



Land for Sale

±42.67 acres available

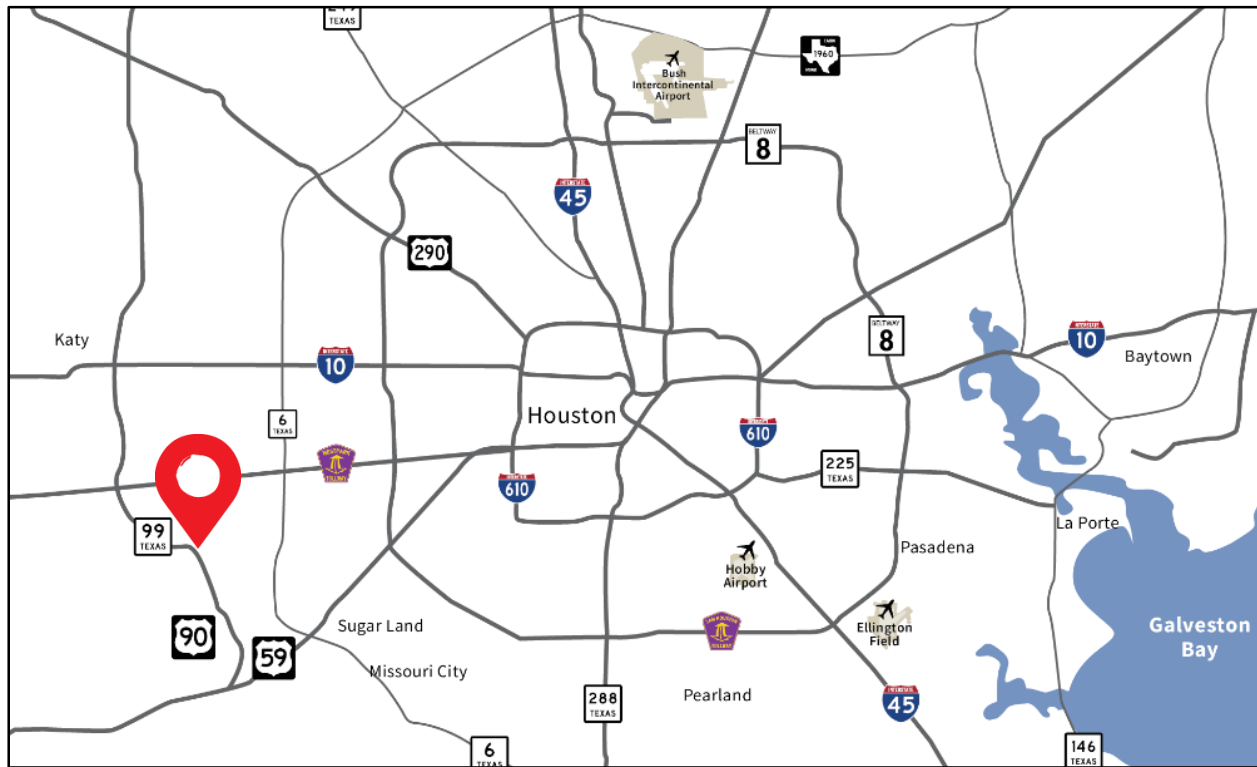
NEC Grand Parkway & West Belfort Street

Richmond, Texas 77407

Chris Bergmann Jr.
Vice President
+1 713 425 5868
chris.bergmann@am.jll.com



NEC of Grand Parkway & West Bellfort Street



Location

Located along the Northeast corner of the Grand Parkway & West Bellfort.

Site is outside of the flood plain

Surrounded by Meadow Farms master planned community (2,300+ homes, average sales price \$300k - \$500k)

Size

±42.67 acres available

Highest & Best Use

Retail, entertainment, office, medical, senior living and storage

Access & Visibility

This site has excellent access and visibility from the Grand Parkway (SH 99), a major thoroughfare in the area.

Area Retail

Kroger, Jack-in-the-Box, McDonalds, Starbucks, Chase, Wells Fargo, Target, HEB

Utilities

Utilities available to site. Ford Bend County MUD 194.

Total Tax Rate (2017)

\$3.109

Restrictions

Multifamily

Rate

Call broker for pricing



Estimated Population

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 8,425 | 57,662 | 170,313 |



Average Household Income

| 1-mile | 3-miles | 5-miles |
|-----------|-----------|-----------|
| \$147,321 | \$129,806 | \$137,232 |



Traffic Counts

| |
|--|
| 62,800 VPD |
| Grand Parkway, north of W. Bellfort Street |
| 43,700 VPD |
| Grand Parkway, south of W. Bellfort Street |



Number of Households

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 2,790 | 19,038 | 53,820 |



Median Age

| 1-mile | 3-miles | 5-miles |
|--------|---------|---------|
| 34.8 | 34.3 | 34.6 |

Southeast Aerial



Southwest Aerial



Aerial Overview



