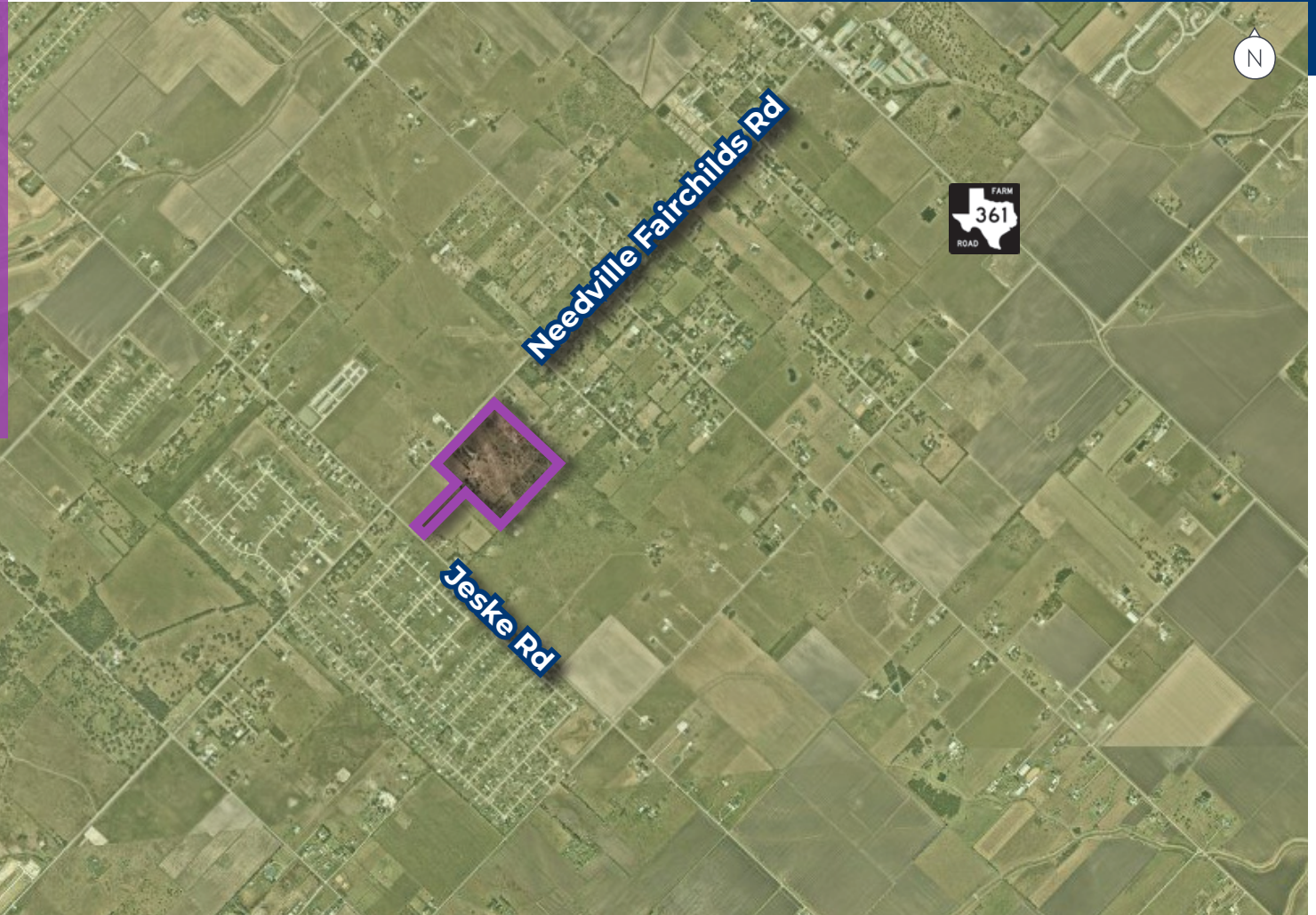


**FOR
SALE**

±70.43 Acres



10743 Needville Fairchilds Rd, Needville, TX 77461



Harrison Kane

Executive Vice President
+1 713 835 0074
harrison.kane@colliers.com

Chris Hutcheson

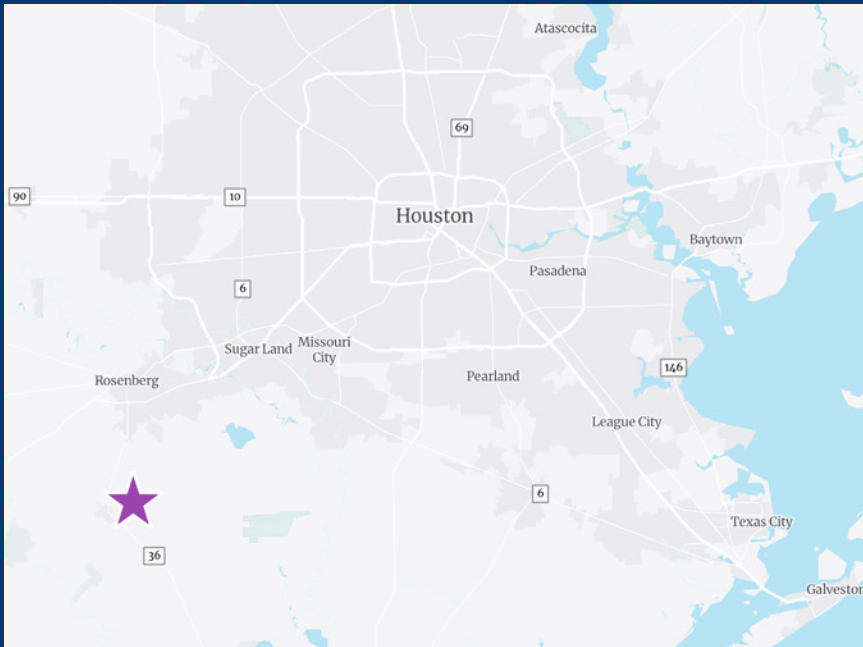
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James Kadlick

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PROPERTY OVERVIEW

Colliers is pleased to offer qualified developers and end users the opportunity to acquire ±70 acres of land located on Needville Fairchilds Rd. & Jeske Rd. in the Needville area. The site is ideal for a single-family development in an extremely hot single-family submarket. The site is in Needville ISD. There is no floodplain per LandVision. There is one crude pipeline. The site has quick access to Highway 36. The site is surrounded by new development.



SITE INFORMATION

SIZE	±70.43 acres
ADDRESS	10743 Needville Fairchilds Rd
CITY, STATE, ZIP	Needville, TX 77461
COUNTY	Fort Bend
APN	R49615
SCHOOL DISTRICT	Needville ISD
UTILITIES	TBD
FLOODPLAIN	None
LOCATION	29.4117, -95.7990
IDEAL USE	Single-family, BTR
PRICE	\$2,465,050 (\$35,000/acre)

2025 TAX RATES

D01 - FORT BEND CO. DRAINAGE	\$0.1000
G01 - FORT BEND CO. GEN FUND	\$0.4120
J01 - WHARTON CO. JR COLLEGE	\$0.1400
R55 - FORT BEND ESD 10	\$0.0964
S05 - NEEDVILLE ISD	\$1.2869
TOTAL	\$1.9453

PROPERTY AERIAL

10743 Needville Fairchilds Rd
Needville, TX 77461



AREA DEVELOPMENT

10743 Needville Fairchilds Rd
Needville, TX 77461

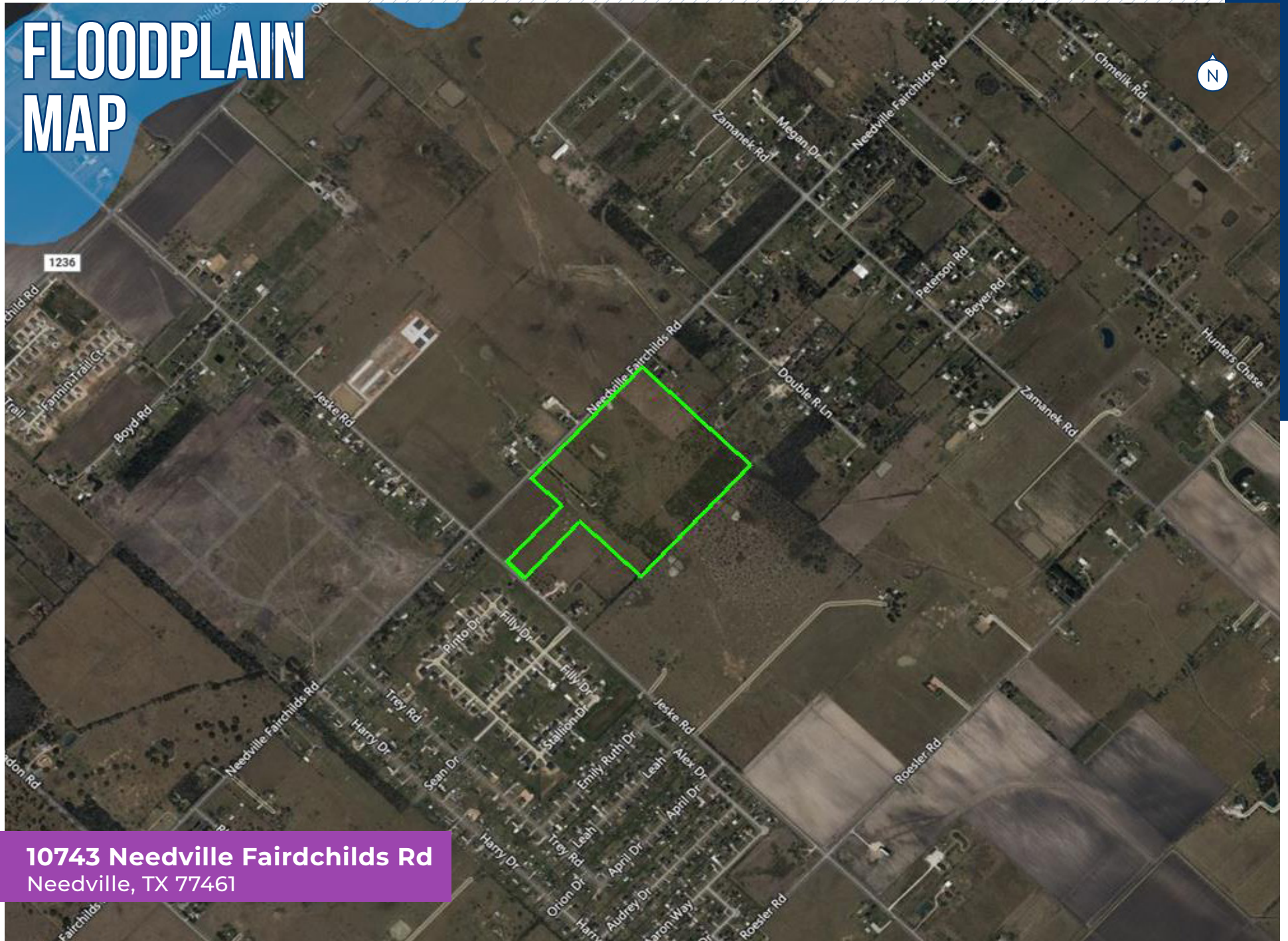


AREA RETAIL DEVELOPMENT

10743 Needville Fairchilds Rd
Needville, TX 77461

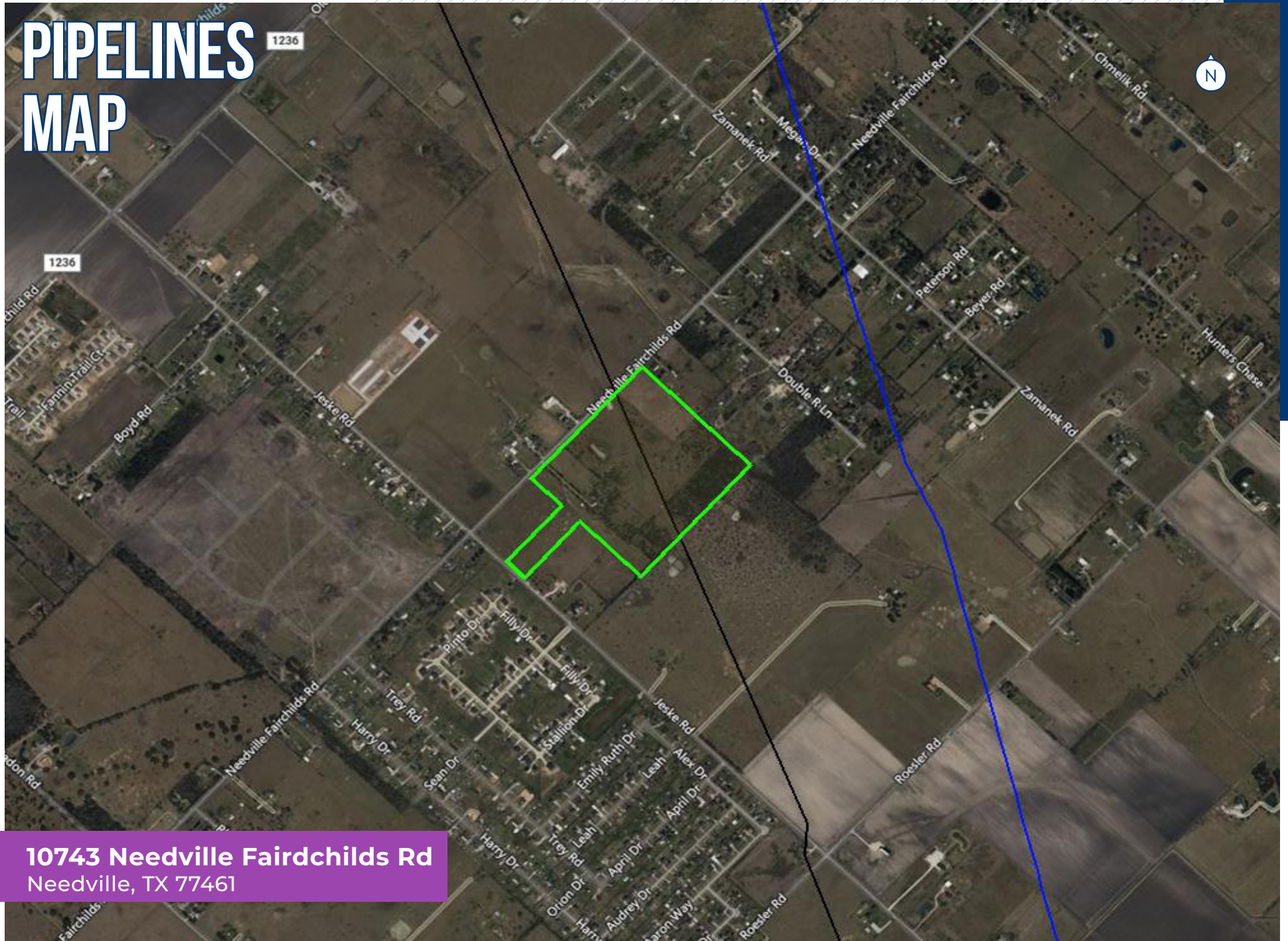


FLOODPLAIN MAP



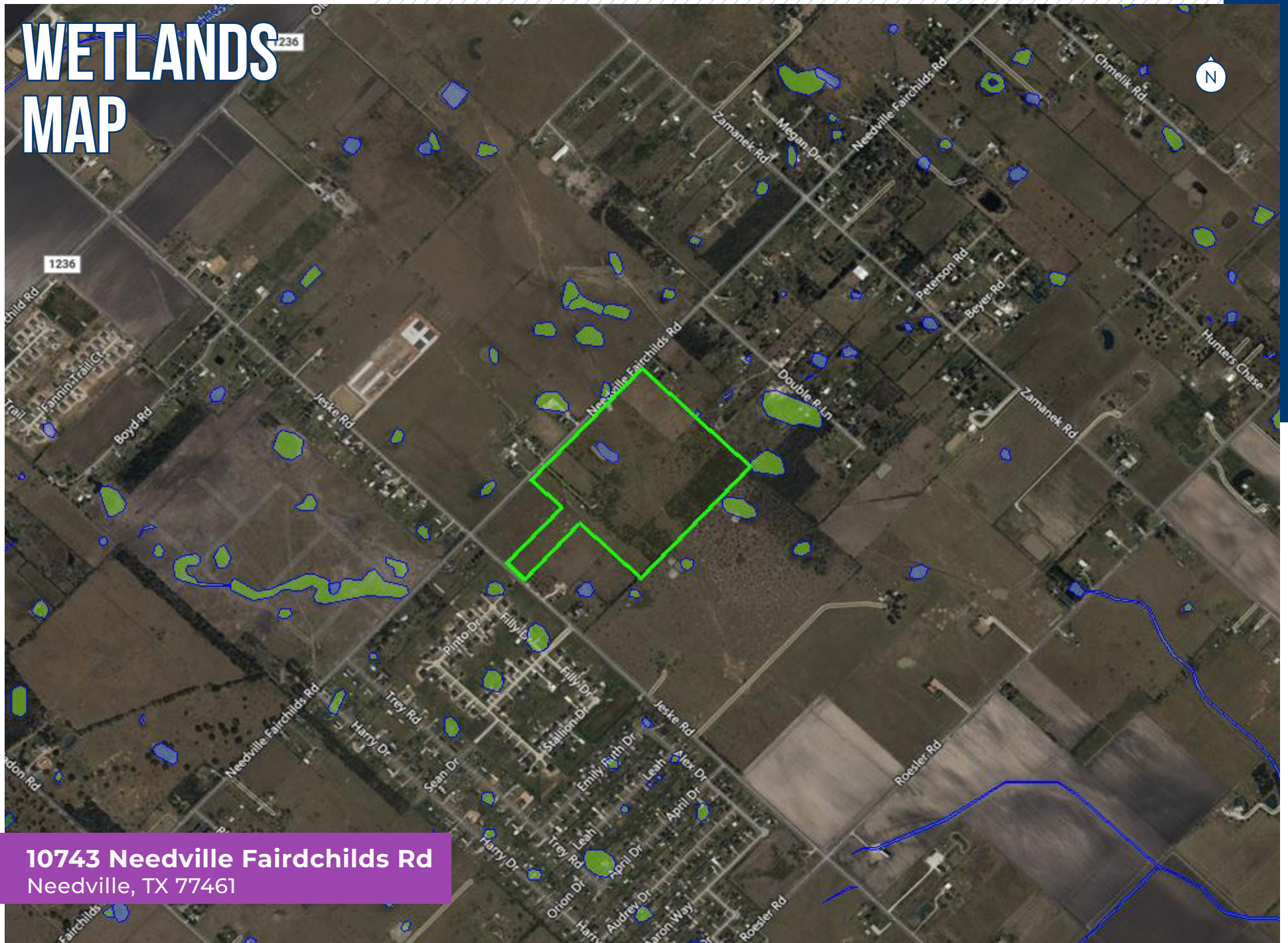
10743 Needville Fairdchilds Rd
Needville, TX 77461

PIPELINES MAP



10743 Needville Fairdchilds Rd
Needville, TX 77461

WETLANDS MAP



10743 Needville Fairchilds Rd
Needville, TX 77461

MARKET OVERVIEW

10743 Needville Fairchilds Rd, Needville, Texas, 77461
5 mile radius

Household & population characteristics



\$83,331
Median household income



\$389,225
Median home value



83.9%
Owner occupied housing units



38.9
Median age



49.9%
Female population



59.6%
% Married (age 15 or older)

Annual lifestyle spending



\$3,409
Travel



\$32
Tickets to Movies



\$95
Theatre/Operas/Concerts



\$100
Admission to Sports Events



\$9
Online Gaming Services

Households & population



12,667

Current total population



14,737

5 Year total population



4,380

Current total households



5,154

5 year total households

Education

14%

No high school diploma



34%

High school graduate



24%
Some college



28%

Bachelor's/graduate/prof degree

Annual household spending



\$2,397
Apparel & Services



\$217
Computers & Hardware



\$4,099
Eating Out

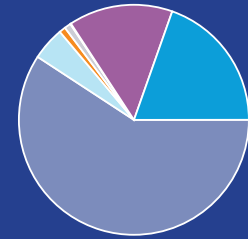


\$7,483
Groceries



\$8,190
Health Care

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



263

Total businesses



2,025

Total employees

Employment



63%

White collar



26%

Blue collar



11%

Services

3.7%

Unemployment rate



For more information, contact:

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 listing 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 and buyer) to communicate with, provide opinions and advice to, and carry out the instructions 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 written 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 writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Daniel Patrick Rice	811065
Name of Designated Broker of Licensed Business Entity, if applicable	License No.
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Email	Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.
_____	_____
Email	Phone

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<u>harrison.kane@colliers.com</u>	<u>+1 713 835 0074</u>
Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date