

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 from the proposed continuation of The Grand Parkway (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!

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

Fort Bend CAD Web Map



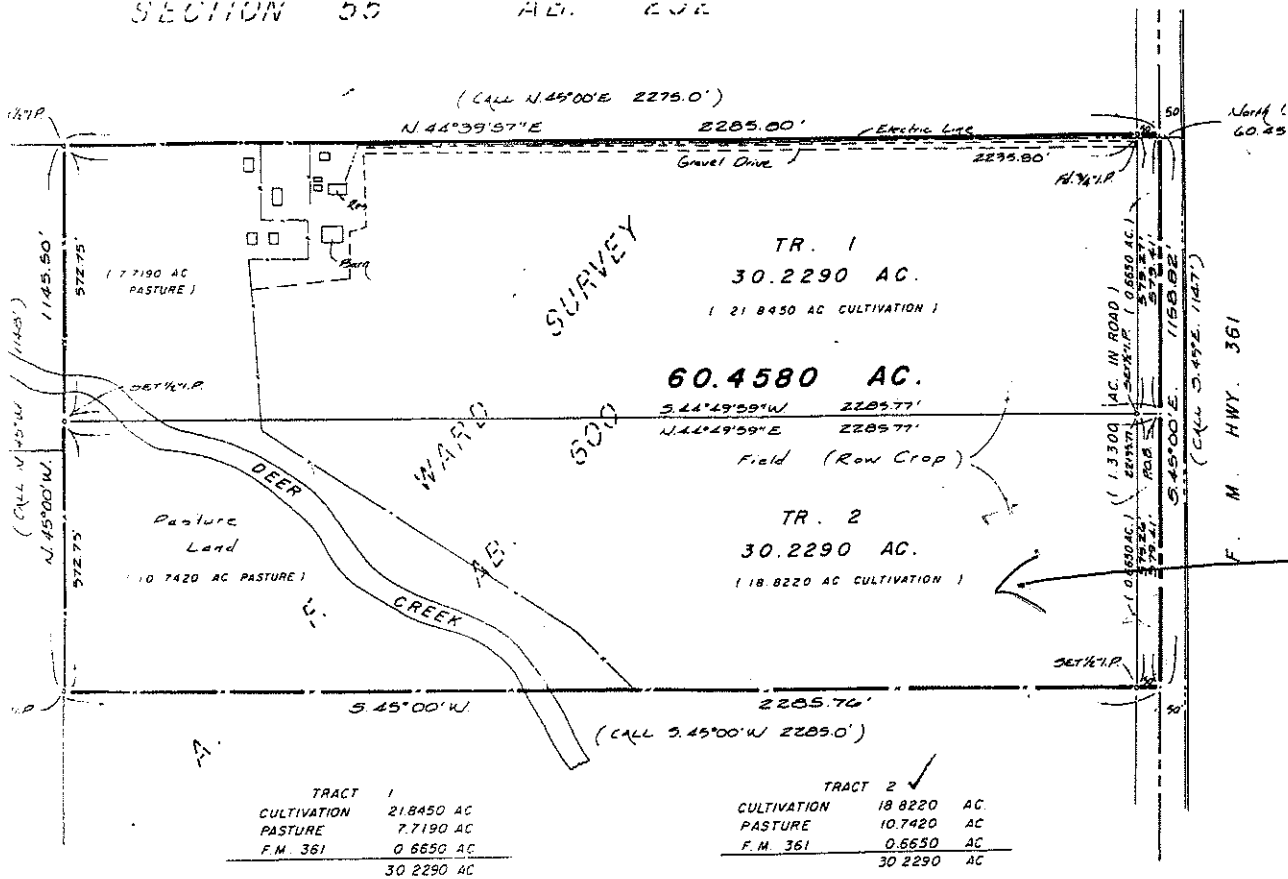
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☒ Parcels ☐ Texas Counties

☐ Abstracts



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Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com
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SURVEY & DIVISION

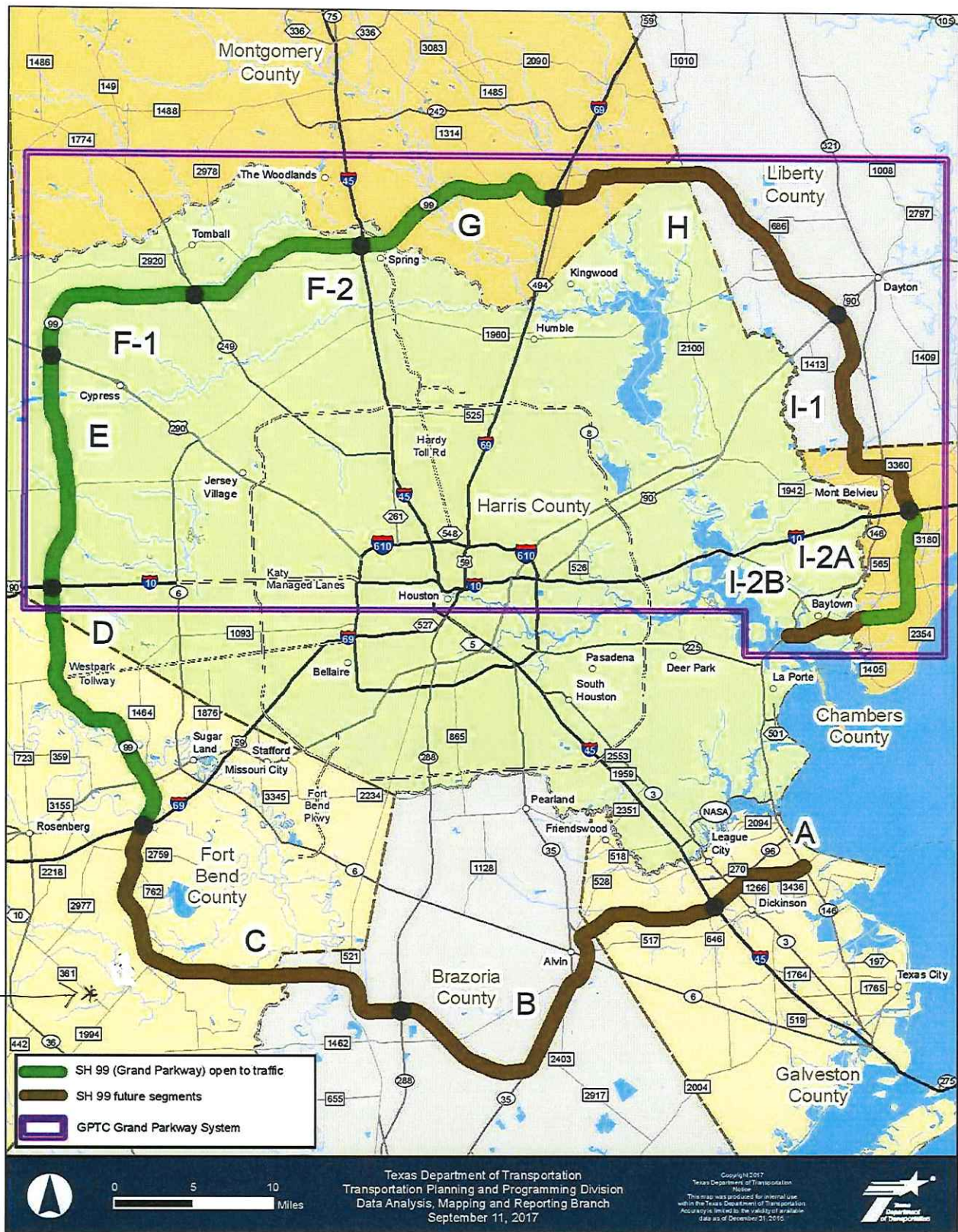
OF THE EDWARD A. CRENEK 60.4580 ACRE TRACT OF LAND
IN THE A. WARD SURVEY, ABSTRACT 600
FORT BEND COUNTY, TEXAS

BEING THAT SAME TRACT (CALL 60 AC. ±) DESCRIBED IN DEED
CONVEYED BY ALBINA BOSAK TO EDWARD A. CRENEK DATED JAN. 3, 1933
RECORDED IN VOLUME 120, PAGE 452, DEED RECORDS
FORT BEND COUNTY, TEXAS

SCALE: 1" = 200'

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

Signed Charlie Kalkomey
CHARLIE KALKOMEY
ROSENBERG, TEXAS



* should be independently verified.