

Presenting
30.2290 acres FM 361
Richmond/Needville, TX

Prime Investment Opportunity in Fort Bend County

Property Overview:

Location: Between Long Point and Fairchilds, Fort Bend County

Size: 30.229 acres (per survey) with partial fence

Current Use: Farmland

Property Highlights:

Development Potential:

The area is experiencing significant growth with numerous developments relatively close by, due to the potential future enhancement of the Ft. Bend Parkway & the proposed continuation of SH 99 through Fort Bend County.

With the ongoing and planned development in the area, this property could hold substantial promise for investors looking to capitalize on the region's growth.

There are two short term verbal surface leases in place, one for cotton and one for cattle grazing. Deer Creek runs through the back half of the property, thus a small portion of flood plain is present around that Creek.

Invest in a piece of Fort Bend County's promising future. Whether you're considering residential development, farming, or simply a serene escape, this 30.229-acre parcel offers endless possibilities.
Don't miss out on this fantastic opportunity!

Professionally Marketed by

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Lone Star Luxe Real Estate

930 Walnut Street, Columbus, TX 78934

All info. herewith is deemed to be accurate but should be independently verified.

An aerial photograph of a residential area with property boundaries outlined in red. A single parcel is highlighted with a blue border. The map includes various parcel numbers in red text, such as R177563, R136449, R44226, R44228, R493049, R48868, R48867, R48869, R49496, R517725, R49401, R49523, R47988, R48520, R47989, R124285, R124287, R124289, R124295, R124296, R48524, R524379, R34734, R34735, and R44224. The highlighted parcel is located in the lower-left quadrant of the image.

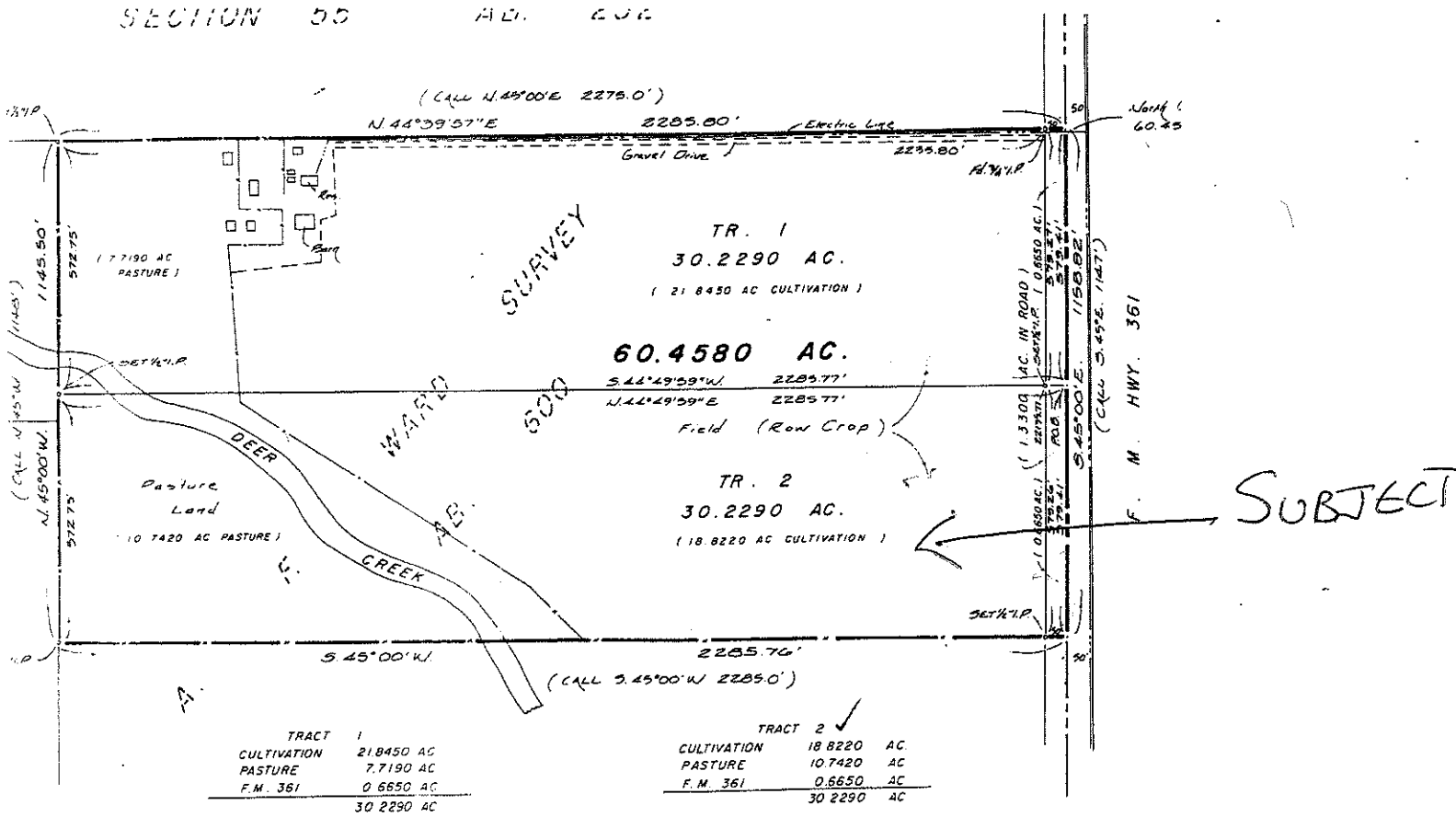
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Abstracts

APPROVED

Abstracts

Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife,
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Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not 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 boundaries.



SURVEY & DIVISION

OF THE EDWARD A. CRENEK GO. 1500 ACRE TRACT OF LAND
IN THE A. F. WARD SURVEY, ABSTRACT 600
FORT BEND COUNTY, TEXAS
BEING THAT SAME TRACT (CALL GO AC. ±) DESCRIBED IN DEED
CONVEYED BY ALBINA BOSAK TO EDWARD A. CRENEK DATED JAN. 3, 1933
RECORDED IN VOLUME 140, PAGE 152, DEED RECORDS
FORT BEND COUNTY, TEXAS

SCALE : 1" = 200'

I, CHARLIE KALKOMEY, a Registered Pub
do hereby certify that this plat is a
survey made by me on the gr.
truly represents the facts as to
month of September, 1988.

Signed Charlie Kalkomey
CHARLIE KALKOMEY
ROSENBERG, TEXAS