: 29.61294
Longitude: -95.56564



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 (Q2 2019).

October 21, 2019



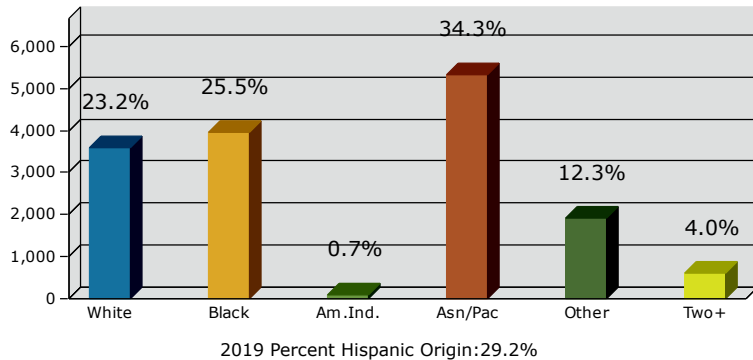
Graphic Profile

Avenue E, Stafford, Texas, 77477
Ring: 1 mile radius

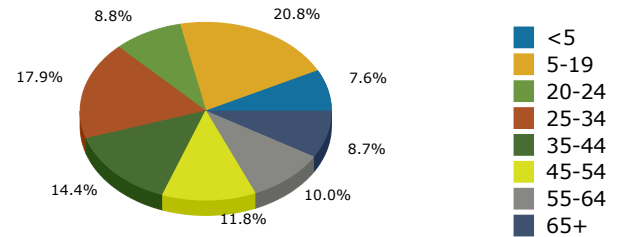
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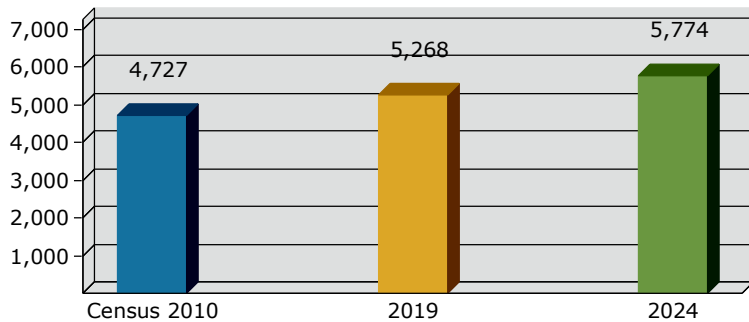
2019 Population by Race



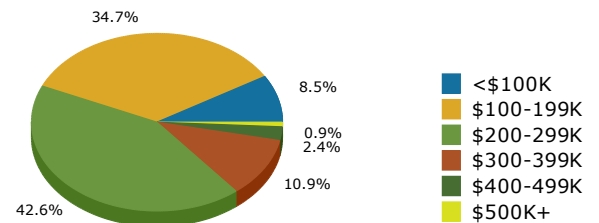
2019 Population by Age



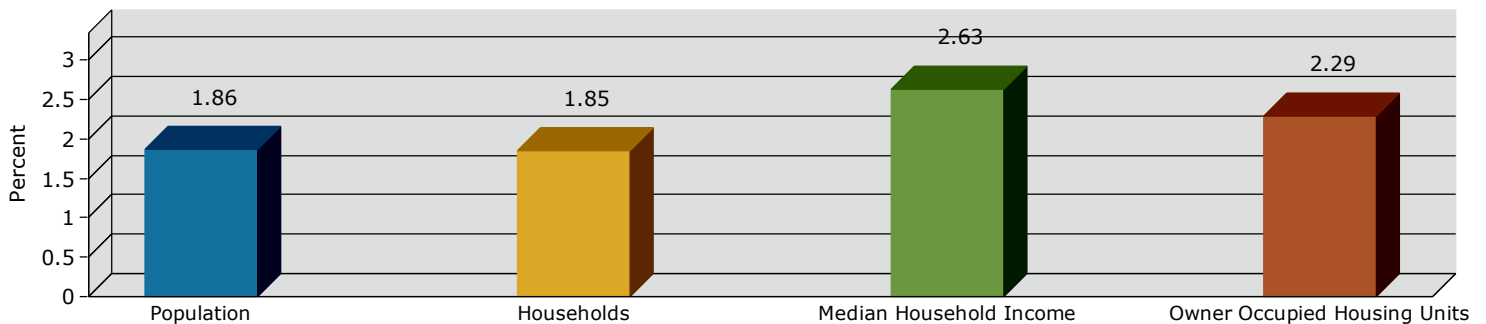
Households



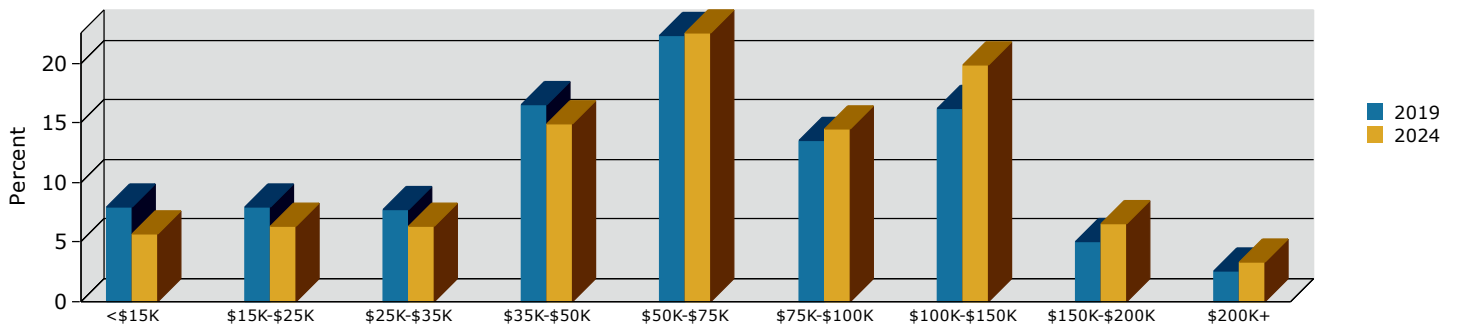
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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

October 21, 2019



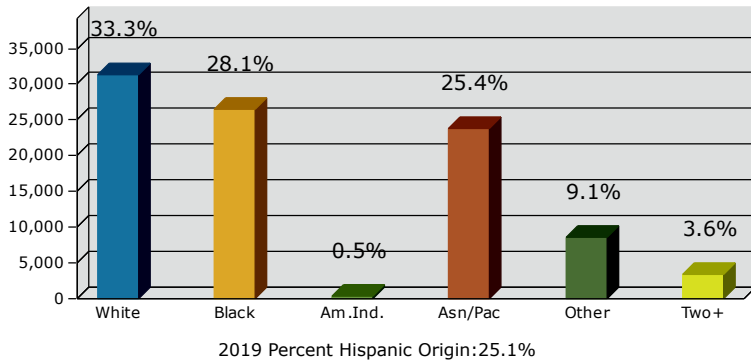
Graphic Profile

Avenue E, Stafford, Texas, 77477
Ring: 3 mile radius

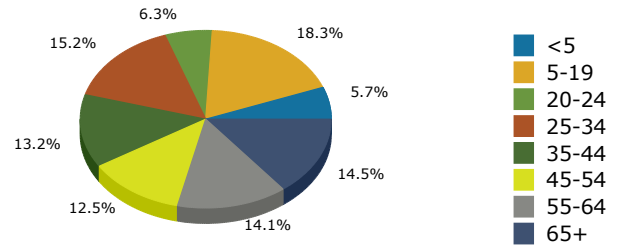
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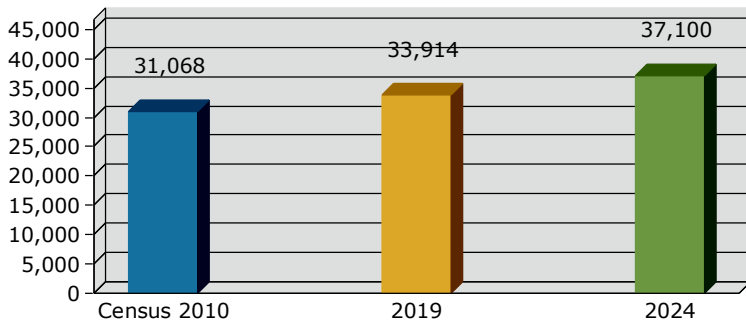
2019 Population by Race



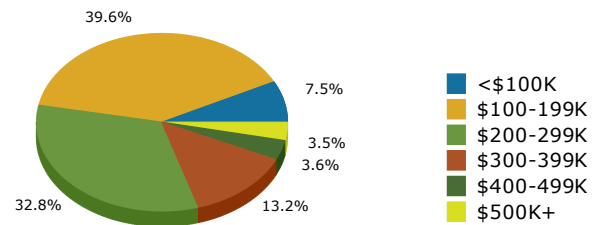
2019 Population by Age



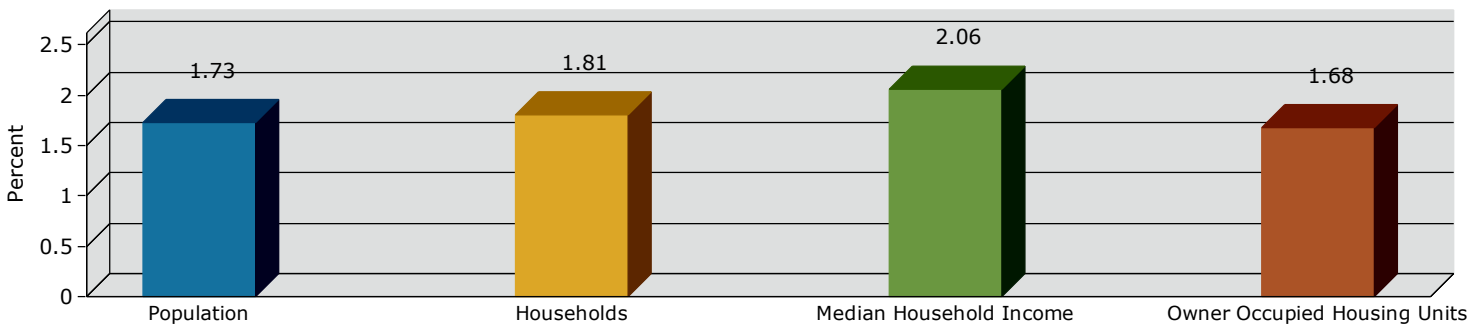
Households



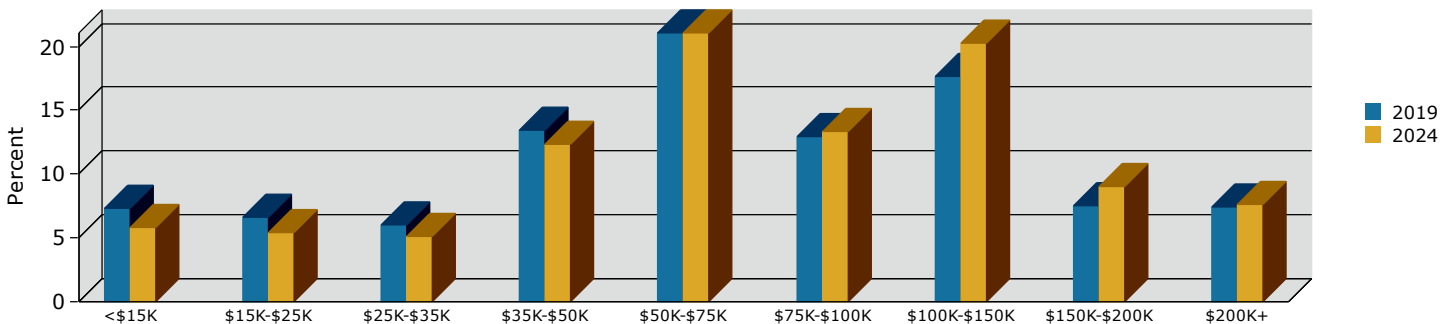
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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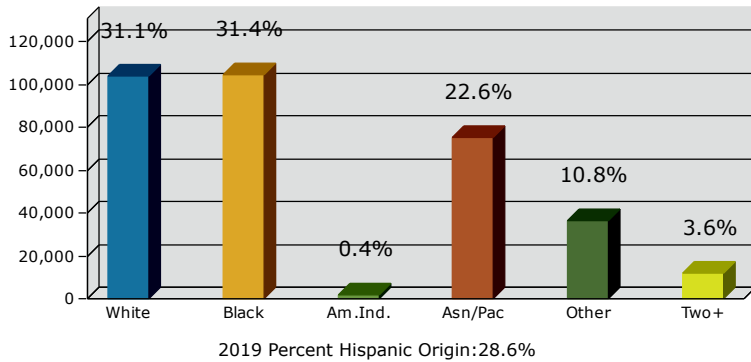
Graphic Profile

Avenue E, Stafford, Texas, 77477
Ring: 5 mile radius

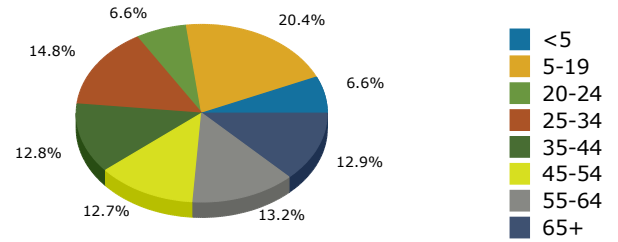
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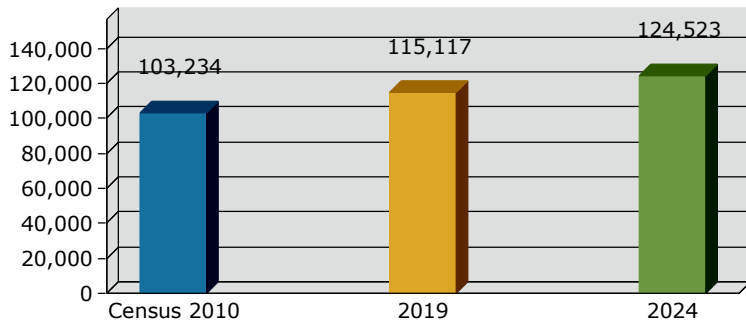
2019 Population by Race



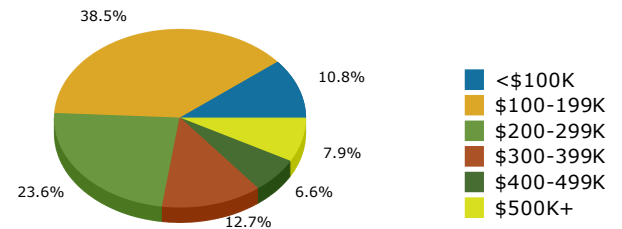
2019 Population by Age



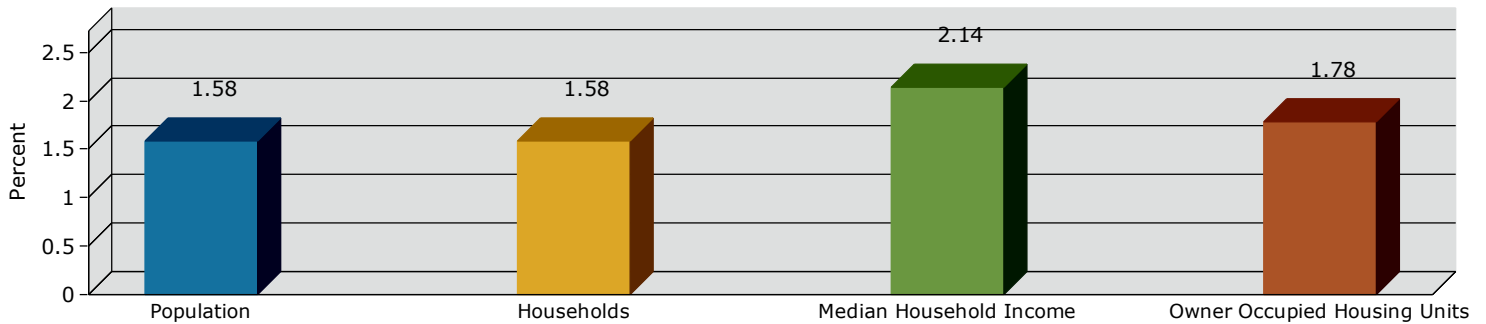
Households



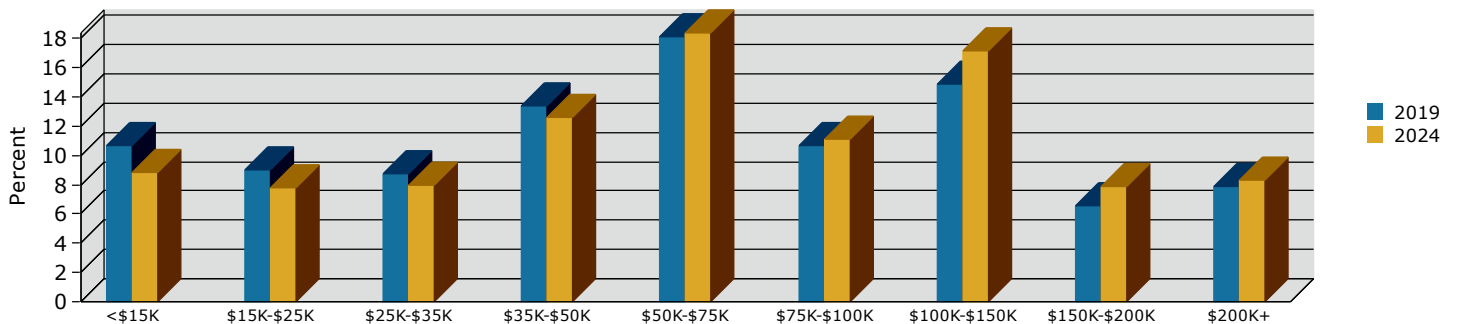
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



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

October 21, 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