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15518 Hwy 36, Needville, TX 77461

PROPERTY OVERVIEW

A former gas station positioned at the high-visibility intersection of **TX-36 & FM 442**, located in the growing Needville submarket of **Fort Bend County**—one of the fastest-expanding counties in Texas. The site offers direct highway frontage, strong traffic exposure, and flexible redevelopment potential due to county-level non-zoning.

LOCATION HIGHLIGHTS

- Hard-corner presence at **TX-36 & FM 442**, a key regional connector between **Rosenberg, Needville, Damon, West Columbia, and Brazoria County**.
- Surrounding uses include residential acreage, agricultural tracts, small commercial, and contractor-oriented businesses.
- Positioned within a **growth corridor** benefiting from Houston's southwest expansion.
- Easy access to **Rosenberg (15 min)**, **Sugar Land (25 min)**, and **Brazoria County industrial plants (25–35 min)**.

TRAFFIC & VISIBILITY

- TX-36 currently carries **11,000–14,000 VPD**, depending on segment.
- Post-expansion projections: **15,000–18,000 VPD**.
- FM 442 adds consistent local traffic from Needville neighborhoods and rural subdivisions.
- Excellent visibility for highway travelers, contractors, and industrial workforce commuters.

TX-36 EXPANSION IMPACT

TXDOT is widening TX-36 from **2 lanes to 4 lanes** through the Needville corridor. Key benefits for investors:

- Increased traffic flow and commercial viability
- Improved safety and access
- Strengthened hurricane evacuation route
- Enhanced freight movement between Fort Bend and Brazoria County
- Long-term appreciation for highway-frontage properties

This expansion positions the corridor for **significant future commercial and residential growth**.

MARKET DEMOGRAPHICS (5-MILE RADIUS)

- Population: ~14,000
- Median Household Income: \$90,000+
- Annual Growth Rate: 1.5–2%
- Strong demand for **affordable housing**, **workforce lodging**, and **service-based commercial uses**

HIGHEST-AND-BEST USE ANALYSIS

1. RV PARK — STRONG FIT

- High demand from petrochemical workers, construction crews, and traveling contractors
- Limited competition in the immediate corridor
- County has **no zoning**, allowing flexible development
- Highway frontage ideal for long-term stays
- Low operating overhead and strong cash-flow potential

Conclusion: Excellent opportunity for a stabilized RV park with 20–60 pads depending on acreage and septic capacity.

2. TINY HOME COMMUNITY — MODERATE TO STRONG FIT

- Rising demand for affordable, small-format housing
- Works well as a **hybrid model** with RV pads
- Attractive to long-term renters, retirees, and workforce tenants
- County flexibility allows creative site planning

Conclusion: Viable as a boutique tiny-home village or hybrid RV/tiny-home community.

3. OTHER POTENTIAL USES

- Contractor yard
- Small retail or service business
- Food truck pad with utilities
- Storage units
- Redeveloped fuel/QSR site (with proper approvals)

INVESTMENT OUTLOOK

The combination of **TX-36 expansion**, **Fort Bend County growth**, and **high-visibility frontage** makes this site a strong long-term hold with multiple income-producing redevelopment paths. RV parks and hybrid tiny-home communities are particularly well-aligned with the area's workforce and traffic patterns.