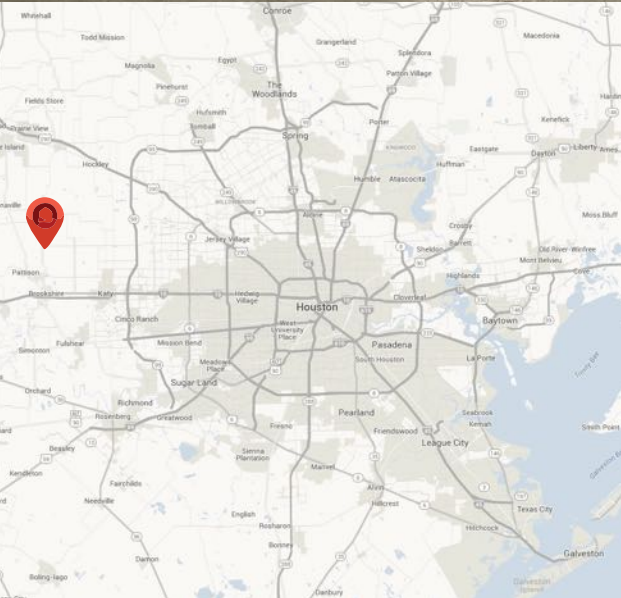


FOR SALE > LAND

±1.54ac with Improvements

6938 FM 362 Rd, Pattison, Texas 77423



Property Summary:

Avenue Property Group of KW Commercial is pleased to offer for sale this +/- 4,000 sf industrial building (per seller) on +/- 1.54 acres of land at the fast growing intersection of FM 362 and FM 529 in the Bookshire / Pattison area of Waller County.

The property features security doors, security fencing, 3 phase power, a 5 ton overhead crane, water services via Rose Hill MUD, and a billboard lease that provides monthly income.

Offering:

- IMP: +/- 4,000 SF
- AREA: +/- 1.54 acres
- PRICE: Call for pricing
- WCAD: 331000-001-000-100

Details:

- In Rose Hill MUD
- Fully Fenced
- 1/2 Finished with Showroom
- 5 ton overhead crane
- 3 phase power

BRIAN VARVEL
(281) 846-5936
brian@avenuepg.com

Avenue Property Group, KW Commercial
22762 Westheimer Parkway, Suite 420
Katy, Texas 77450
www.avenuepg.com

Confidentiality & Disclaimer

6938 FM 362 Rd, Pattison, Texas 77423

All materials and information received or derived from KW Commercial, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

BRIAN VARVEL

O: 281.846.5936

C: 281.787.0930

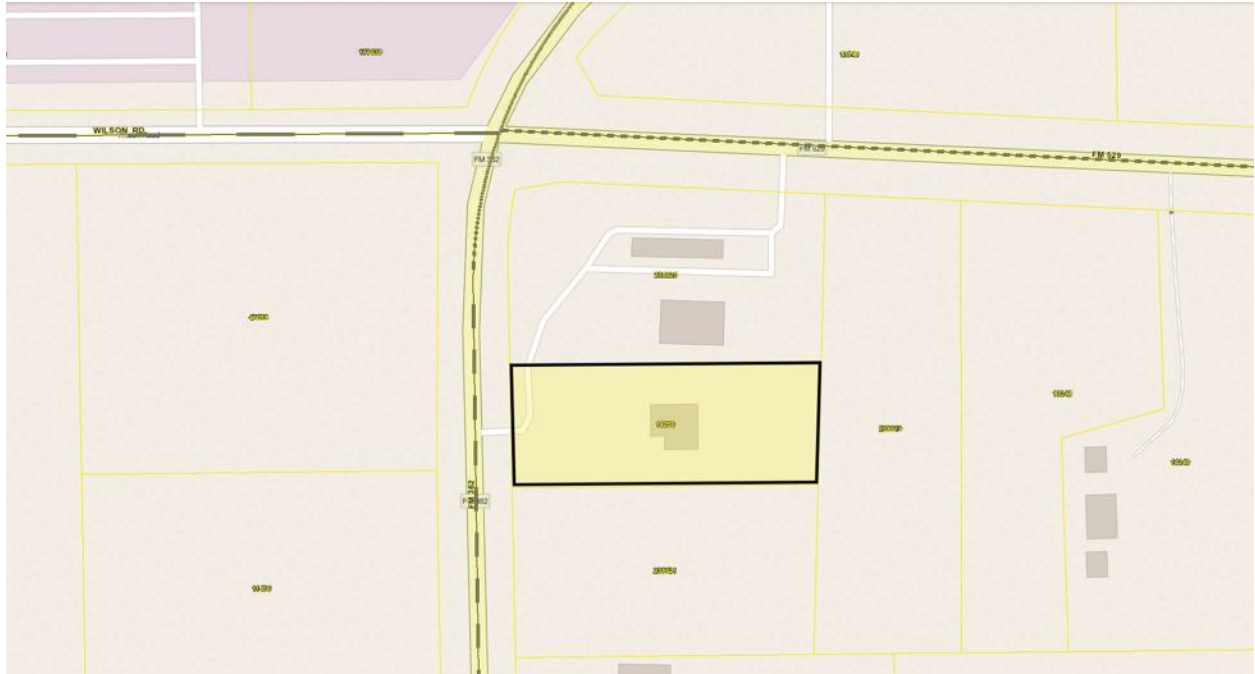
brian@avenuepg.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



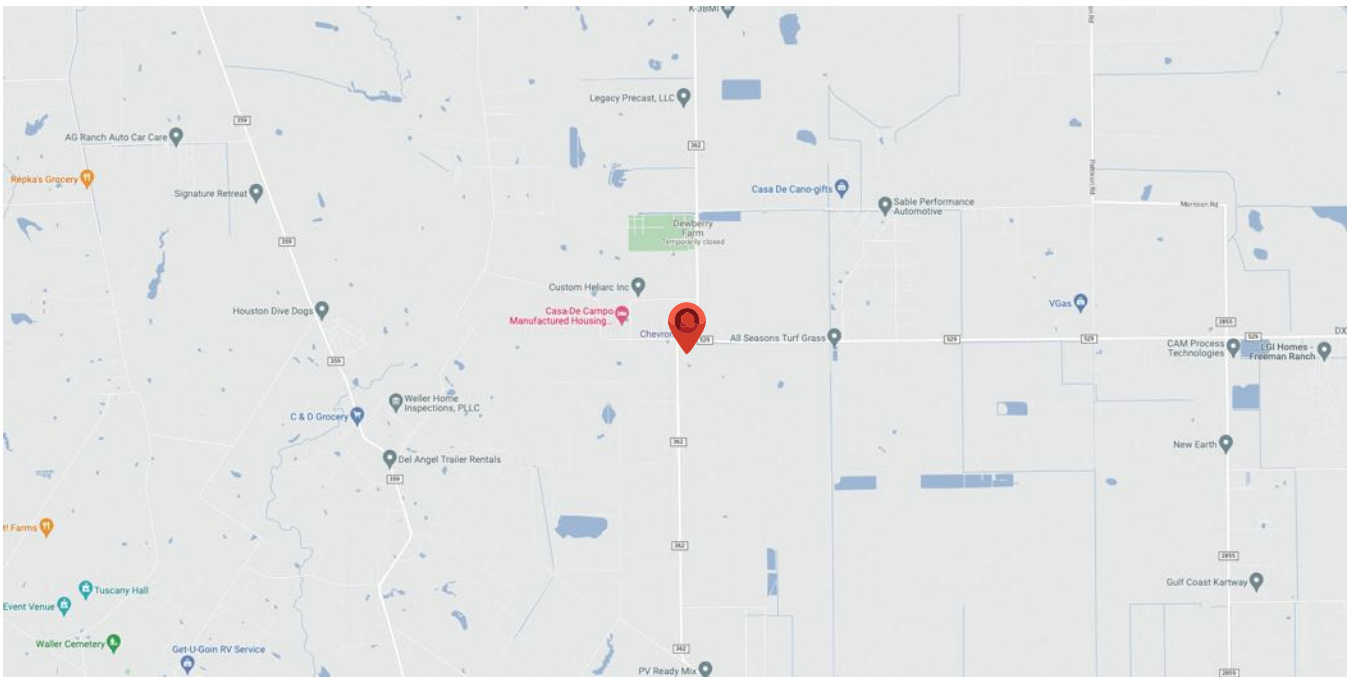
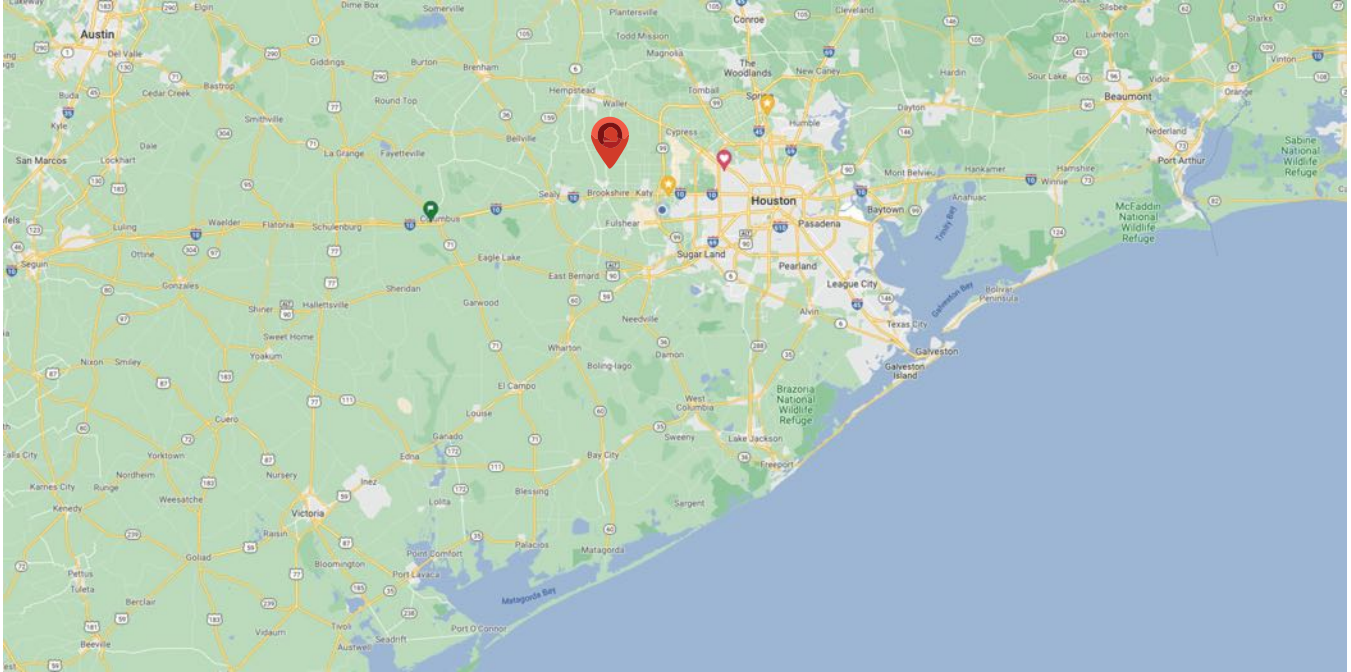
Waller CAD Parcel Map

6938 FM 362 Rd, Pattison, Texas 77423



Area Map

6938 FM 362 Rd, Pattison, Texas 77423



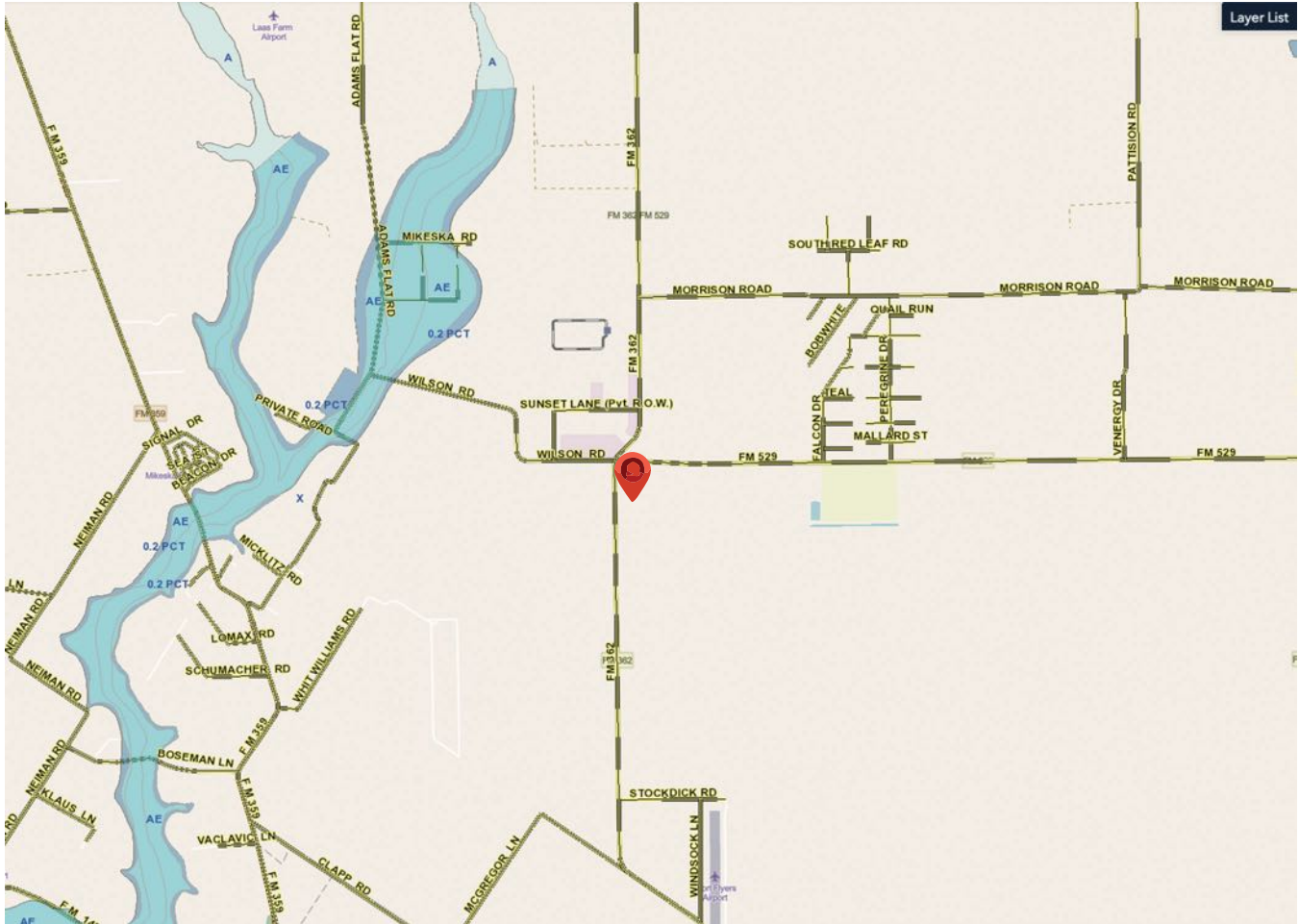
Property Photos

6938 FM 362 Rd, Pattison, Texas 77423



Floodplain Map

6938 FM 362 Rd, Pattison, Texas 77423

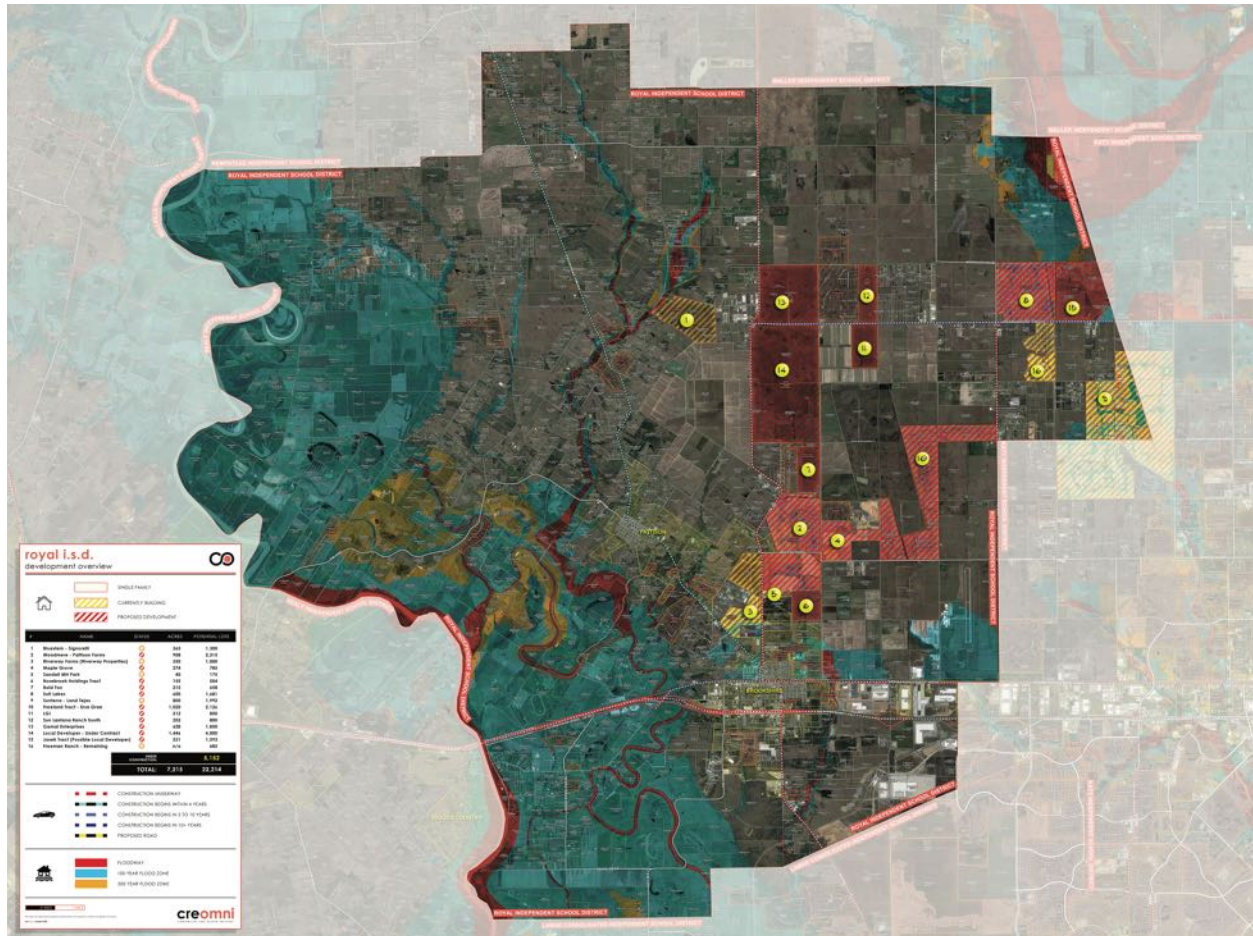


Waller County Floodplain Map

Source: <https://www.waller-cad.org>

Area Development

6938 FM 362 Rd, Pattison, Texas 77423



According to Royal I.S.D., there are currently 16 residential developments either currently building or planned within the Royal ISD boundaries, with the potential for over 22,000 new residences. 5,152 are already under construction. This doesn't even include the commercial development. The FM 529 @ FM 362 intersection will be at the epicenter all of that development.

- | | |
|---------------------------------|-------------------------------------|
| 1. Bluestem (1,300 Homes) | 9. Sunterra (1,992 Homes) |
| 2. Woodmere (2,315 Homes) | 10. Esra Grae (2,126 Homes) |
| 3. Riverway Farms (1,000 Homes) | 11. LGI (800 Homes) |
| 4. Maple Grove (785 Homes) | 12. Sun Lantana (800 Homes) |
| 5. Sandell MH Park (175 MH) | 13. Gamal Enterprises (1,800 Homes) |
| 6. Rosebrook (504 Homes) | 14. Local Developer (4,000 Homes) |
| 7. Bold Fox (658 Homes) | 15. Jasek Tract (1,593 Homes) |
| 8. Sofi Lakes (1,681 Homes) | 16. Freeman Ranch (685 Homes) |



Information About Brokerage Services

11-2-2015

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.

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.

Keller Williams Premier Realty Licensed Broker/Broker Firm Name or Primary Assumed Business Name	0414770 License No.	klrw82@kw.com Email	(281) 220-2100 Phone
Lloyd Hampton Designated Broker of Firm	0248031 License No.	lloydhampton@kw.com Email	(281) 220-2100 Phone
Karen Clements Licensed Supervisor of Sales Agent/ Associate	0562852 License No.	karenclements@kw.com Email	(281) 220-2100 Phone
Brian Varvel Sales Agent/Associate's Name	0528461 License No.	brian@avenuepg.com Email	(281) 846-5936 Phone

Buyer/Tenant/Seller/Landlord Initials

Date