



Colliers



90

6
TEXAS

42 ACRES

UNIVERSITY BOULEVARD

GHATHAM AVENUE

For Sale

42 ACRES

Telfair Infill Residential Site
Sugar Land, TX 77479

Barkley Peschel, SIOR, CCIM

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Michelle Soderberg

Senior Vice President

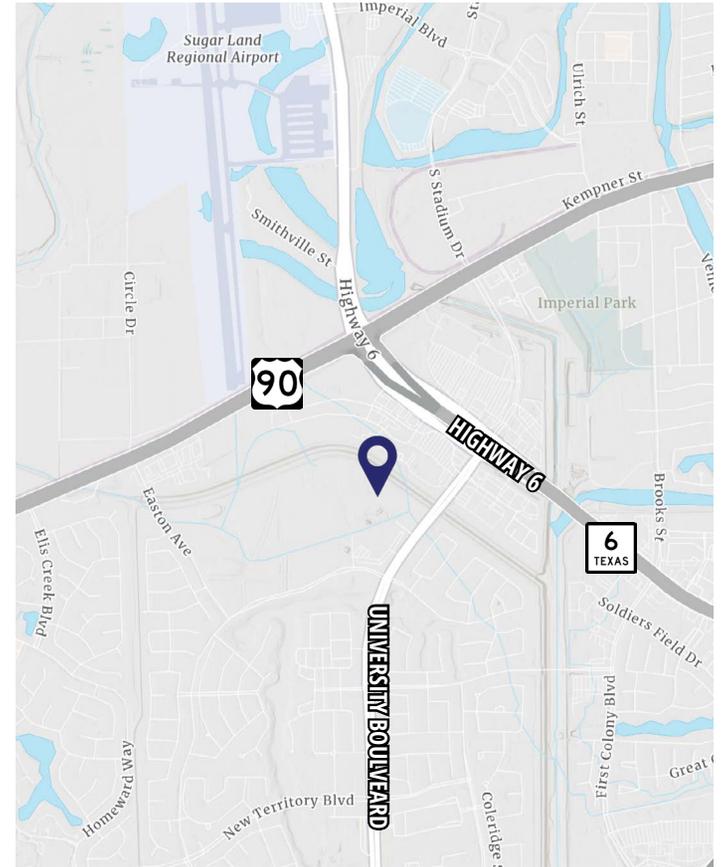
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Map

ASKING PRICE
Call for Pricing



Property Overview

Situated in one of the fastest-growing areas of Fort Bend County, this 42-acre tract offers a rare chance to develop in the heart of Sugar Land's vibrant Telfair Master Planned Community with excellent frontage, high visibility, and close proximity to major thoroughfares.

42 Acres | Sugar Land, TX 77479

- Infill residential site
- Excellent frontage and high-visibility
- Zoned for standard single-family residential (R-1-1) with potential for higher-density residential subject to City approval
- Offsite detention
- Utilities to the site

Location Overview

SUGAR LAND REGIONAL AIRPORT

IMPERIAL

CONSTELLATION FIELD

42 ACRES

TELFAIR

UNIVERSITY BOULEVARD



Location Overview

SUGAR LAND REGIONAL AIRPORT

90



6 TEXAS



42 ACRES

FBISD JAMES REESE CAREER & TECHNOLOGY EDUCATION CENTER

UNIVERSITY BOULEVARD

GATHAM AVENUE

TELFAIR



How to Submit an Offer

This property is owned by a public entity and is subject to Texas law regarding the sale of public property. All offers must follow the formal process below:



Submission Process

All formal bids must be submitted electronically via Bonfire/Euna as a Sealed Bid

Hard copy offers or offers submitted to the listing agents will not be accepted



Key Links

Submit Offer Here: fortbendisd.bonfirehub.com/opportunities/200110

How-To Video (2 minutes):
Watch Here <https://play.vidyard.com/uVzhP3fGjqCL4cmj4AkYud>



Important Dates

Bid Deadline:

Wednesday,
November 12
at 4:00 PM CST



Questions?

For additional information about the property, contact

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Map

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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.

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. **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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date