

Listing website: <http://www.swpre.com/listing/fred-bray-ranch-3/>

YouTube: <http://youtu.be/AaxNkQH4yMU>

Facebook: <https://www.facebook.com/pages/Fred-Bray-Ranch-70-acres-Home-Office-Covered-Arena-7-Barns-43-stalls-3-BBC/471923089557129>

The Fred Bray Ranch is an internationally acclaimed working equestrian & cattle ranch. Recognized for sales, training & marketing performance bred cow horses. 70+ acres, home, office, 36,105 SF EST ranch improvements, 7 Barns, Covered Arena, 43 stalls. Outstanding Fulshear location on 1 of most exclusive streets in greater Ft. Bend County. Easy commute location. Great schools in acclaimed Lamar CSD. Unmatched demographics extremely high property values, incomes, net worth & educational levels. \$5,200,000 US. 3% BBC.

BUYER BROKER COMMISSION

3% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings. Appointment required.

CONTACT

Mallori Gibbs Ramey, BA, Luxury Ranch Team Leader, REALTOR & RAINMAKER. Southwest Partners & Global Partners International Realty. Mobile 713.503.6247. Office 979.421.9996.
mallori@swpre.com. <http://www.swpre.com/?agent=mallori>.

HIGHLIGHTS

- (1) The Fred Bray Ranch is an internationally acclaimed working ranch. Recognized for sales, training & marketing performance bred cow horses
- (2) 70+ acres, nice home, office, 36,105 SF EST ranch improvements, 7 barns, 16,000 SF covered arena, 43 stalls, Covered Arena, 2 round pens
- (3) Outstanding Fulshear location, James LN, one of most exclusive streets in Fort Bend County, surrounded by high end homes, estates & ranches
- (4) Easy commutes: Less than 25 MI to BP, Mustang Engineering, Murphy Oil, Conoco-Phillips. 29 MI to the Galleria, 34 MI to Med Center, 36 MI to downtown
- (5) Outstanding schools in acclaimed Lamar CSD. 3 of 4 schools & District are TEA Recognized or Exemplary. Very positive Greatschools Ratings
- (6) Compared to all Demographic **Benchmarks*** the area has highest: undergrad & graduate education levels, property values, incomes & net worth

Demographic **Benchmarks***: 5, 10 & 15 MIN drive-times; Cities of Houston, Austin, Katy, Sugar Land, Fulshear, Rosenberg, Richmond; Harris & Fort Bend Counties; Houston Metro Area (Houston CBSA); Houston TV Market Area (Houston DMA); Texas; & US

RANCH OVERVIEW

If you have been searching for a turn-key working ranch, international destination, nationally recognized venue, easy access to Houston, Houston Hobby and Bush Intercontinental, your search is over.

The Fred Bray Ranch features extensive equestrian and cattle improvements, best Fulshear location, best address on coveted James Lane, extensive creek frontage, 100+ year old trees, improved pastures, very nice home and room for almost any expansion. From cutting, to sorting, to team roping, to trail rides, the Fred Bray Ranch has it all!

Outstanding boarding & training facilities. The Fred Bray Ranch has 43 stalls in 4 separate barns ranging from 12' x 12' to 12' x 16'. All stalls have automatic water and fly spray systems. 7 Barns, 140' diameter Lighted Round Pen, 100' x 160' Covered Arena, Wash Rack, air conditioned Tack Lockers and a host of additional equestrian improvements. Current classes offered include: cutting horse ground work, breaking, starting and training on cattle, ranch sorting, riding lessons, horsemanship and private lessons are all available.

Horse, trailer, saddle and related equipment sales & service. The Fred Bray Ranch has a global reputation offering superior bloodlines and performance horse pedigrees ranging from Futurity Prospects, to Ranch Horses, to Sorting Horses to Trained Cutters. The Fred Bray Ranch maintains an extensive inventory of equipment essential for competing, performing, sorting, cutting and riding!

<http://www.fredbrayranch.com/>

(7) Key Numbers

70+ acres

100' x 160' EST Covered Arena

7 barns with 19,325 EST SF

Home with 4,258 total Living SF including 2,208 HVAC SF

Office with 2,760 Total Living EST SF including 2,170 SF EST HVAC

43 stalls in 4 barns from 12' x 12' to 12' x 16' some with turnouts

2 Round Pens including 140' diameter lighted Round Pen

Multiple pens for cattle

6 RV hookups

4 covered dog kennels

Interior roads: 4,175' / 0.8 MI EST

Perimeter fencing: 7,320' / 1.4 MI EST

Equestrian fencing (board and/or pipe): 3,148' / 0.6 MI EST

NOTE: All measurements from Appraisal District except "Per Owner" or "EST". EST are our estimates.

(8) Branded PDF sets

Offering: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Offering-Branded.pdf>

Highlights: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Highlights-Branded.pdf>

Land: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Land-Branded.pdf>

Ranch Improvements: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Ranch-Improvements-Branded.pdf>

Events & Horses: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Events-Horses-Branded.pdf>

Home: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Home-Branded.pdf>

Office: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Office-Branded.pdf>

Graphics: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Graphics-Branded.pdf>

Demographics: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Demographics-Branded.pdf>

(9) **UN-Branded PDF sets**

Offering: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Offering-UN-Branded.pdf>

Highlights: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Highlights-UN-Branded.pdf>

Land: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Land-UN-Branded.pdf>

Ranch Improvements: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Ranch-Improvements-UN-Branded.pdf>

Events & Horses: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Events-Horses-UN-Branded.pdf>

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Office: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Office-UN-Branded.pdf>

Graphics: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Graphics-UN-Branded.pdf>

Demographics: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-Demographics-UN-Branded.pdf>

LAND

(10) **Address:** 4915 James LN, Fulshear, Fort Bend County, TX, USA 77441-0218

(11) **Land area:** 70.359 acres / 3,064,838 SF; 28.4732771 hectares / 284,732.771 M2 (square meters)

(12) **Elevations**

East frontage on James Lane including NE & SE corners: 106' EST

North property line following center of Bessie's Creek: 92' EST

NW corner: 102' EST

SW corner: 108' EST

Home & Office Compound: 105' EST excluding any dirt work

Covered Arena: 105' EST excluding any dirt work

Barn #3 (the "C" shaped Barn): 106' EST

(13) **Woods:** Positioned in an Old Pecan Orchard with massive hardwoods

(14) **Road frontage:** 799.04' on James Lane

(15) **Bessie Creek frontage:** 1,921.82' / 0.36 MI

(16) **In City limits?** No

(17) **School District:** Lamar Consolidated School District

(18) **Flood Plain:** Along Bessie's Creek frontage and the Southwest Pasture

(19) **2013 Taxes:** \$8,307 EST

(20) **Exemptions:** Ag

(21) **Legal**

R32966: Cross reference# 0029-00-000-0030-901: 0029 C FULSHEAR, TRACT 3, ACRES 69.359.

<http://www.fbcad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=197115&dbKeyAuth=Appraisal&TaxYear=2013&NodeID=11&PropertyOwnerID=350493>

R32967: Cross reference# 0029-00-000-0031-901: 0029 C FULSHEAR, TRACT 3, ACRES 1.00.

<http://www.fbcad.org/Appraisal/PublicAccess/PropertyDetail.aspx?PropertyID=197116&dbKeyAuth=Appraisal&TaxYear=2013&NodeID=11&PropertyOwnerID=350496>

RANCH IMPROVEMENTS

(22) Covered arena

16,000 SF EST
2 Sorting Pens
Viewing Stand for 75 spectators
60 AC SF EST Announcer's Box
100 AC SF Per Owner Arena Office

(23) Working Lighted Round Pen

140' diameter
2 Spectator Viewing Stands

(24) Barn #1

4,230 SF EST on concrete slab
14 stalls each with fly spray and automatic water
Tack Room with AC and tack up area
3 RV hookups

(25) Barn #2

1,800 SF EST on concrete slab
7 stalls each with fly spray and automatic water and wash rack

(26) Barn #3

Total SF: 6,750 SF EST
Covered porches: 1,600 SF EST
11 stalls each with fly spray and automatic water

(27) Barn #4

700 SF EST
4 stalls each with fly spray and automatic water

(28) Barn #5

1,000 SF EST
4 stalls each with fly spray and automatic water

(29) Barn #6

875 SF EST
4 stalls each with fly spray and automatic water

(30) **Barn #7**

4,000 SF EST
2 Roll-up Doors

(31) **Working Round Pen**

(32) **Dog Kennels**

750 SF EST
4 covered kennels with concrete flooring and hurricane chain link fencing

(33) **Other ranch improvements**

Ranch entrance

Hot Walker

Extensive array of cattle improvements

Interior roads: 4,175' / 0.8 MI EST

Perimeter fencing: 7,320' / 1.4 MI EST

Equestrian fencing (board and/or pipe): 3,148' / 0.6 MI EST

3 RV hookups

Cattle squeeze chute

Cattle loading chute

HOME & OFFICE COMPOUND

(34) **Home 4,258 total Living SF**

HVAC Space: 2,208 SF

Open Porch: 1,600 SF

Covered Patio: 450 SF

NOTE: "Wagon Wheel Chandelier" does NOT convey.

(35) **Home attributes**

Year built: 1980

Configuration: 3 bedrooms / 2 full baths

Style: Contemporary great room concept

(36) **Office 2,760 Total Living EST SF**

HVAC Space: 2,170 SF EST

Covered Porch: 600 SF EST

(37) **Other Home & Office Compound improvements**

2 entrances
570' EST perimeter fencing

Carport with 4 parking spaces
2,198 SF EST paved drive/parking
Extensive drainage
Significant dirt work

LOCATION

Outstanding location in the prosperous Fulshear community, on James Lane, considered one of the most exclusive streets in Fort Bend County. The Fred Bray Ranch is surrounded by the prominent Fulbrook community, Weston Lakes Country Club, stunning country homes, luxury estates and Pecan Reserve Village, a planned and platted new community.

(38) **Google map link:** <http://goo.gl/maps/qDBRG>

(39) **Coordinates:** 29.673903,-95.910687

(40) **James LN temporary closure for bridge repair:**
[http://www.fulsheartexas.gov/docs/James Ln Road Closure.pdf](http://www.fulsheartexas.gov/docs/James_Ln_Road_Closure.pdf)

(41) Distances to key SHOPPING

HEB: 10 MI
Wal-Mart: 12 MI
Kroger: 14 MI
Katy Mills Mall: 12 MI
West Oaks Mall: 16 MI
Town & Country: 28 MI
The Galleria: 29 MI

(42) Distances to key EMPLOYERS

BP: 21 MI
Mustang Engineering: 22 MI
Murphy Oil: 22 MI
Conoco Phillips: 24 MI
Texas Medical Center: 34 MI

(43) Distances to key DESTINATIONS

Katy: 12 MI
Cinco Ranch: 13 MI
Sugar Land: 22 MI
Downtown Houston: 36 MI
Port of Houston: 39 MI
Houston Hobby International Airport (HOU): 44 MI
George Bush Intercontinental Airport (IAH): 54 MI

(44) Distances to key INTERSECTIONS

FM 1093 at James LN: 1 MI
Fulshear at FM 1093 (Front ST) at Main ST: 1.5 MI
Simonton at FM 1093 at Simonton RD (FM 1489): 5 MI
I10 at FM 359: 8 MI

Westpark Tollway at Grand Parkway (TX 99): 9 MI
Southwest Freeway (US 59/I 69) at FM 723 in Rosenberg: 17 MI
Sam Houston Tollway at Westpark Tollway: 22 MI

(45) Key links

Fred Bray Ranch: <http://www.fredbrayranch.com/>
Central Fort Bend Chamber Alliance: <http://cfbca.org/>
Fulshear on City-Data: <http://www.city-data.com/city/Fulshear-Texas.html>
Fort Bend County on City-Data: <http://www.city-data.com/county/Fort Bend County-TX.html>
Fort Bend County Chamber of Commerce: <http://www.fortbendchamber.com/>
Fulshear Chamber of Commerce:
http://www.fulsheartexas.gov/community/chamber_of_commerce.php
Greater Houston Partnership: <http://www.houston.org/>

DIRECTIONS

INTERIM DIRECTIONS FROM FM 1093 DURING JAMES LANE BRIDGE REPAIR FOLLOWING ORANGE DETOUR SIGNS

- (1) Travel south on Fulbrook Road continuing past the traffic circle to River Lake RD (the entrance to Pecan Reserve Village) for 0.7 MI
- (2) Turn left (east) on River Lake RD, continuing as it becomes River Lake DR, Old Pecan Trail and Pecan Reserve LN to James Lane Bypass (temporary asphalt RD) for 0.4 MI
- (3) Turn left (northeast) for 0.15 MI
- (4) The Fred Bray Ranch is on your left

FROM FULSHEAR AT FRONT ST (FM 1093) AT MAIN ST, IT IS 1.5 MI ONCE BRIDGE REPAIR COMPLETE

Google map: <http://goo.gl/maps/RRAfI>

- (1) Travel west on FM 1093 for 0.5 MI
- (2) Turn left (south) on James LN for 1.0 MI
- (3) The Fred Bray Ranch is on your right
- (4) If you reach the end of James LN, you have gone 0.1 MI too far

FROM SIMONTON AT SIMONTON RD (FM 1489) AT FM 1093, IT IS 5.2 MI ONCE BRIDGE REPAIR COMPLETE

Google map: <http://goo.gl/maps/DCys7>

- (1) Travel west on FM 1093 for 4.2 MI (if you reach Fulshear you are 0.5 MI too far east)
- (2) Turn right (south) on James LN for 1.0 MI
- (3) The Fred Bray Ranch is on your right
- (4) If you reach the end of James LN, you have gone 0.1 MI too far

SCHOOLS & SCHOOL DISTRICT

(46) Summary

Outstanding schools attended in the highly rated and acclaimed Lamar Consolidated School District. 3 of

4 schools and the District are Texas Education Association Accountability Rating (TEA Rating) "Recognized" or "Exemplary". Greatschools Overall Ratings: 7 of 10 Elementary, 10 of 10 Middle School, 9 of 10 Jr. High and 8 of 10 High School. 7 of 10 Greatschools District Rating. Multiple private school options.

(47) **Lamar Consolidated School District** 25,231 students in 35 schools

Texas Assessment of Knowledge and Skills (TAKS): Meets or exceeds state averages for all standards in all grades

TEA Rating: Recognized

Greatschools Rating: 7 of 10 stars

District: <http://www.lcisd.org/en/Default/Default.aspx>

Greatschools: <http://www.greatschools.org/texas/rosenberg/Lamar-Consolidated-Independent-School-District/>

(48) **Huggins Elementary School** (PK-5th grades) 454 students

Distance from Ranch: 2.4 MI

TEA Rating: Academically Acceptable

Greatschools Ratings

Overall: 7 of 10 stars

Community: 4 of 5 stars

Teacher Quality: 4 of 5 stars

Principal Leadership: 4 of 5 stars

Parent Involvement: 4 of 5 stars

School: <http://huggins.lcisd.org/en/HomeHuggins.aspx>

Greatschools: <http://www.greatschools.org/texas/fulshear/4181-Huggins-Elementary-School/>

(49) **Henry Wertheimer Middle School** (6th grade only) 501 students

Distance from Ranch: 16.7 MI

TEA Rating: Exemplary

Greatschools Ratings

Overall: 10 of 10 stars

Community: 5 of 5 stars

Teacher Quality: 5 of 5 stars

Principal Leadership: 5 of 5 stars

Parent Involvement: 5 of 5 stars

School: <http://wertheimer.lcisd.org/en/HomeWertheimer.aspx>

Greatschools: <http://www.greatschools.org/texas/rosenberg/12020-Henry-Wertheimer->

Middle-School/

(50) **Briscoe Junior High School** (7th & 8th grades) 932 students

Distance from Ranch: 10.6 MI

TEA Rating: Recognized

Greatschools Ratings

Overall: 9 of 10 stars

Community: 4 of 5 stars

Teacher Quality: 5 of 5 stars

Principal Leadership: 3 of 5 stars

Parent Involvement: 3 of 5 stars

School: <http://briscoejh.lcisd.org/en/HomeBriscoe.aspx>

Greatschools: <http://www.greatschools.org/texas/richmond/9442-Briscoe-Junior-High-School/>

(51) **Foster High School** (9-12th grades) 1,878 students

Distance from Ranch: 10.5 MI

TEA Rating: Recognized

Greatschools Ratings

Overall: 8 of 10 stars

Community: 4 of 5 stars

Teacher Quality: 4 of 5 stars

Principal Leadership: 3 of 5 stars

Parent Involvement: 4 of 5 stars

School: <http://fosterhs.lcisd.org/en/HomeFosterHS.aspx>

Greatschools: <http://www.greatschools.org/texas/richmond/9603-Foster-High-School/>

DEMOGRAPHICS

(52) Summary

Compared to all **Benchmarks***, the Block Group has stunning demographics including highest: educational levels, property values, incomes and net worth. At a 1-MI radius, several key indicators even higher than Block Group.

(53) **Neighborhood baseline:** Block Group # 481576733.001

(54) **Block Group defined:** "Smallest geographical areas for which the (Census) bureau publishes sample data..." http://en.wikipedia.org/wiki/Block_group

(55) Block Group boundaries

North: FM 1093 excluding very north section of James LN and Tall Grass LN area (north east edge of

Fulbrook)

South: Brazos River

East: Fulshear Lakes Subdivision

West: Brazos River

(56) **CCIM Block Group Maps**

Branded: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-CCIM-Block-Group-Map-Branded.pdf>

UN-Branded: <http://www.swpre.com/wp-content/uploads/2013/06/FBR-CCIM-Block-Group-Map-UN-Branded.pdf>

(57) **1-MI radius excluded due to small population, but...**

We did not use the 1-MI radius as 2012 population of 475 is not statistically valid as a sample size. However, if used, the 1-MI radius has many key demographic indicators better than the **Block Group** including higher annual % household (HH) growth and higher avg. property values.

(58) **Property Values vs. Benchmarks***

Highest avg. values: \$432K

Highest % values at least \$250K: 83%

Lowest % values under \$100K: 7%

(59) **Income vs. Benchmarks***

Highest avg. HH income: \$169K

Highest avg. HH income 2017: \$200K

Highest median HH income: \$159K

Highest avg. HH income at least \$100K: 74%

Highest avg. HH income at least \$150K: 59%

Highest avg. HH income at least \$200K: 26%

Highest % increase in \$200K+ HH income from 2012 to 2017: 16%

Highest avg. HH disposable (after tax) income: \$131K

Highest % annual increase in per person income: 3.7%

(60) **Net Worth vs. Benchmarks***

Highest avg. HH net worth: \$1.73M

Highest % HH net worth at least \$500K: 74%

(61) **Education Attained vs. Benchmarks* (Minimum 25+ years old) in 2010**

Highest % at least a Bachelor's Degree: 45%

Highest % at least a Master's Degree: 16%

(62) **Other leading indicators vs. Benchmarks***

Highest % owner occupied homes: 89%

Highest avg. HH retail spending: \$51K

(63) **Comparative Demographic Graphic Packs**

Branded: <http://www.swpre.com/wp-content/uploads/2013/05/FBR-Demographics-Branded1.pdf>

UN-Branded: <http://www.swpre.com/wp-content/uploads/2013/05/FBR-Demographics-UN-Branded.pdf>

Benchmarks*: 5, 10 & 15 MIN drive-times; Cities of Houston, Austin, Katy, Sugar Land, Fulshear, Rosenberg, Richmond; Harris & Fort Bend Counties; Houston Metro Area (Houston CBSA); Houston TV Market Area (Houston DMA); Texas; & US

Note: All data for 2012 unless otherwise noted

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,184 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

Available CCIM Reports: <http://www.swpre.com/wp-content/uploads/2013/04/Available-CCIM-Reports.pdf>

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CONTACT

Mallori Gibbs Ramey, BA, Luxury Ranch Team Leader, REALTOR & RAINMAKER. Southwest Partners & Global Partners International Realty. Mobile 713.503.6247. Office 979.421.9996.
mallori@swpre.com. <http://www.swpre.com/?agent=mallori>.