

**YouTube:** <http://www.youtube.com/watch?v=w28dBGuqKhk>

**Property website:** <http://u.newplans.com/786A7>

95.75% of tax value! 3,800 SF custom Hill Country 1-story with metal roof and massive porch and oversized attached carport in excellent condition. Impressive entry over bridge and through meadows. 24+ acres. Prestigious address. Affluent area. Equestrian facilities including 6 stall barn, walker, round pen. Stunning demographics. Great schools. Mallori Gibbs-Ramey, Luxury Ranch Team Leader. \$849K. 3% BBC.

## **CONTACT**

Contact Mallori at 713.503.6247 or [mallori.gibbs.ramey@southwestpartners.com](mailto:mallori.gibbs.ramey@southwestpartners.com) to set up an appointment or answer questions.

## **3% BUYER BROKER COMMISSION**

Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings.

## **HIGHLIGHTS**

- (1) At 95.75% of tax value it may be best 20+ ac under \$1M country home listing in the Fort Bend County and Houston DMA, 3% BBC
- (2) Stunning 3800 SF, 4/3 custom one story home, equestrian facilities, spectacular road entry over bridge and through meadows
- (3) Easy access: 7 MI to I10, 11 MI to Westpark/Grand Parkway, 13 MI to Katy Mills, 26 MI to Sugar Land, 31 MI to Galleria and 39 MI to downtown
- (4) Outstanding schools, country living life less than 1 hour drive to downtown Houston
- (5) Stunning demographics at 3-MI radius: \$144K avg. household (HH) income, \$1.3M avg. HH net worth, \$388K avg. home value, 8% annual population growth
- (6) In Houston MSA in Fort Bend County with rapid growth, outstanding economy, considered extremely safe, #1 in several key Census categories

## **FRANCHISE BRAND SITES**

**Century 21:** <http://www.century21.com/property/7146-pool-rill-road-fulshear-tx-77441-REN006247471>

**Coldwell Banker:**

**Re/Max:** <http://www.remaxtexas.com/Home/7146-N-Pool-Hill-Fulshear-TX-77441/HTN/5564609/>

## **MLS SITES**

**ABOR (Austin MLS):** <http://www.austinhomesearch.com/Search/Details.aspx?li=316106>

**HAR (Houston MLS):** <http://www.har.com/5564609>

**TXLS (South Central MLS):** <https://txls.com/texas-real-estate/7146-Pool-Hill-Rd-Fulshear-TX-77441/73854>

**Commgate:** <http://www.commgate.com/index.cfm?fuseaction=property.detailFS&ln=216990>

## **REAL ESTATE SITES**

**HGTV Front Door:**

**Country Homes of Texas:** <http://www.countryhomesoftexas.com/listing/1102755>

**Country Homes of America:** <http://www.countryhomesofamerica.com/listing/1102755>

**Homes & Land:**

**Land & Farm:**

[http://www.landandfarm.com/property/Pool\\_Hill\\_Estate\\_of\\_Fort\\_Bend\\_County\\_TX\\_96\\_tax-541278/](http://www.landandfarm.com/property/Pool_Hill_Estate_of_Fort_Bend_County_TX_96_tax-541278/)

**Texas Alliance of Land Brokers:**

[http://texaslandbrokers.org/property\\_view.php?listingID=1601](http://texaslandbrokers.org/property_view.php?listingID=1601)

**Lands of America:** <http://www.landsofamerica.com/listing/1102755>

**Lands of Texas:** <http://www.landsoftexas.com/listing/1102755>

**List Hub:** <http://listings.listhub.net/pages/ABORTX/3616726/>

**LoopNet:** <http://www.loopnet.com/lid/17750950>

**LoopNet website viewable by anyone:** <http://www.crelisting.net/Fna79fo5Q>

## SOCIAL MEDIA SITES

**Blogger Blogspot YouTube:**

<http://globalandsouthwestpartnersre.blogspot.com/2012/07/fort-bend-county-texas-96-of-tax-3127.html>

**Blogger Blogspot dedicated website:**

[http://globalandsouthwestpartnersre.blogspot.com/2012/07/fort-bend-county-texas-96-of-tax-3127\\_17.html](http://globalandsouthwestpartnersre.blogspot.com/2012/07/fort-bend-county-texas-96-of-tax-3127_17.html)

**Facebook:** <http://www.facebook.com/pages/Pool-Hill-Estate-of-Fort-Bend-County-Texas/501763499839531>

**Google +:**

<https://plus.google.com/u/0/b/113329294297416672291/113329294297416672291/posts/p/pub>

**Linked In:** <http://lnkd.in/SFqNrX>

**Pinterest:** <http://pinterest.com/swprealestate/pool-hill-estate-in-fort-bend-county-texas/>

**Word Press YouTube:** <http://globalpartnersre.wordpress.com/wp-admin/post.php?post=1697&action=edit&message=6&postpost=v2>

**Word Press dedicated website:** <http://globalpartnersre.wordpress.com/wp-admin/post.php?post=1699&action=edit&message=6&postpost=v2>

## PROPERTY LINKS

**Interactive:** [http://output.newplans.com/Outputs/Project\\_15190/interactive.html](http://output.newplans.com/Outputs/Project_15190/interactive.html)

**Photo Gallery:** [http://output.newplans.com/Outputs/Project\\_15190/gallery.html](http://output.newplans.com/Outputs/Project_15190/gallery.html)

**Google map (pointing ¼ MI N):** <http://goo.gl/maps/nOck>

**Bing map:** <http://binged.it/MgQbrN>

**Complete offering narrative:**

<https://docs.google.com/open?id=0ByakRIW7NS1dZXFQRTM0bmxBNXc>

## PROPERTY DESCRIPTION

Breathtaking Pool Hill Estate spanning 24+ acres and anchored by a 3,800 SF Hill Country Ranch home. The home has a massive porch and attached carport expanding the useful living area by an extra 2,329 SF of covered living space. The property is fenced and cross

fenced with extensive equestrian facilities.

As you approach the Estate along Pool Hill Road, you are greeted by hardwoods lining the property. If you are approaching from the south, you are greeted by Schmidt Forest, a dense cluster of trees. The Pool Hill Road tree line provides a natural privacy fence obscuring the view to the Estate Home.

Precisely positioned in the center of the road frontage, the tree line opens up to a wrought iron fenced front gate. As you turn into the entry you have an unobstructed view of a 1,000'+ drive to the Estate Home over a private bridge spanning Bessie's Creek to the Pool Hill Estate home.

The drive brings you to a paved front parking area that can accommodate over 25 cars. The entry to the home is through a massive 640 SF covered porch spanning the west home elevation. Anchored by 3 columns, the covered porch provides a spacious greeting and entertaining area.

The entry opens to a massive Great Room spanning the depth of the home to a back wall of windows overlooking an open rear patio. The Great Room incorporates almost half of the living space include a living area, dining area, breakfast nook and kitchen. The great room has a cathedral ceiling anchored by custom direct, indirect and hanging lighting. A wood beam spans the length of the room. The flooring is 18" diagonally laid custom tile.

The professional grade Kitchen is anchored by a massive granite slab breakfast counter with easy seating for up to 8. All counter tops are custom slab granite. All cabinetry is custom with a blonde finish perfectly complementing the custom floor and wall treatments. The Kitchen has a butler sink, double sink with built in 6 burner cook top with grill/griddle option, built-in microwave and built-in double oven.

The Breakfast Nook is tucked away on the north east side of the Great Room. It continues the 18" diagonally laid custom tile with a wall of windows and an antique Coca Cola machine.

The Master Suite features natural hard wood floors, custom fans and custom direct and indirect lighting. French Doors lead out to an intimate, private patio. The Master Bath has dual vanities and custom cabinetry with extensive built-ins. All countertops and backsplashes are marble anchoring huge mirrors framed extensive direct and indirect lighting. The Master Bath features a massive walk in shower with floor to ceiling clear glass doors. The shower has overhead, wall and hand-held sprays. At the end of the shower is an oversized built-in bench. The Master Bath focal point is an oversized, jetted soaking tub.

The 3 Guest Bedrooms are in a separate wing. One of the bedrooms has an ensuite bath. Each bedroom is oversized with a walk in closet and wood flooring.

Upstairs is a large finished room currently used as a Game/Media Room. The professional

style pool table conveys with the property. Note the upstairs SF is not included in the tax records.

On the south side of the Home, is an oversized, paved, 1,687 SF attached carport. While it can easily provide covered parking for a small fleet of vehicles, as many Texas Hill Country Homes designs intend, it also functions as an immense covered outdoor entertainment venue increasing the useable living area by about 50%.

The equestrian/barn area is located 100 yards east (to the rear) of the Estate Home. It has a HUGE shop and 6 stall barn, hay pasture and arena area with horse walker. Additional improvements include loafing sheds, storage areas, round pens and a large open arena that can accommodate barrel racing or cutting horse training. Just north of the improvements is a park like setting protected by ancient oaks.

If you continue another 500'+ past the past the Equestrian Barn area, you reach the rear gate. It is currently used as a service and equestrian entrance on Love Road.

## **IMPROVEMENTS DATA**

**(7) Home:** 3,800 SF HVAC PER OWNER, 4/3 Hill Country Ranch, built in 2001 in excellent condition

Masonry and frame exterior  
Metal gabled roof  
Excellent condition

642 SF open porch  
108 SF storage areas  
1,687 SF attached carport

### **(8) Other improvements**

**Barn:** No measurements provided by County, 6 stalls

**Shelter 1:** No measurements provided by County

**Shelter 2:** 1,000 SF built in 1997

**Infrastructure:** 1 water well, 2<sup>nd</sup> removed but could be rebuilt at less expense than new well, 2 septic systems, underground electric, bridge

**NOTE:** All measurements from Appraisal District unless "EST" or PER OWNER.

"EST" represents our estimates.

"PER OWNER" represents owner representation to us. The 2<sup>nd</sup> floor Game/Media Room is not included in the Appraisal District files.

## PROPERTY DATA

(9) **Acreage:** 24.19 encompassing three tax IDs

(10) **Frontage:** 1,042' EST including 536' EST on Pool Hill Road and 506' EST. on Love Road

(11) **Interior roads:** 2,229" EST

(12) **Elevation:** 104' to 122' EST.

(13) **% densely wooded:** 28% EST.

(14) **% in flood plain:** 32% EST. – Bridge is only improvement in flood plain

(15) **In City Limits?** No

(16) **School district:** Lamar Consolidated Independent School District

(17) **Minerals:** None

(18) **Legal:**

**R147748:** Cross reference # 0076-00-000-0341-901: 0076 JNO RANDON, TRACT 34 (PT), ACRES 22.19

<http://www.fbcad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=92820&dbKeyAuth=Appraisal&TaxYear=2012&NodeID=11&PropertyOwnerID=11299980>

**R270355:** Cross reference # 0076-00-000-0342-901: 0076 JNO RANDON, TRACT 34 (PT), ACRES 1.00

<http://www.fbcad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=92820&dbKeyAuth=Appraisal&TaxYear=2012&NodeID=11&PropertyOwnerID=11299980>

**R37934:** Cross reference # 0076-00-000-0340-901: 0076 JNO RANDON, TRACT 34, MH SERIAL # KBTXSN7801497 LABEL # TEX0022960, ACRES 1, WAYSIDE M/H

<http://www.fbcad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=202082&dbKeyAuth=Appraisal&TaxYear=2012&NodeID=11&PropertyOwnerID=11299981>

NOTE: Mobile Home is no longer on the property

(19) **Taxes:** \$17,460 EST.

(20) **Exemptions:** Homestead

## NOTES:

(i) All measurements from Appraisal District unless "EST." EST. represents our estimates.

(ii) Taxes and tax values have been adjusted based on the mobile home valued at \$20,840 no longer on the property.

## **SCHOOL DISTRICT AND SCHOOLS**

(21) **Summary:** High performing school district and schools attended based on TEA Accountability Ratings, TAKS scores and Greatschools evaluations.

(22) **Lamar Consolidated Independent School District 23,751 students**

7 of 10 Greatschools rating  
"Recognized" TEA Accountability Rating

(23) **Huggins Elementary School (PK-5) 429 students**

7 of 10 Greatschools rating  
4 of 5 Greatschools community rating

(24) **Wertheimer Middle School (6) 562 students**

"Distinguished" 10 of 10 Greatschools school rating  
5 of 5 Greatschools community rating  
"Exemplary" TEA Accountability Rating

(25) **Briscoe Junior High (7-8) 1,146 students**

"Distinguished" 9 of 10 Greatschools school rating  
5 of 5 Greatschools community rating  
"Recognized" TEA Accountability Rating

(26) **Foster High School Richmond (9-12) 2,186 students**

"Distinguished" 8 of 10 Greatschools school rating  
"Recognized" TEA Accountability Rating

## **DEMOGRAPHICS & ECONOMETRICS**

(27) **2011 summary** at a 3-MI radius

\$143,469 avg. HH income projected to grow 3.1% through 2016  
\$1,303,742 avg. HH net worth  
\$388,500 average home value  
53% of households have at least \$100,000 avg. HH income  
8% annual population growth through 2016

49% of population between 35-64 years old

## **LOCATION**

(28) **Quiet road:** 360 average daily two-way traffic based on 2006 CCIM analysis

(29) Nestled between the prestigious Fort Bend County cities of Simonton and Fulshear and the Cinco Ranch, Pecan Hill & Weston Lakes communities, just minutes from I 10 and the Westpark/Grand Parkway interchange

(30) **Great access:** 7 MI to I10 & FM 359 in Fulshear, 11 MI east of the Westpark Tollway and Grand Parkway interchange, 13 MI to Katy Mills, 26 MI to Sugar Land, 31 MI to the Galleria and 39 MI to downtown Houston

(31) **Excellent airport access:** 45 MI to Houston Hobby International (HOU) and 57 MI to Houston Bush Intercontinental (IAH)

(32) **Fort Bend County**

**CNN/Money Magazine:** "#5 in the nation for job growth...through 2015"

**Forbes:** "#1 on "Best Places to Get Ahead" list"

**US Census Bureau:** "Fastest growing county in greater Houston area"

"#1 for population growth out of 10 largest Texas Counties"

**Wood & Poole Economics:** "(Will) lead region in job creation

**Metrostudy:** "5 of top 20 master planned communities in US are in Fort Bend County"

**Texas Tribune:** "#16 among fastest growing counties in the nation"

**US Bureau of Labor Statistics:** "Added most US private-sector jobs in 2011"

**Brookings Institute:** "North America's fastest-growing metro area"

**PayScale Index:** "Fastest-growing wages in America"

**American City Business Journals:** "Highest retail employment growth since recession"

**ACCRA Cost of Living Index:** "Lowest cost of living - large Metros"

## **CCIM REPORTS AND LISTING ANALYSIS**

(33) **CCIM reports:** 2,138 underlying CCIM reports available on request

(34) **Defined and published source data:** Unless noted all data from Certified Commercial Investment Member (CCIM) Institute

## **DIRECTIONS**

**FROM END OF WESTPARK PARKWAY AT TX-99/GRAND PARKWAY, IT IS 11.1 MI**



- (1) Travel west on FM 1093 for 9.7 MI through Flusher (if you reach Simonton you have gone too far)
- (2) Turn right (north) onto Pool Hill RD for 1.4 MI
- (3) The property is on your right with our sign

**FROM I10 IN FULSHEAR AT FM 359/WALLER AVE, IT IS 6.9 MI**

- (1) Turn south onto FM 359/Waller AVE for 4.4 MI
- (2) Turn right (west) onto Hunt RD for 1.2 MI
- (3) Turn left (south) onto Pool Hill RD for 1.3 MI
- (4) The property is on your left with our sign

**FROM US 59 IN ROSENBERG AT SR 36, IT IS 19.5 MI**

- (1) Turn north onto SR 36 and continue as it changes to FM 723 for 7.6 MI
- (2) Turn left (west) onto FM 359/Richmond Foster RD for 5.4 MI
- (3) Turn left (west) onto FM 1093 for 3.3 MI
- (4) Continue on FM 1093 as it turns left (south) for 2.8 MI
- (3) Turn right (north) onto Pool Hill RD for 1.4 MI
- (4) The property is on your right with our sign

**SCHOOLS SITES**

Lamar Consolidated ISD: <http://www.lcisd.org/en/Default/Default.aspx>

Greatschools Lamar Consolidated ISD:

<http://www.greatschools.org/texas/rosenberg/Lamar-Consolidated-Independent-School-District/>

**AREA SITES**

Fort Bend County Accolades: <http://www.fortbendcounty.com/pdfs/accolades/2012-05/fbedc-accolades-20120503.pdf>

City-Data: [http://www.city-data.com/county/Fort\\_Bend\\_County-TX.html](http://www.city-data.com/county/Fort_Bend_County-TX.html)

Handbook of Texas: <http://www.tshaonline.org/handbook/online/articles/hcf07>

Wikipedia: [http://en.wikipedia.org/wiki/Fort\\_Bend\\_County,\\_Texas](http://en.wikipedia.org/wiki/Fort_Bend_County,_Texas)

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## **CONTACT**

Contact Mallori at 713.503.6247 or [mallori.gibbs.ramey@southwestpartners.com](mailto:mallori.gibbs.ramey@southwestpartners.com) to set up an appointment or answer questions.