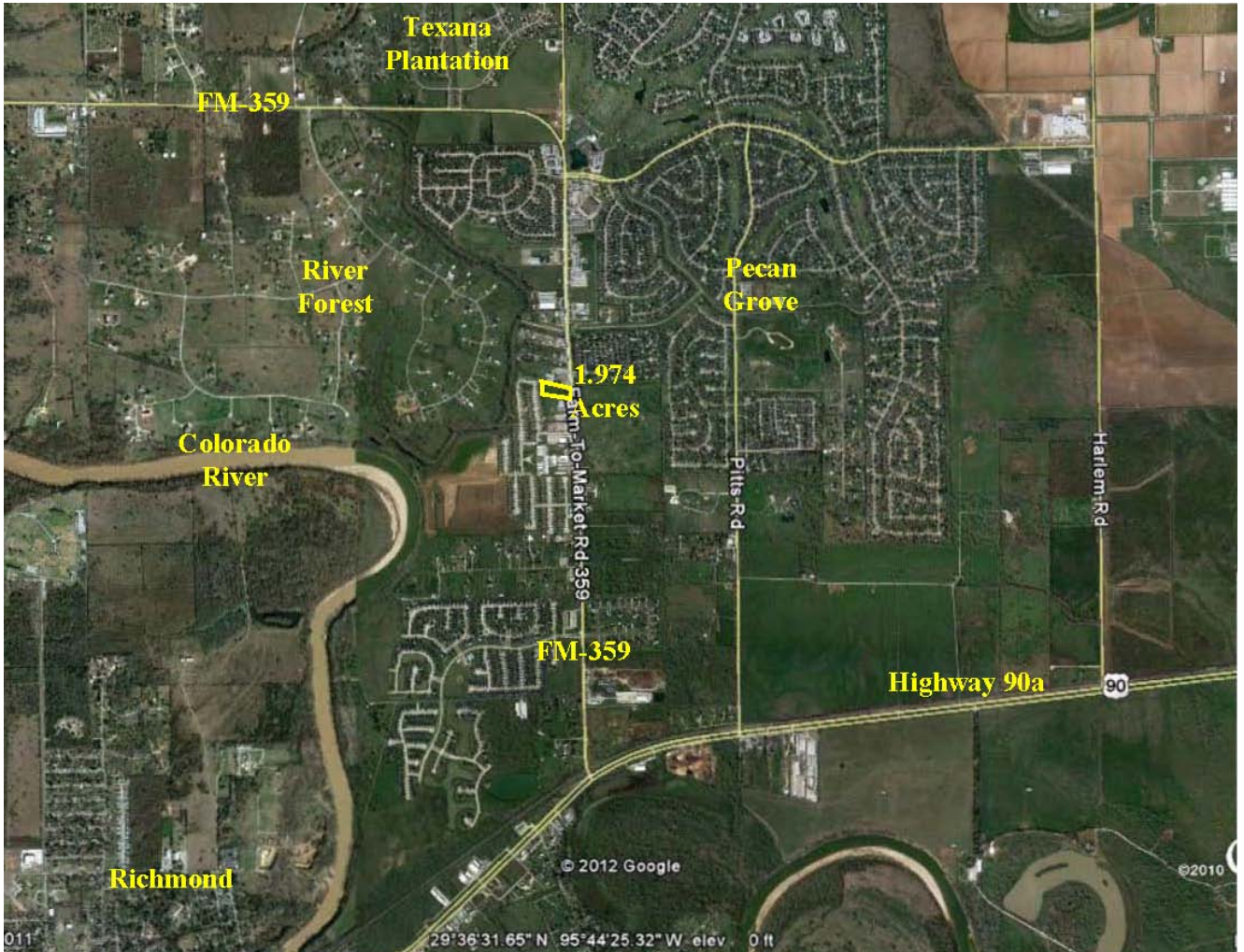


GREAT COMMERCIAL SITE
PECAN GROVE AREA-FM 359

Price - \$6.00 psf

FOR SALE
1.974 ACRES ALL UTILITIES
FORT BEND COUNTY,



This is an attractive commercial property that is located in a rapidly developing area of Fort Bend County. There are several new residential developments in the area. Utility lines are to be extended in front of this property by the City of Richmond in 2012. Potential Buyer should independently verify with the City of Richmond the status of planned utilities. This property is located on the west line of FM-359 with 194 feet of road frontage and a depth of 491 feet. This location is on the west side of Pecan Grove subdivision and just north of Highway 90a. FM-359 has recently been expanded to a four-lane divided roadway.

This is an excellent site for a variety of retail and commercial uses including restaurant, automotive service, retail store, and mixed use commercial. The asking price is \$6.00 per square foot.



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This information has been obtained from sources that are believed to be reliable, but the real estate broker makes no representation or warranties, expressed or implied, as to the accuracy of the information. All references to land size, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.