

NEC SH Business 288 & FM 2004 Richwood, TX 77531

±15 AC of Land For Development

OPPORTUNITY ZONE LAND FOR SALE



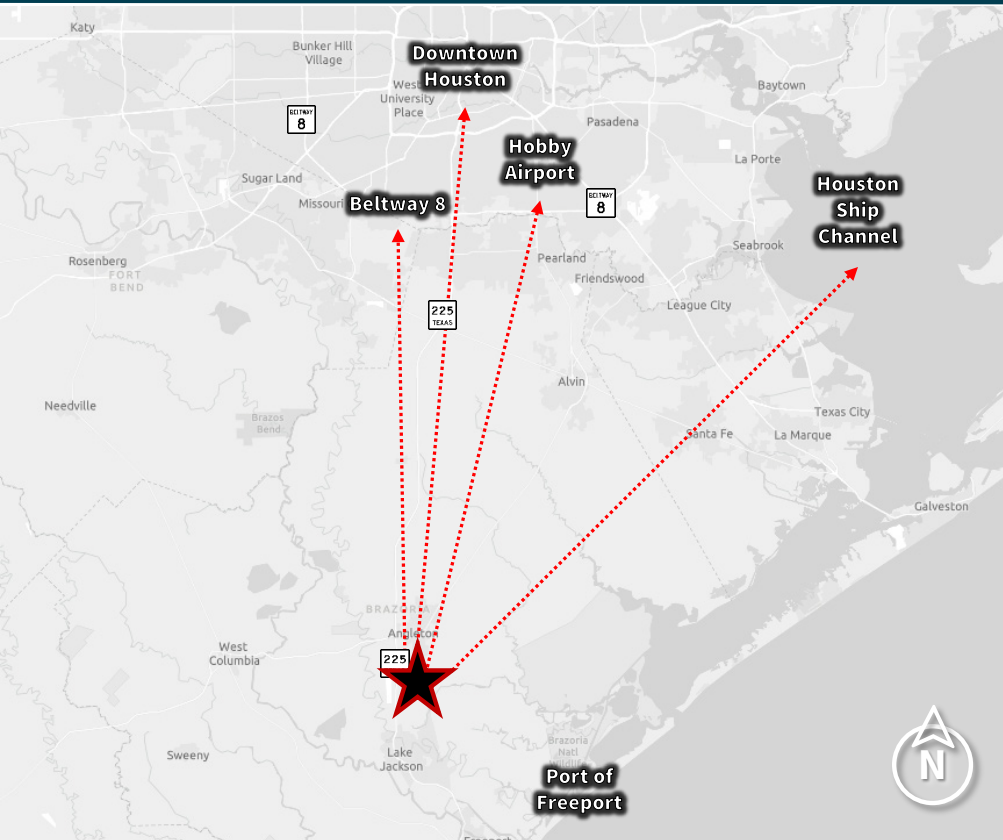
Alex Kelly
+1 713 425 1863
alexh.kelly@jll.com

Karina Weathers
+1 713 212 6702
karina.weathers@jll.com



SITE & DEMOGRAPHICS

NEC TX-288 & FM 2004 Richwood, TX 77531



Location

NEC SH Business 288 & FM 2004

Size

±15 Acres

Site Details

- In designated Opportunity Zone
- Onsite detention
- Commercial Zoning
- ±514.1' frontage on SH 288
- Prime development site near Lake Jackson
-

Utilities

Utilities available adjacent to property

Surrounding Area

The site is situated approximately 10 miles from Port Freeport, which holds the 24th position among U.S. ports in terms of international cargo tonnage handled. The area is home to prominent companies such as The Dow Chemical Company, Fluor Corporation, and Phillips 66.

Price

Contact brokers for pricing

Population Summary	1-Mile	3-Mile	5-Mile
2025 Population	2,392	19,598	53,812
2025 Median Age	36.4	37.9	37.0
Average Household Income	\$115,944	\$128,046	\$110,452
Average Home Value	\$358,259	\$315,305	\$291,345

Locations	Minutes
Brazosport College	5
Port Freeport	15
William P. Hobby Airport (HOU)	45
Downtown Houston	55

Alex Kelly
+1 713 425 1863
alexh.kelly@jll.com

Karina Weathers
+1 713 212 6702
karina.weathers@jll.com



NEC TX-288 & FM 2004

Richwood, TX 77531

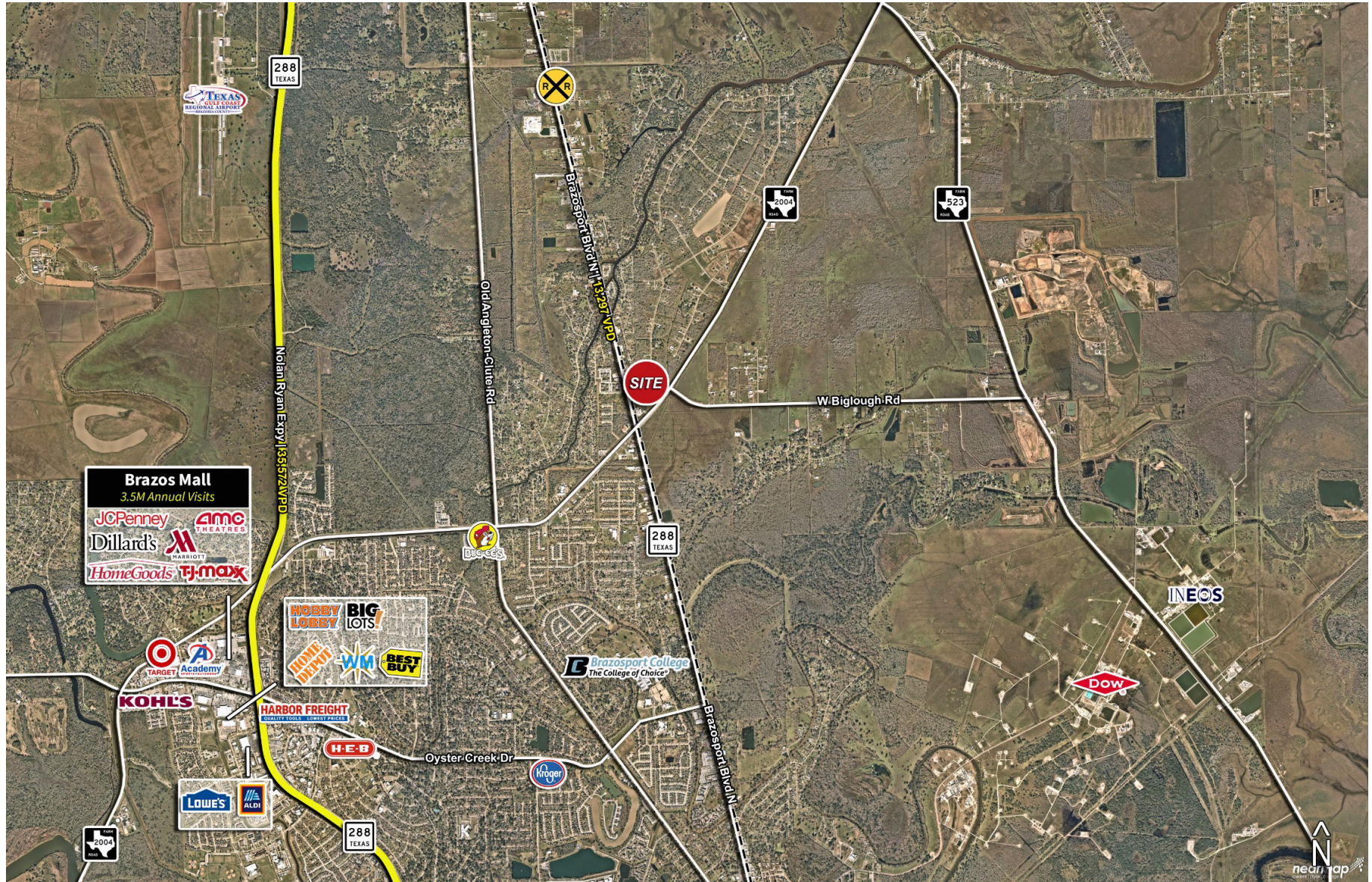
SHEET 1 OF 1

Karina Weathers
+1 713 212 6702
karina.weathers@ill.com



PROPERTY AERIAL

NEC TX-288 & FM 2004 Richwood, TX 77531



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.



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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 dues 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.

Jones Lang LaSalle Brokerage, Inc.
Licensed Broker /Broker Firm Name

591725
License No.

renda.hampton@jll.com
Email

214-438-6100
Phone

Daniel Glyn Bellow
Designated Broker of Firm

183794
License No.

dan.bellow@jll.com
Email

713-888-4000
Phone

Simmi Jaggi
Designated Broker of Firm

380606
License No.

simmi.jaggi@jll.com
Email

713-888-4098
Phone

Alexander Hollins Kelly
Sales Agent/Associate's Name

644062
License No.

alexh.kelly@jll.com
Email

713-425-1863
Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

**Information available at www.trec.texas.gov
IABS 1-1**