

Colliers

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FOR SALE

± 104 Acres
Acquisition Opportunity

37056 Bains Lane
Brookshire, TX 77423

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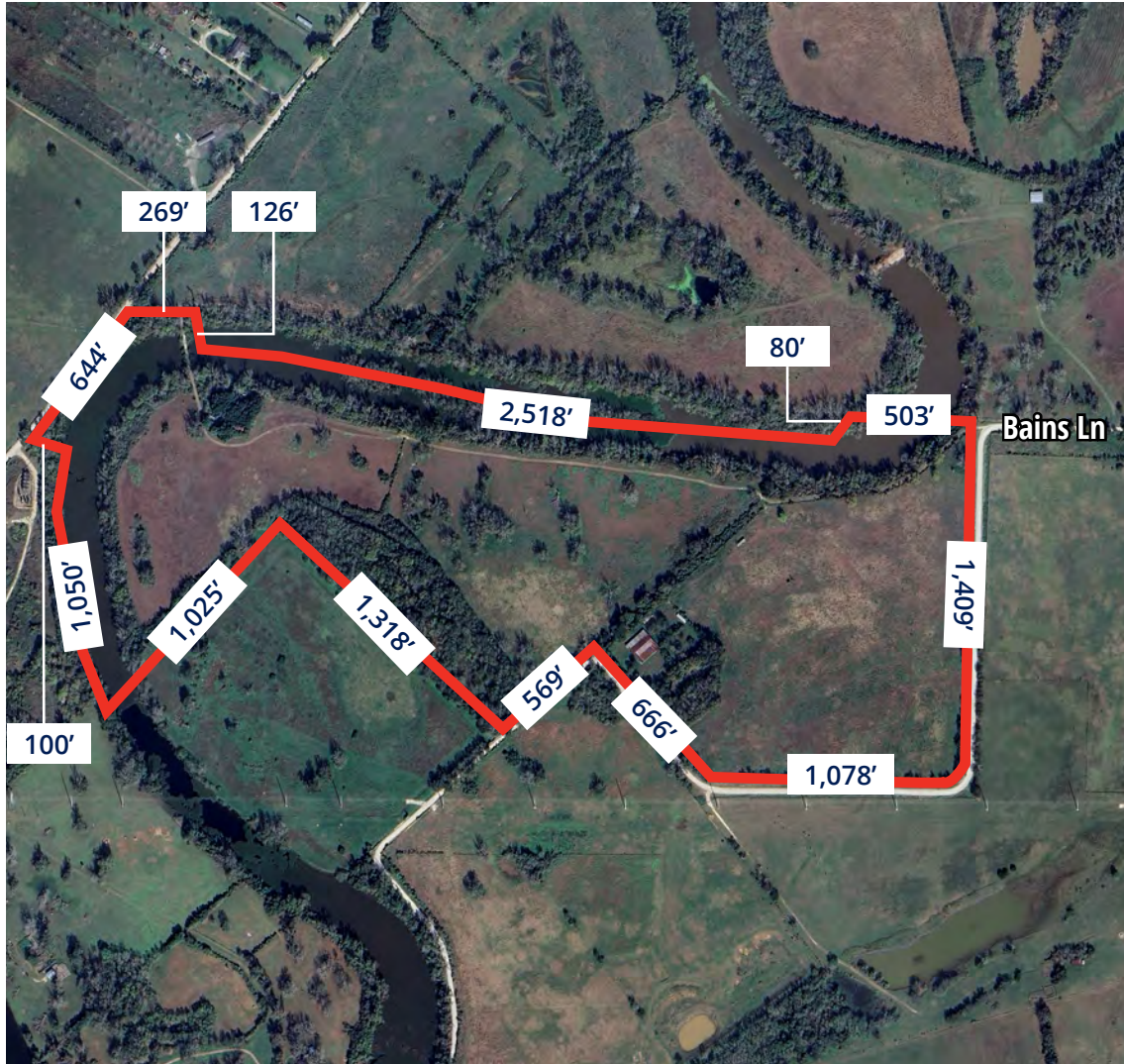
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±104 Acres

37056 Bains Ln | Brookshire, TX 77423

Colliers, as exclusive advisor to ownership is pleased to present the opportunity to acquire approximately 104 acres of land located near the intersection of I-10 & FM 1489 to qualified Buyers. The site is located in the Katy/Brookshire submarket, which has seen exponential growth and new development.



Property Description

Size	±104 Acres
Address	37056 Bains Ln, Brookshire, TX 77423
County	Waller
School District	Royal ISD
Access	Donigan Rd & Bains Ln
Current Zoning	None
Jurisdictions	Waller County & Brookshire ETJ
Utilities	City of Brookshire, Brookshire Municipal Water District or create MUD
Detention	Master Drainage Plan needed
Opportunity Zone	Site is located in an opportunity zone

Sales Price: \$45,000/Acre

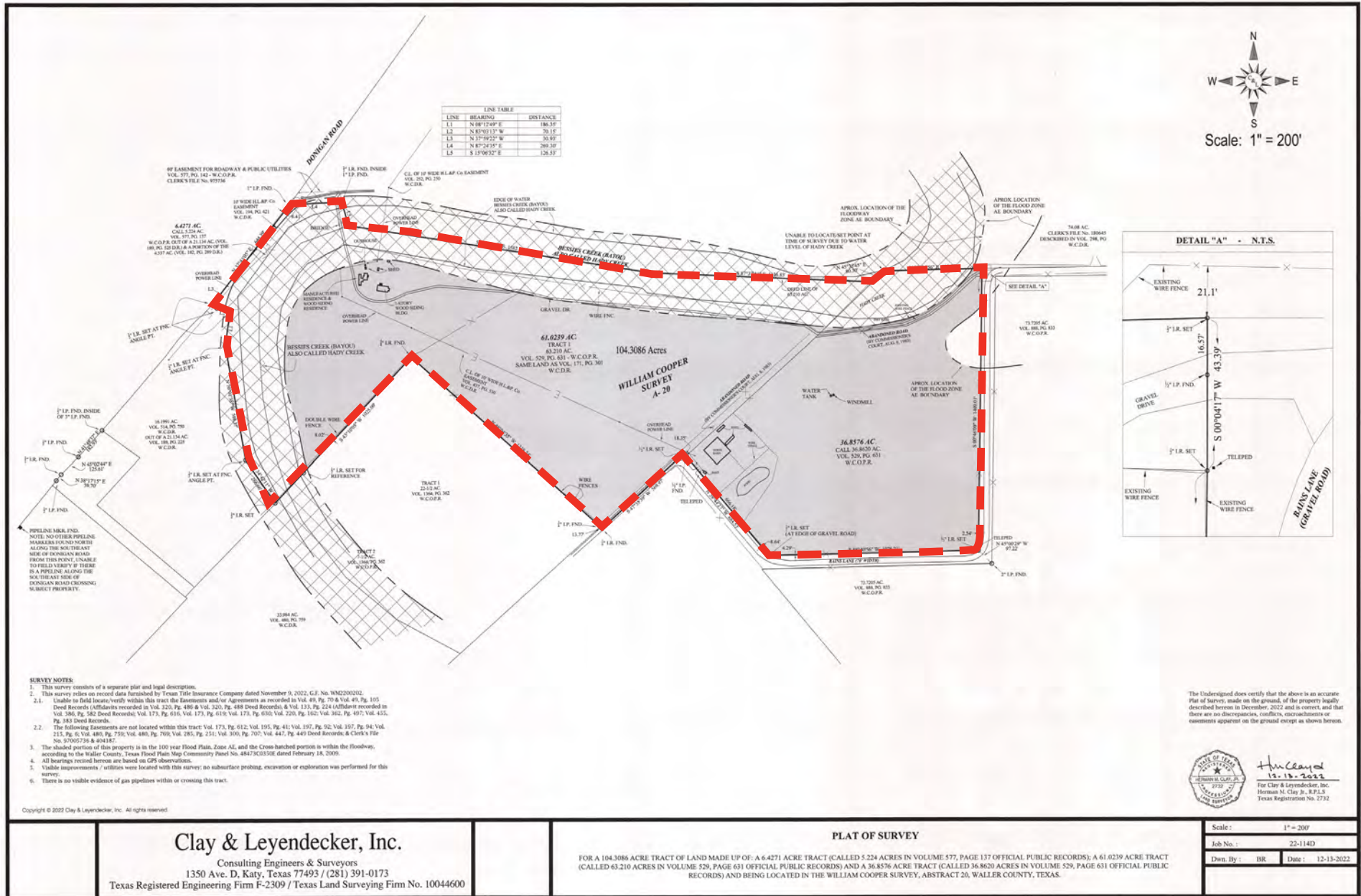
2025 Tax Rates

DBK - B-K Drainage District	0.057898
ESD - Waller - Harris ESD	0.096641
GWA - Waller County	0.472978
RFM - Waller Co FM	0.023043
SRL - Royal ISD	1.114017
TOTAL	1.764577

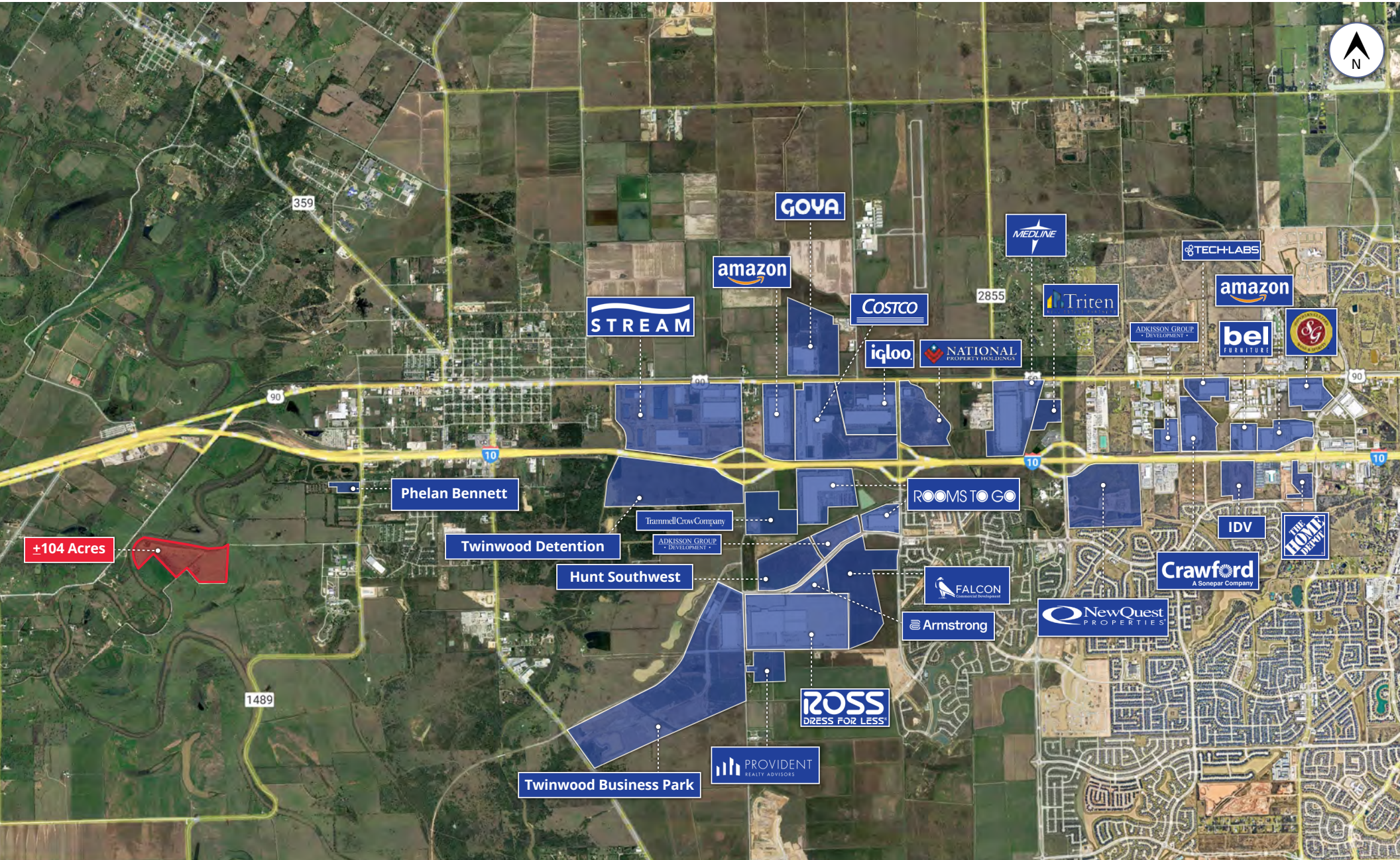
Surrounding Availabilities



Property Survey



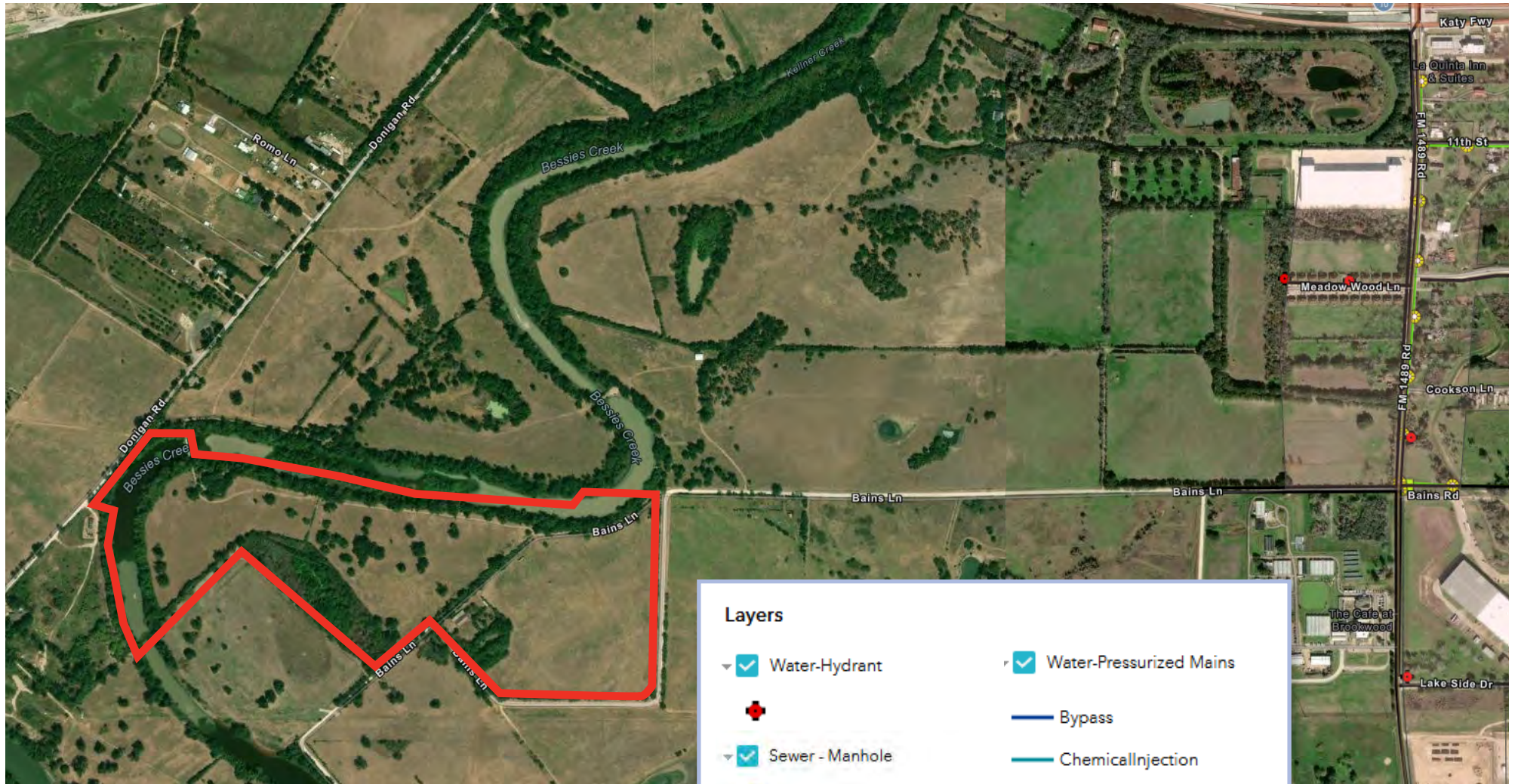
Industrial Development Map



Floodplain Map



Utility Map

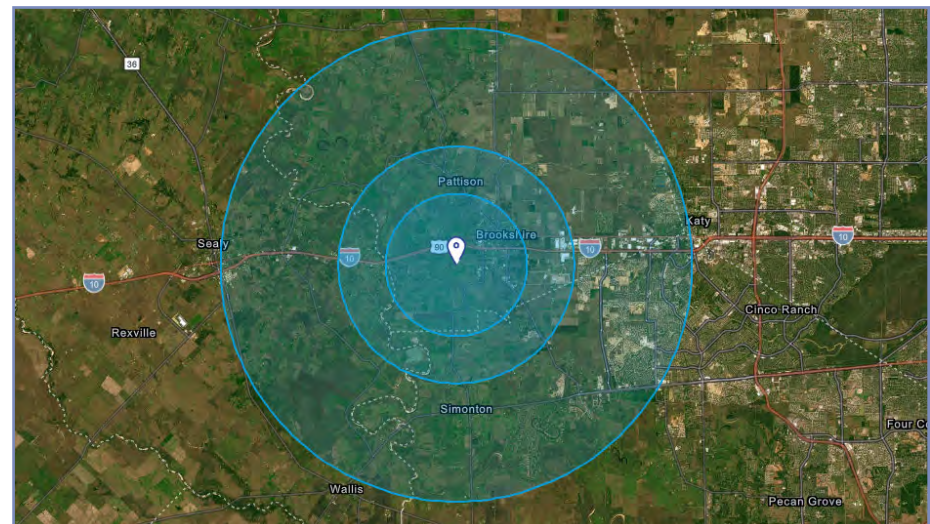
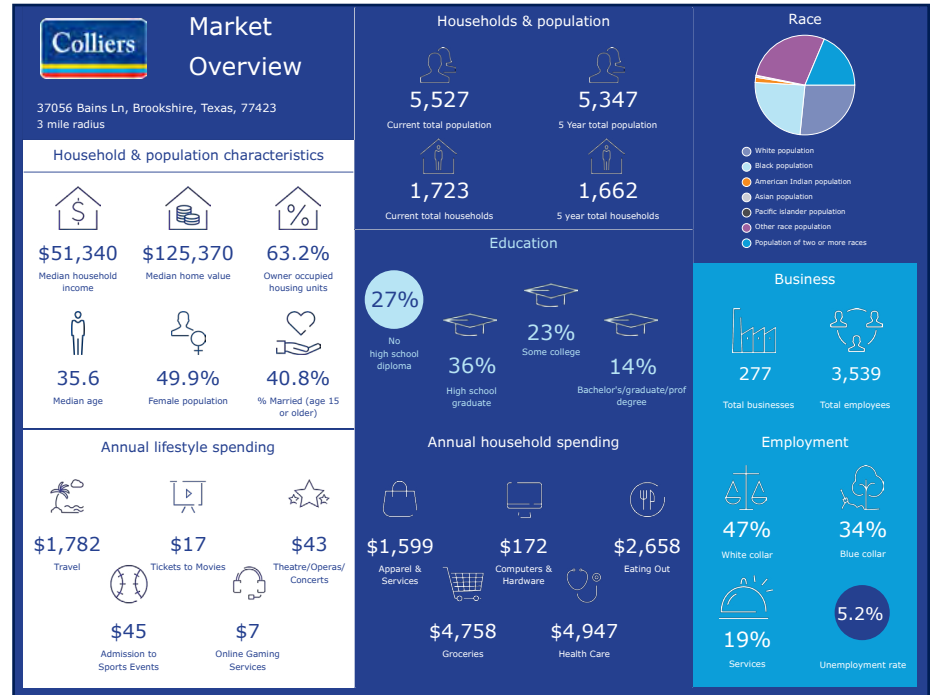


Demographics Map & Report

	3 mile radius	5 mile radius	10 mile radius
Current Year Summary			
Total Population	5,527	10,714	137,854
Total Households	1,723	3,521	42,534
Total Family Households	1,224	2,655	36,366
Average Household Size	3.08	2.98	3.23
Median Age	35.6	36.5	36.3
Population Age 25+	3,553	6,910	84,124
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.65%	1.62%	11.23%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-1.30%	3.58%	7.81%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.66%	2.94%	4.87%
Households	-0.72%	3.14%	5.13%
Families	-1.07%	3.39%	5.09%
Median Household Income	1.68%	4.35%	0.96%
Current Year Population by Sex			
Male Population	2,772	5,377	69,218
% Male	50.1%	50.2%	50.2%
Female Population	2,755	5,337	68,636
% Female	49.9%	49.8%	49.8%
Current Year Race and Ethnicity			
Total	5,528	10,714	137,855
White Alone	26.6%	37.9%	49.5%
Black Alone	24.2%	18.4%	10.3%
American Indian Alone	1.7%	1.3%	0.6%
Asian Alone	0.6%	3.4%	14.3%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	28.2%	21.8%	9.2%
Two or More Races	18.7%	17.3%	16.0%
Hispanic Origin	53.9%	44.4%	26.8%
Diversity Index	87.7	87.1	81.1
Current Year Educational Attainment			
Total	3,552	6,912	84,124
Less than 9th Grade	15.4%	9.2%	2.8%
9th - 12th Grade, No Diploma	11.3%	7.1%	2.8%
High School Graduate	31.0%	25.4%	13.2%
GED/Alternative Credential	5.0%	3.8%	2.3%
Some College, No Degree	18.0%	18.4%	15.6%
Associate Degree	5.0%	7.5%	6.1%
Bachelor's Degree	12.0%	18.8%	35.4%
Graduate/Professional Degree	2.3%	9.8%	21.9%
Current Year Income and Households Summary			
Median Household Income	\$51,340	\$71,647	\$148,168
Average Household Income	\$70,291	\$108,664	\$178,882
Per Capita Income	\$21,763	\$34,822	\$55,205
Current Year Summary Business Data			
Total Businesses	277	376	2,581
Total Daytime Population	8,012	14,087	112,669
Daytime Population: Workers	4,852	8,144	33,044
Daytime Population: Residents	3,160	5,943	79,625

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
- Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.

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Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date