

FOR LEASE

CORTEZ LEGACY RANCH

3630 FM 2977 RD, RICHMOND, TEXAS, 77469



The George:

New 1,500 AC Comunity under construction by Johnson Development: 4,000 New home master planned community

Dr. Thomas E. Randle High School, Wright Junior High, and Steenbergen Middle School have about 3000 students and 300 falcuties

923 LOTS



6100 Corporate Dr., Suite 180
Houston, TX 77036

ALEX NGUYEN

☎ (832) 282-6772

✉ Alexnguyen.Vinrealty@gmail.com

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E MEADOWS
N KOEBLEN
ge Guys Automotive



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Windstone on the Prairie
226 lots

SUNRISE MEADOW

Property Information

Building 1	12000 sqft
Building 2	9000 sqft
Rental rate	Contact listing Agent
NNN	Estimate \$8.8 PFT

Property Highlights

- The site is strategically located near major residential communities—Evergreen by D.R. Horton (757 homes at build-out) and Sunrise Meadow (973 lots, over 3,200 residents). It is also surrounded by key educational institutions: Dr. Thomas E. Randle High School, Wright Junior High, and Steenberg Middle School, serving a combined student population of nearly 3,000. This strong presence of family households and daily school traffic makes the site an ideal destination for family services, student-driven retail, and convenience-focused tenants.
- Right next to The George is Johnson Development's newest master-planned community, spanning 1,500 acres. This large-scale residential project will bring thousands of new homes to the area, further increasing local demand for essential services, dining options, and neighborhood-focused retail.

Demographics

Population (2024)	1 mi. - 3,187
	3 mi. - 33,297
	5 mi. - 95,417
Average Household Income	1 mi. - \$89,114
	3 mi. - \$117,779
	5 mi. - \$109,229



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PRASLA'S #2

SITE

BUILDING 'A'
170' X 70'
12000 SQFT
(WILL DEVIDE)
GREASE TRAP AVAILABLE

BUILDING 'B'
90'3" X 92'7"
9000 SQFT
(WILL DEVIDE)
GREASE TRAP AVAILABLE

DRIVE THRU ↓

DRIVE THRU ↓

(EXISTING DRIVEWAY)
LOT LINE

44

3 PARKINGS

6

8 PARKINGS

11 PARKINGS

6

9 PARKINGS

20'-0"

30'-0"

20'-0"

16 PARKINGS

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THE MEADOWS
ON KOEBLEN
Garage Guys Automotive



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SUNRISE MEADOW

923 LOTS

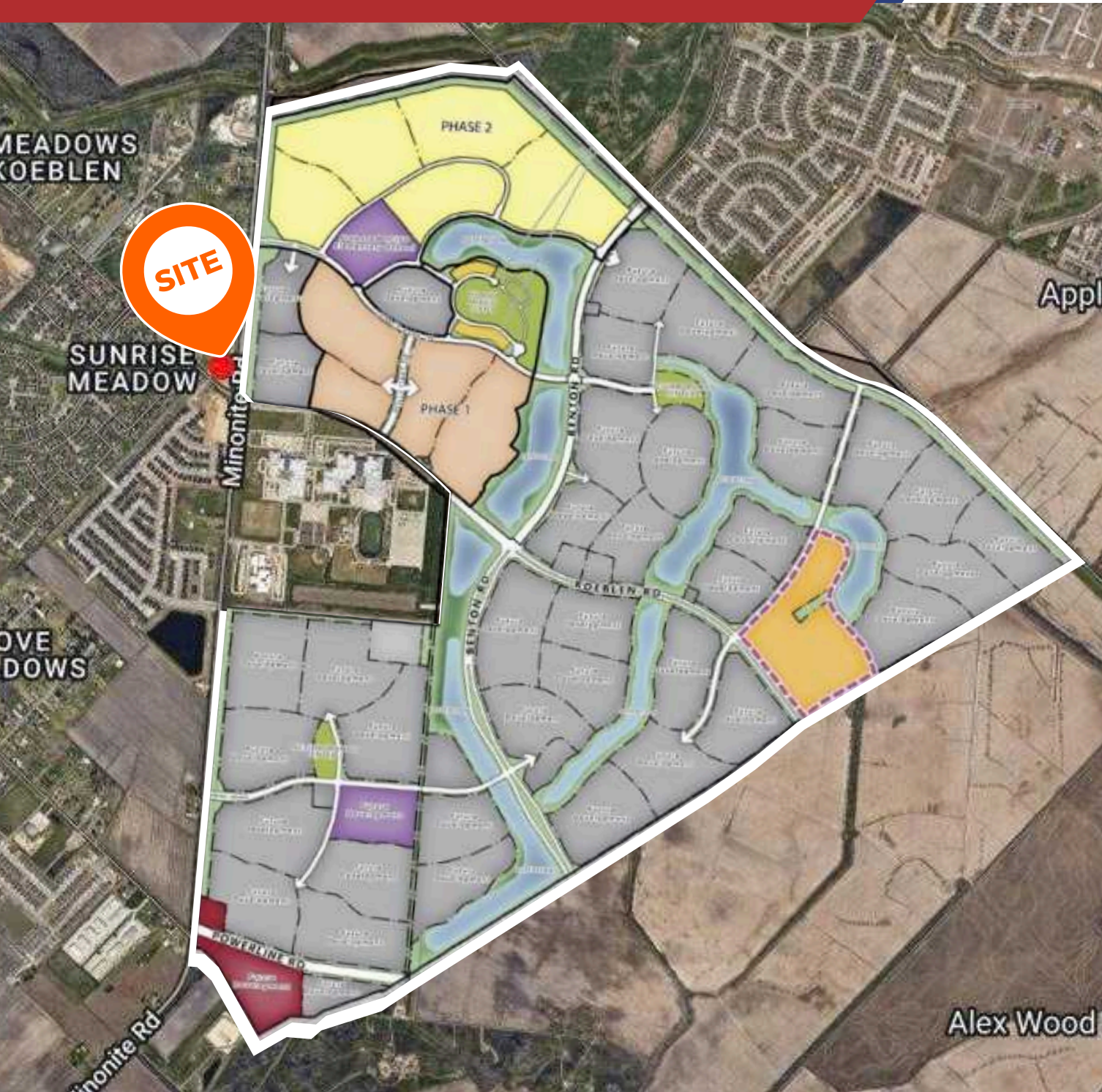
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Mironite Rd

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VIA JOHNSON DEVELOPMENT

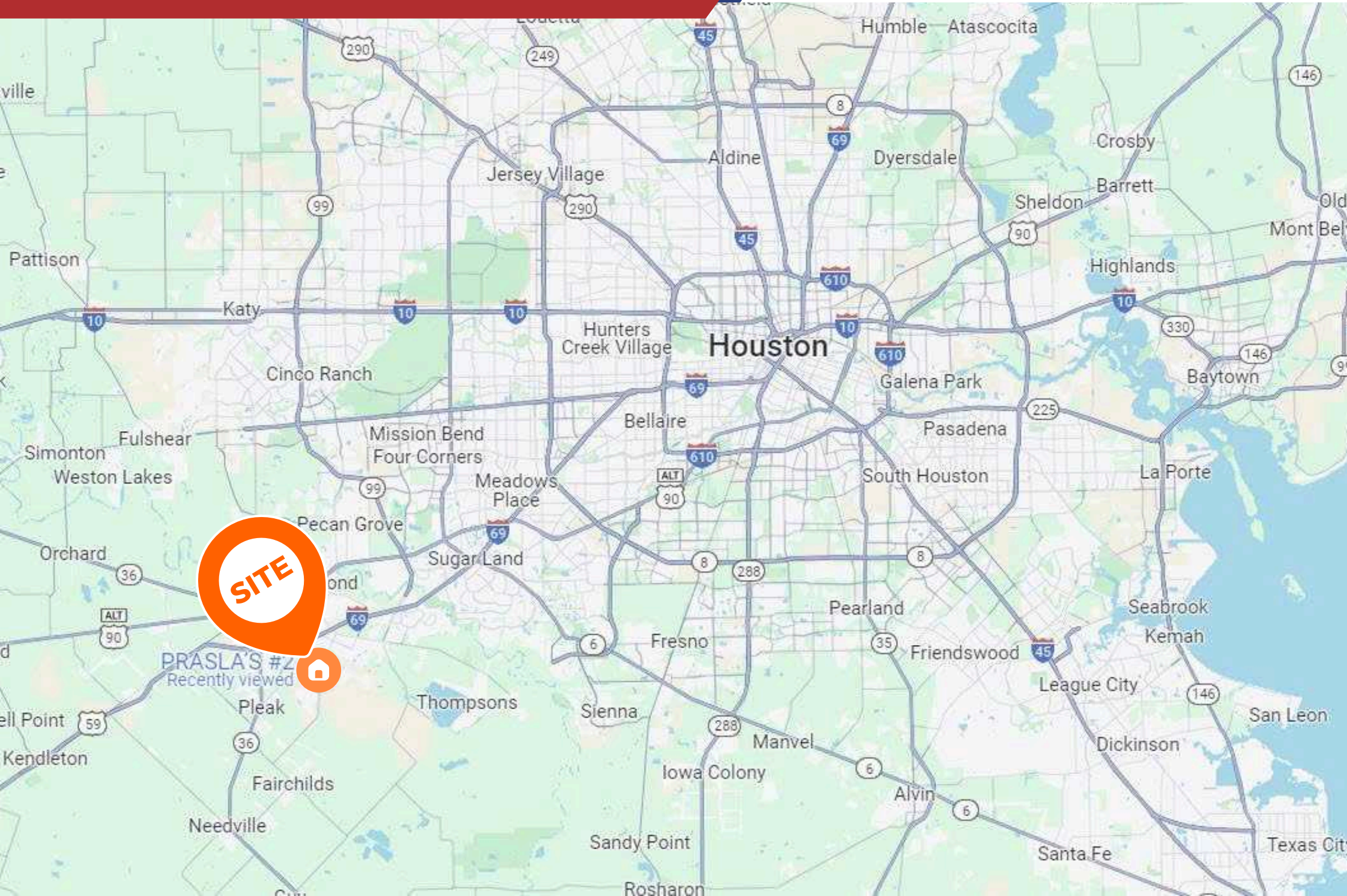
The George, a 1,500 acre master-planned community in Fort Bend County. The first phase, located at FM 2977 and Koeblen Road, will deliver 319 homesites and a 20 acre amenity center by 2026.

Located to Lamar CISD's Randle High School, Wright Junior High, and Steenbergen Middle School, the community is ideal for families.

The full master plan includes approximately 4,000 homes, onsite schools, and designated commercial spacpositioning The George as a cornerstone of growth in the Richmond,Rosenberg area.

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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.

11-2-2015



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 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 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 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.

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.

Vin Realty	9011594	ndmtri3@yahoo.com	832-782-4690
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tri Nguyen	602302	ndmtri3@yahoo.com	832-782-4690
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alex Nguyen	775356	ALEXNGUYEN.VINREALTY@GMAIL.CO	832-282-6772
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date