



AUSTIN POINT



±1.52 ACRE DAYCARE SITE IN MPC FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:



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PROPERTY OVERVIEW & HIGHLIGHTS

Location

The available property is located in the 4700 acre Austin Point master planned community at the future intersection of the Grand Parkway and Fort Bend Parkway.

Additional Information

Delivery of daycare pad: All utilities will be available to the pad by 4Q 2026.

Phasing of homes: 400 homes sold in next 12 months & +1000 homes sold in next 3 years.

Timing on school openings: School is zoned to Lamar ISD and Estimated opening is the 2029 school year.

Off Site Detention

Size

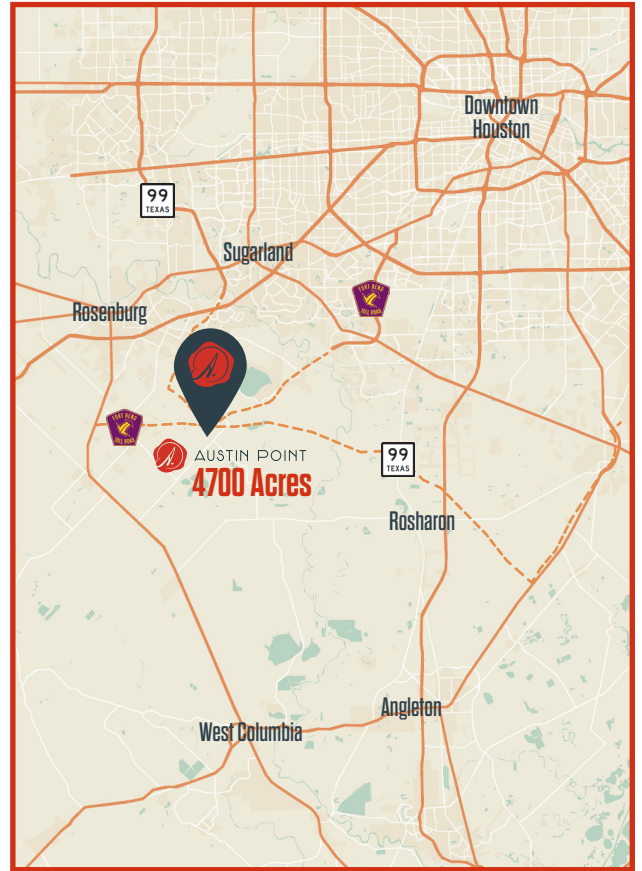
±1.52 Acres

Pricing

Please contact brokers for pricing.



AUSTIN POINT





DEMOGRAPHICS

Fort Bend County is one of the most diverse and rapidly growing counties in Texas, located in the Houston metropolitan area southwest of downtown, with a population exceeding 850,000 residents. The county has transformed from its historic agricultural roots into a thriving suburban hub featuring strong economic development, award-winning school districts, master-planned communities, and a multicultural population that consistently ranks among the most ethnically diverse in



4,700

of strategically located development within the geographic, economic and human heart of Fort Bend County's diverse epicenter, serving its southern 45,000 acres.

3RD

FASTEST GROWING
& MOST DIVERSE
COUNTY IN TEXAS

960K

EST. POPULATION
PROJECTED IN 2025

424.9K

TOTAL
EMPLOYMENT

+\$105K

HIGHEST MEDIAN HHI
IN HOUSTON METRO

\$425K

HIGHEST MEDIAN HOME
PRICE IN HOUSTON METRO

Austin Joint

Welcome to



AUSTIN POINT

BOUNDLESS LIVING EVERYWHERE YOU TURN

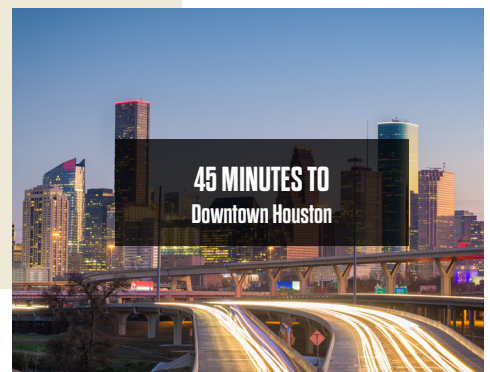
At the future intersection of the Grand Parkway and Fort Bend Parkway is where you'll find Austin Point. This convenient access to two major thoroughways will make our 4,700 acres an ideal location to live and grow, with a direct connection to Greater Houston and surrounding areas.

Austin Point's 14,000 diverse residences (single-family and multi-unit) are thoughtfully designed to foster an inclusive and vibrant community for people of all life stages, income levels and backgrounds. With 1,000+ acres of parks, trails, lakes and open spaces, Austin Point includes more than 50 pocket parks, 9 neighborhood parks for recreation and relaxation, and over 11 miles of trails. Austin Point will have 17 million square feet of commercial space, featuring corporate campuses, healthcare, life sciences, manufacturing, technology, retail and hospitality. This city is designed for connectivity in mind, a place where people can live, work, shop and play.

EDUCATION

Lamar Consolidated Independent School District serves over 40,000 diverse students across more than 40 campuses in Fort Bend County's rapidly growing communities including Rosenberg, Richmond, Fulshear, and Sugar Land. The district has earned strong academic recognition with multiple campuses receiving state and national distinction awards, offering comprehensive programs including career and technical education, dual credit opportunities, advanced placement courses, award-winning fine arts, and competitive athletics.

Since its 1959 establishment, Lamar CISD has experienced substantial growth supported by community-approved bond programs, positioning it as a dynamic educational leader in one of the fastest-growing regions of the Houston metropolitan area.





AUSTIN POINT

AN ALL-NEW CITY WITH ALL-NEW POSSIBILITIES.



Austin Point is a new innovative, immersive, activated and fully integrated master planned city that brings a diversity of complementary uses, lifestyles, cultures, social experiences and economic opportunities to Fort Bend County and Houston.

UPON COMPLETION

4,700

TOTAL ACRES

+10,000

FUTURE SINGLE FAMILY RESIDENCES

+4,000

MULTIFAMILY UNITS

+50,000

RESIDENTS

FORT BEND COUNTY, TEXAS IS ONE OF THE WEALTHIEST AND FASTEST GROWING AREAS IN TEXAS.



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