



40.22 ACRES

Hagerson Road | Sugar Land, Texas

Developer Opportunity for High-End Custom Homes

Seeking a land developer specializing in high-end custom homes. Proposed acreage-lot community with approximately 20 homesites, private easement road, well and septic.

PROPERTY HIGHLIGHTS



Approx. 40.22 acres development land



Proposed ~20 acreage lots



Private easement road



Well and septic community



No HOA



No MUD tax



Bordering Riverstone / Avalon area



Ideal for high-end custom homes



Suggested home size: approximately 4,000–8,000 SF



Partially wooded acreage setting



Located in flood zone; elevated construction may be required



Approx. 4–8 ft elevation may be required per regulations



Approx. 5% impervious cover permitted with on-site drainage / mitigation



Electric, gas, cable, and phone available nearby



Additional 10.47 acres also available separately at a premium price or possible JV

FRONTAGE ON HAGERSON ROAD



CUSTOM HOME INSPIRATION



THE OPPORTUNITY

Excellent opportunity for a luxury acreage-home subdivision in a rapidly growing Sugar Land area. The concept envisions spacious private homesites with rural character, custom estate-style homes, and convenient access to nearby master-planned communities.



LIST PRICE:

\$4,890,000



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Conceptual lot yield and development potential are subject to survey, engineering, approvals, floodplain requirements, utilities, and all governmental regulations. Information deemed reliable but not guaranteed. Owner/Agent.