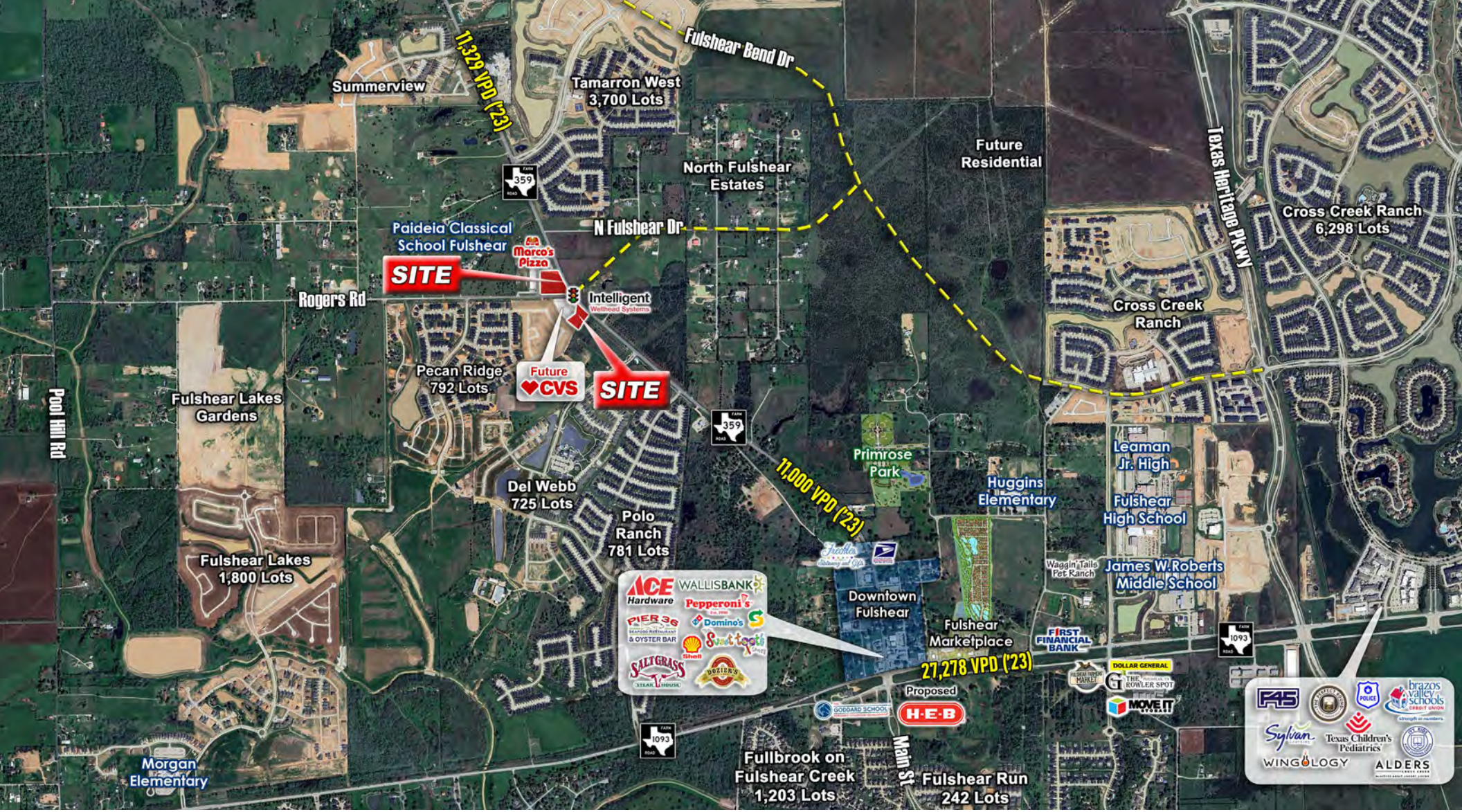

Pad Sites Available

NWC & SWC of FM-359 & Rogers Rd
Fulshear, Texas 77441

FIRST HARTFORD REALTY CORPORATION

Jarrett Adame, CCIM | First Hartford Realty Corp.
(979)777-6729 | jadame@firsthartford.com

Pad Sites Available

NWC & SWC of FM 359 & Rogers Rd

Fulshear, Texas

Location:

NWC and SWC of FM 359 & Rogers Road
Fulshear, Texas 77441

Details:

- Site 1: NWC - 2.7 Acres (divisible) - Hard Corner Parcel
- Site 2: SWC - 1.57 acre pad site adjacent to future CVS Pharmacy
- Adjacent to the Del Webb Pecan Ridge Community with 792 single family lots
- Perfect sites for fast food restaurants, coffee, carwash, or c-store.
- Nearby retailers include Marco's Pizza, Anytime Fitness, Pizza Hut, Ace Hardware, Saltgrass & future HEB
- Located in an affluent and rapidly growing residential area west of Houston - 11.22% projected annual growth within 1 mile of site
- Great visibility and easy access to FM-1093 & I-10
- Call for Pricing

Demographics:

	3 mile	5 mile	7 mile
2024 Population	17,971	85,094	155,530
2029 Proj. Population	27,650	112,809	189,054
Daytime Population	13,378	62,792	125,533
Average HH Income	$198,788	$194,237	$189,691

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Pad Sites Available

NWC & SWC of FM 359 & Rogers Rd

Fulshear, Texas

SWC Site Plan

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Pad Sites Available

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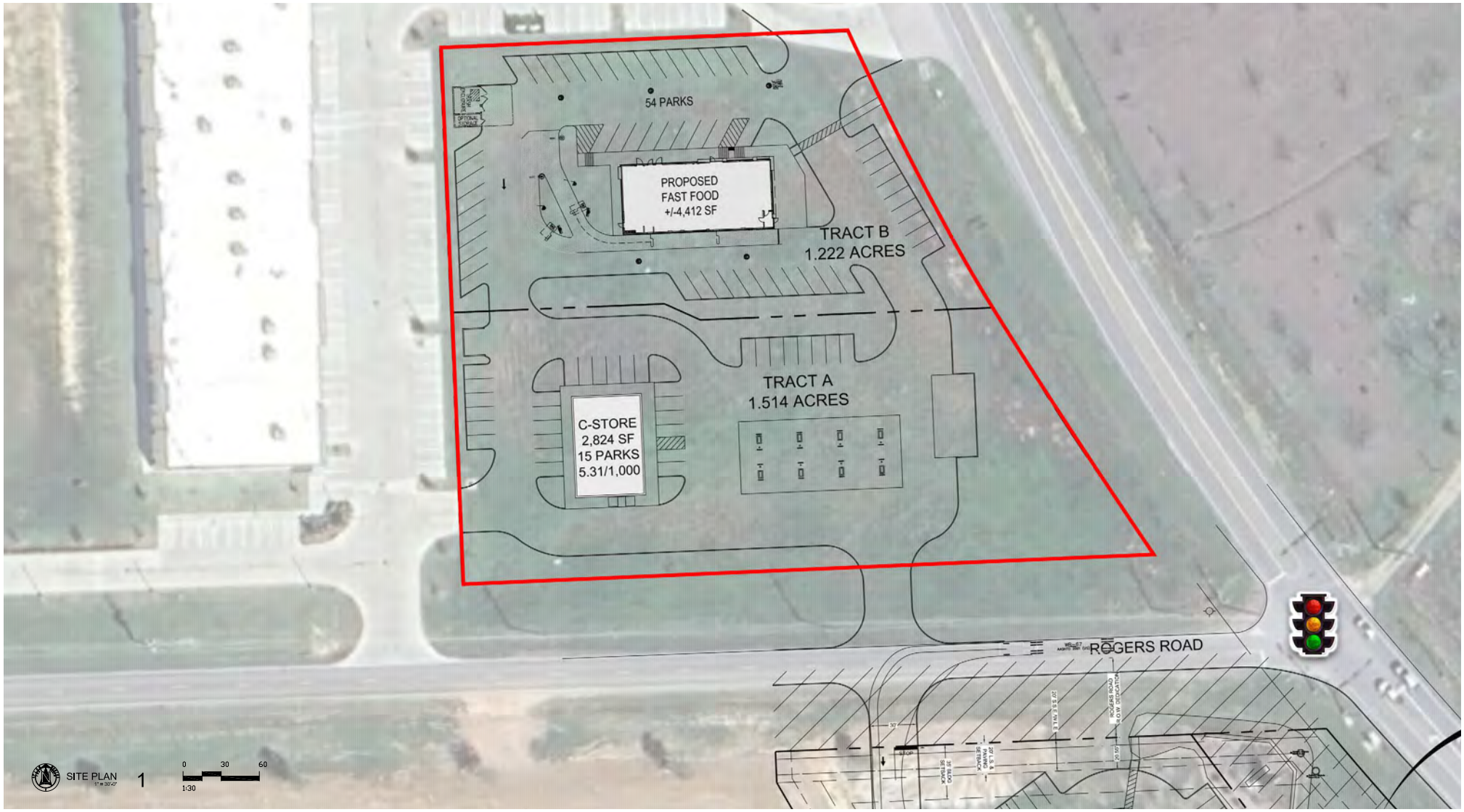
Fulshear, Texas

NWC Site Plan



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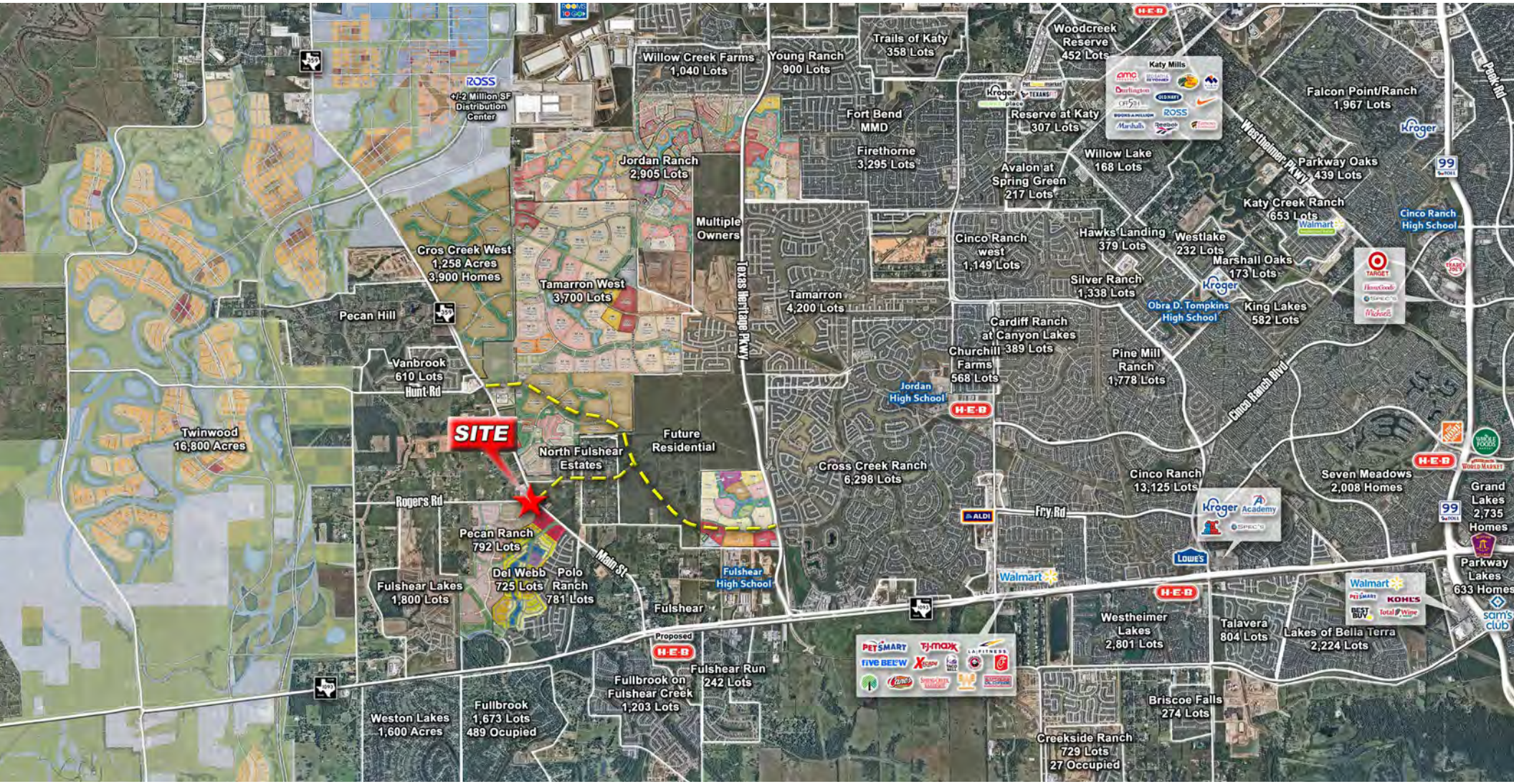
Pad Sites Available

NWC & SWC of FM 359 & Rogers Rd

Fulshear, Texas

Residential Aerial



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EQUAL HOUSING OPPORTUNITY

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.

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 listng 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.

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.

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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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 duties 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____