



For Sale

Up to ±9 acres available | Will subdivide

Highway 59 and Highway 99 | Richmond, Texas

Property overview

Available	Up to ±9 acres of land available; will subdivide
Location	Located along US 59, just west of SH 99 in Richmond, Texas in the middle of Fort Bend County, ranked the #2 fastest growing county in the U.S.
Property Info	No onsite detention required Seller has developed parking and cross access that buyer will benefit from Adjacent to Clayton Oaks Living, an assisted living and memory care community, Memorial Hermann's full-service acute care hospital and Oak Bend Medical Center
Use	Perfect location for medical, office and retail development
Key Map	606 Q

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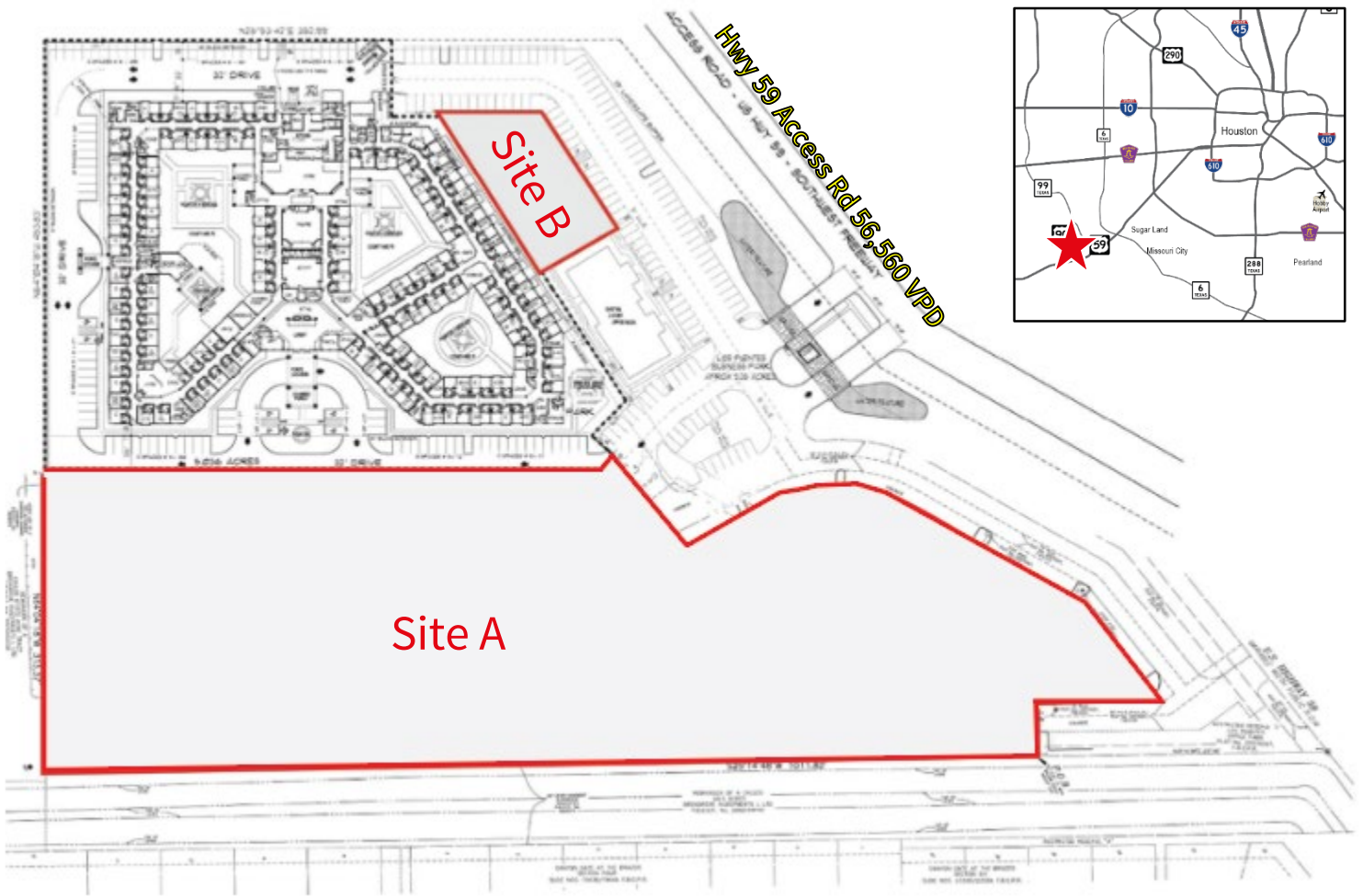
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Site A

±8.1 acres \$28.00 psf

Site B

±1 acres \$30.00 psf

Demographics	1-mile	3-miles	5-miles	Traffic Counts	VPD
Estimated population	5,667	52,005	132,013	US 59, west of SH 99	56,520
Median age	33.4	35.1	35.6	US 59, east of SH 99	125,240
Average household income	\$119,512	\$142,701	\$133,697	US 59, west of Williams Way	69,898
				US 58, east of Williams Way	56,560

DISCLAIMER

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