



Lakeview
1,157 Homes
(Under Construction)

COCHRAN RD

HEBERT RD

TRACT A
±11.03 ACRES

TRACT B
±11.03 ACRES

FM 362



±22.06 ACRES - WALLER, TX

FM 362 & COCHRAN ROAD | WALLER, TEXAS

±22.06 ACRES AVAILABLE FOR SALE

JEFF LOKEY | 281.477.4380

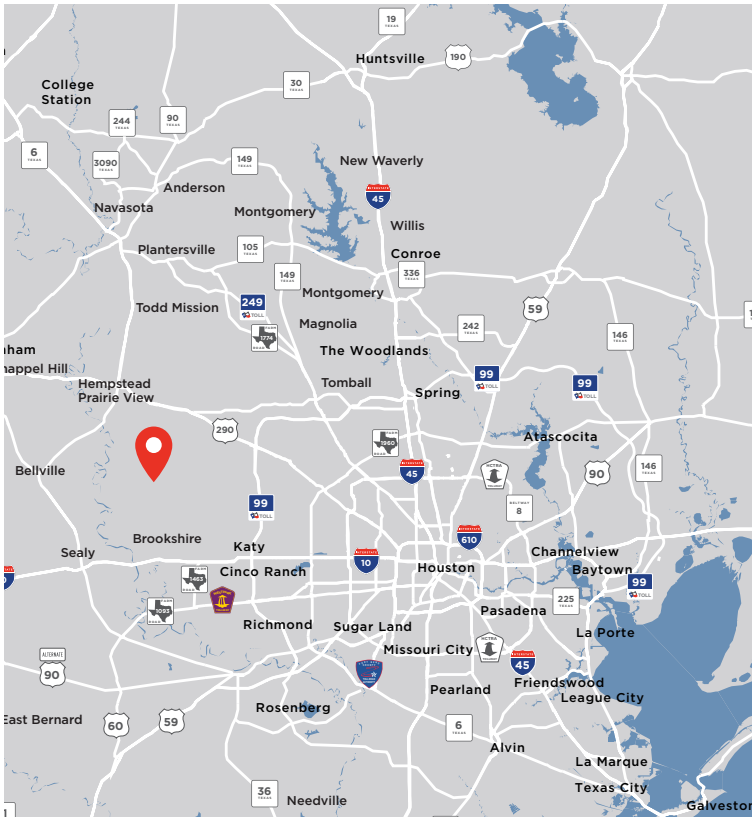


PROPERTY INSIGHTS

±22.06 ACRES AVAILABLE FOR SALE IN WALLER COUNTY

▶ **JEFF LOKEY**
JLOKEY@NEWQUEST.COM
281.477.4380

- Strategic location for a several use possibilities
- Directly across the street from a 1,100 acre, master-planned community under construction now
- FM 362 is a heavy traffic artery traveling North to South between Waller and Brookshire
- Call broker to discuss utilities
- Miles from Waller
- Miles from Brookshire



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
Tract A: 11.03 Acres
Tract B: 11.03 Acres
- ▶ **PRICE:**
\$5.95 psf
- ▶ **SCHOOL DISTRICT:**
Royal ISD
- ▶ **FRONTAGE:**
Tract A - ±1,201.6 ft. on FM 362
±400 ft. on Cochran Rd.
Tract B - ±1,201.6 ft on FM 362
- ▶ **UTILITIES:**
To be provided by a future subdivision



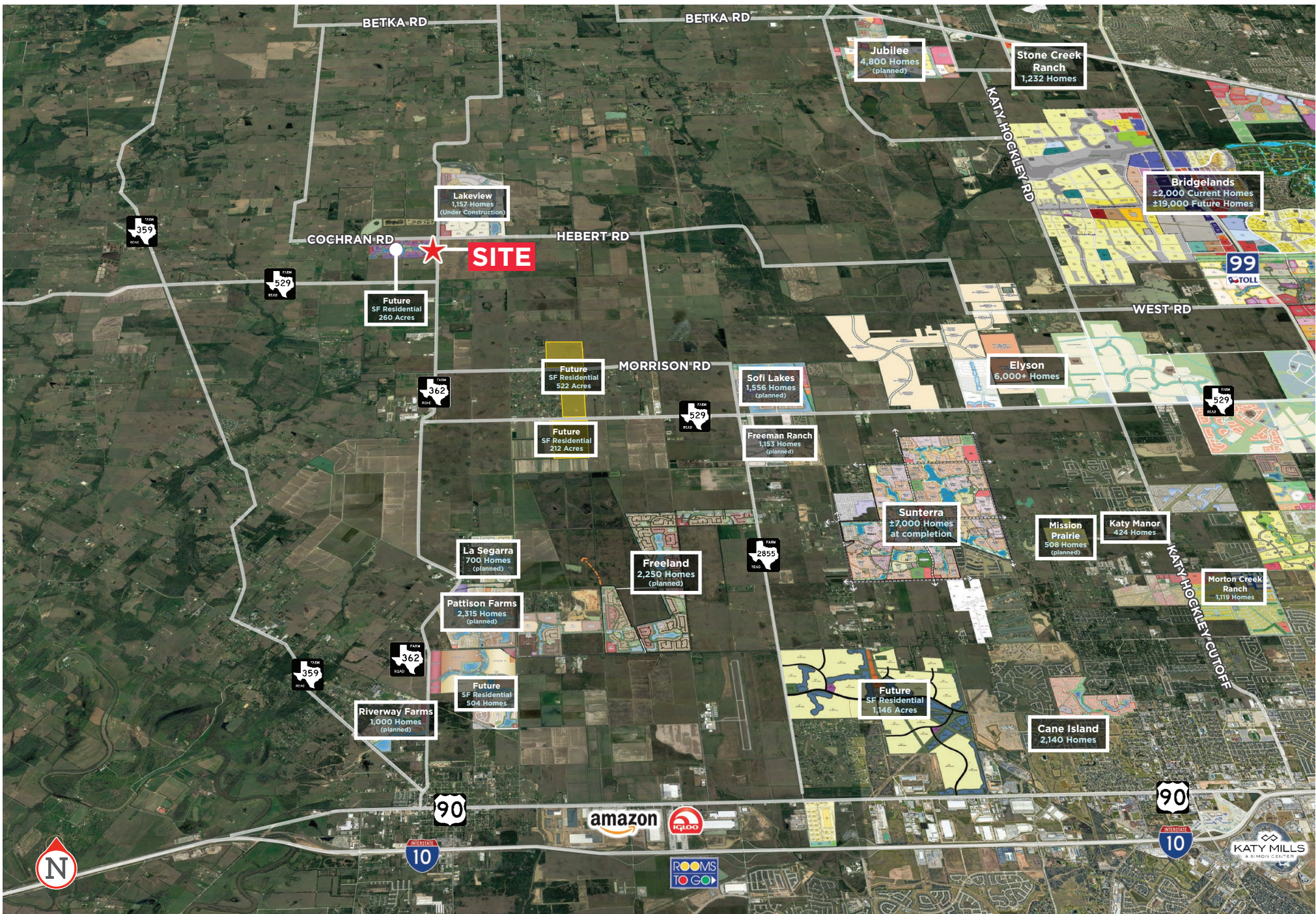
3,208
Current Population
Within a 5-Mile Radius



38.36%
Population Growth
Within a 3-Mile Radius
from 2020 to 2023

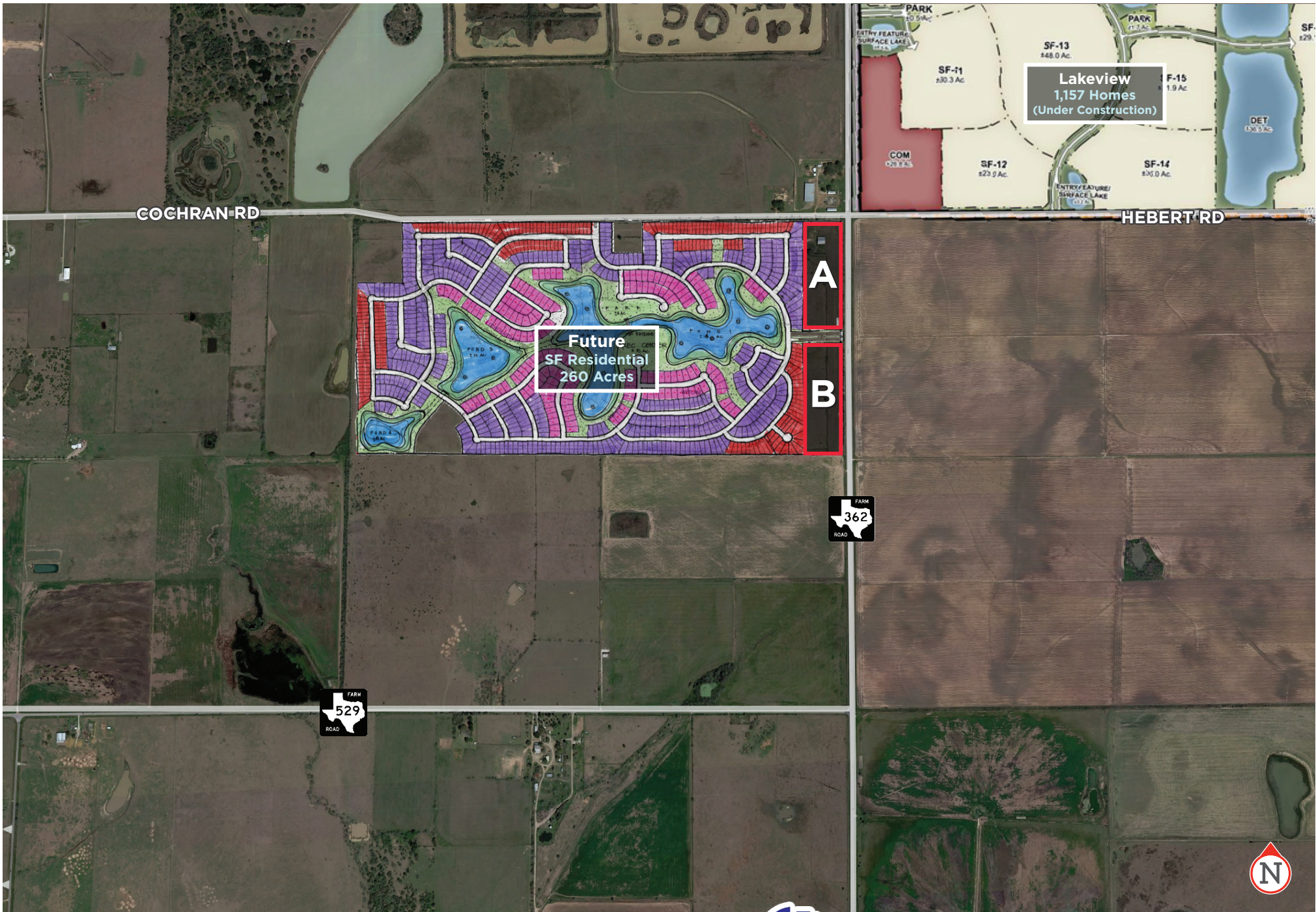


\$94,072
Average HHI Within
a 5-Mile Radius



AERIALS + ACREAGE





AERIALS + ACREAGE



DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2	243	1,060
Current Population	5	731	3,208
2020 Census Average Persons per Household	2.67	3.00	3.03
2020 Census Population	8	529	3,109
Population Growth 2020 to 2023	-41.58%	38.36%	3.19%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	28.48%	23.08%	20.30%
2 Person Household	39.71%	36.12%	36.79%
3+ Person Household	31.81%	40.80%	42.90%
Owner-Occupied Housing Units	82.33%	86.89%	87.96%
Renter-Occupied Housing Units	17.67%	13.11%	12.04%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2023 Estimated White	54.55%	49.40%	51.82%
2023 Estimated Black or African American	11.48%	7.49%	6.59%
2023 Estimated Asian or Pacific Islander	1.27%	0.95%	1.09%
2023 Estimated Other Races	31.67%	41.02%	39.37%
2023 Estimated Hispanic	37.85%	50.51%	47.76%

INCOME

	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$46,994	\$80,145	\$94,072
2023 Estimated Median Household Income	\$38,749	\$79,149	\$75,382
2023 Estimated Per Capita Income	\$17,917	\$27,075	\$31,565

EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2023 Estimated High School Graduate	37.09%	28.27%	27.45%
2023 Estimated Bachelors Degree	12.51%	11.15%	12.11%
2023 Estimated Graduate Degree	0.68%	6.40%	6.31%

AGE

	1 MILE	3 MILES	5 MILES
2023 Median Age	40.5	35.7	35.6

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.

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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeffrey B. Lokey	373933	jlokey@newquest.com	(281)477-4380
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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