



15.69 ACRES – WALLER, TX

US 290 & FIELD STORE RD | WALLER, TX

±15.69 ACRES AVAILABLE FOR SALE

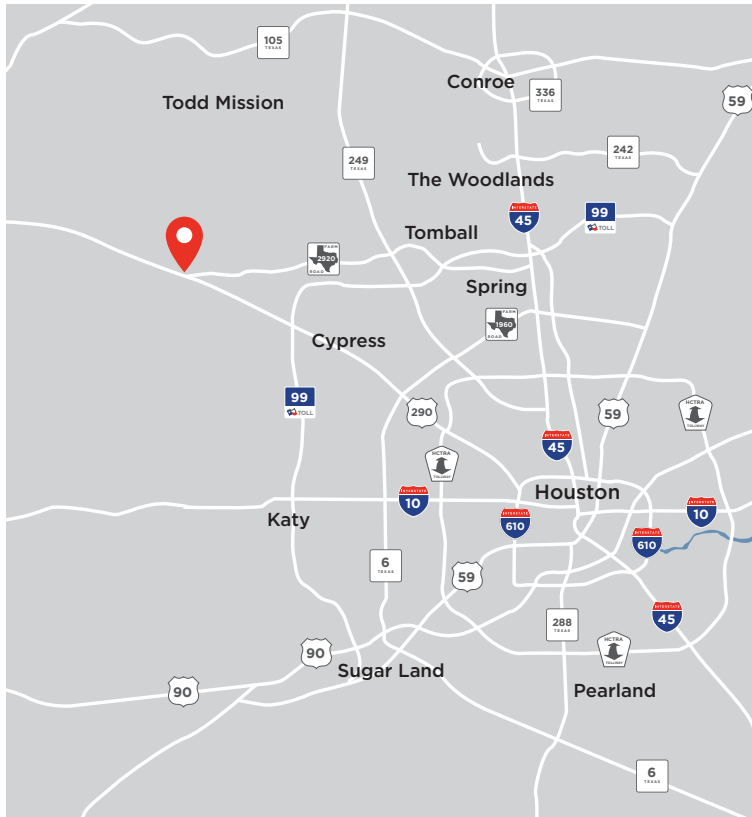
NEAL THOMSON | BRAD LYBRAND | 281.477.4300

15.69 ACRES FOR SALE IN WALLER, TX

- Excellent visibility from US 290 for retail, multi-family, industrial and mixed-use development.
- Located in the Northwest portion of the greater Houston MSA, the site is ideally positioned in the path of growth.
- 2.5 miles NW of Daikin Texas Technology Park, a \$417 million manufacturing investment in the regional economy, sprawling over 4.1 million square feet. The facility, which is the largest tilt wall building in the world, serves as a centralized location for Daikin's engineering, logistics, research and development, testing, and customer support operations. It currently employs 6,000 people.

▶ **BRAD LYBRAND**
BLYBRAND@NEWQUEST.COM
713-438-9516

▶ **NEAL THOMSON**
NTHOMSON@NEWQUEST.COM
713-438-9513

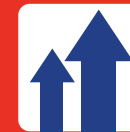


PROPERTY HIGHLIGHTS

- ▶ **ACREAGE:**
±15.69 ACRES
- ▶ **PRICE:**
CONTACT BROKER FOR PRICING
- ▶ **SCHOOL DISTRICT:**
WALLER ISD
- ▶ **FRONTAGE:**
APPROX. 1,477 FT ALONG US-290
ACCESS GRANTED ALONG FEEDER
- ▶ **UTILITIES:**
WATER, SEWER, STORM, AND GAS
AVAILABLE ALONG SOUTHERN
PROPERTY LINE AND FIELD STORE



13,005
Current Population
Within 5-Mile Radius



52.54%
Population Growth
Within a 3-mile Radius
from 2020 to 2022



\$63,093
Average HHI Within
5-Mile Radius



AERIALS + ACREAGE



DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/2022

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	810	2,839	4,717
Current Population	2,124	7,658	13,005
2020 Census Average Persons per Household	2.62	2.70	2.76
2020 Census Population	1,638	5,020	15,195
Population Growth 2020 to 2022	29.68%	52.54%	-14.41%

CENSUS HOUSEHOLDS

1 Person Household	26.86%	25.03%	24.21%
2 Person Households	33.37%	33.81%	36.11%
3+ Person Households	39.76%	41.16%	39.68%
Owner-Occupied Housing Units	47.80%	56.30%	61.89%
Renter-Occupied Housing Units	52.20%	43.70%	38.11%

RACE AND ETHNICITY

2022 Estimated White	48.95%	49.61%	30.10%
2022 Estimated Black or African American	18.62%	18.84%	12.28%
2022 Estimated Asian or Pacific Islander	1.65%	1.74%	38.55%
2022 Estimated Other Races	29.87%	28.81%	18.33%
2022 Estimated Hispanic	36.59%	34.10%	21.63%

INCOME

2022 Estimated Average Household Income	\$53,408	\$55,024	\$63,093
2022 Estimated Median Household Income	\$40,488	\$46,705	\$53,968
2022 Estimated Per Capita Income	\$20,470	\$18,970	\$15,327

EDUCATION (AGE 25+)

2022 Estimated High School Graduate	31.80%	33.22%	32.66%
2022 Estimated Bachelors Degree	15.21%	14.28%	14.61%
2022 Estimated Graduate Degree	3.48%	6.14%	7.52%

AGE

2022 Median Age	30.6	31.2	27.2
-----------------	------	------	------

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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
Neal Thomson	600513	nthomson@newquest.com	(281)477-4300
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.