

# For Sale

## ±140 Acres

± 140 Acres at Highway 290 West of FM 362  
Waller, Waller County, TX 77484



### Property Highlights

- ±140.62 Acres in Waller, Texas
- **Access to City of Waller Utilities**
- Highly visible site on Hwy 290 and Hempstead Hwy
- ±400' of frontage on Highway 290
- ±2,640' (half mile) of frontage on Hempstead Hwy
- ±50' wide access point on FM 362
- Waller ISD Schools
- Close proximity to the Grand Parkway

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### Waller, Texas

The City of Waller, northwest of downtown Houston, offers a combination of quaint rural living with a bustling commerce that continues to grow and develop the region into one of the most economically stable areas in the Greater Houston MSA.

Waller is close enough to its "big city" neighbor, Houston, but far enough away to provide residents with the safety and friendliness of a smaller town.

### BUSINESS GROWTH

The Waller area is quickly emerging as a strategic and central point of commerce. An active distribution network recently surfaced with the addition of the Daikin Goodman Manufacturing Plant, the 2nd largest US industrial building, among other new business parks and light industrial developments. Additionally, Waller is within a 15-minute drive to Grand Parkway and Highway 290, a 30-minute drive to The Woodlands and Energy Corridor, and a 45-minute drive to The Galleria and downtown Houston. With competitive cost advantages, Waller offers investors and developers the confidence to invest and access international and domestic markets.

### QUALITY OF LIFE

Despite recent dramatic increases in population and business activity, the area retains its appeal of quaint country living that urban dwellers from other metro areas gravitate towards. Residents and visitors to Waller can enjoy family and recreational opportunities such as cycling, golfing, hunting, as well as a selection of planned annual events, 290, and a 30-minute drive to The Woodlands and Energy Corridor, and a 45-minute drive to the Galleria and downtown Houston. With competitive cost advantages, Waller offers investors the confidence to invest and access international and domestic markets.

### WORK FORCE & EDUCATION

Abundant resources for workforce training and a pool of skilled workers can be sourced from several educational institutions, including Texas A&M University, University of Houston, Prairie View A&M University, Texas State Technical College, Lone Star College, and Blinn College. These institutions offer students a wide selection of liberal arts curriculum, as well as vocational, customized programs relevant to nearby industry.

#### APPROXIMATE DRIVE TIMES :

Highway 6	3 Minutes
Prairie View	5 Minutes
Hempstead	11 Minutes
Grand Parkway	15 Minutes
Chappell Hill	21 Minutes
Beltway 8	30 Minutes
Brenham	34 Minutes
Downtown Houston	43 Minutes
George Bush Intercontinental Airport	50 Minutes
William P. Hobby Airport	60 Minutes
Austin	119 Minutes

2019 TRAFFIC COUNTS	CPD
Hwy 290 @ FM 362	46,352

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Business	114	322	487
Employees	862	2,784	6,158
Population	2,670	6,454	15,187
Average HH Income	\$62,323	\$69,292	\$70,858

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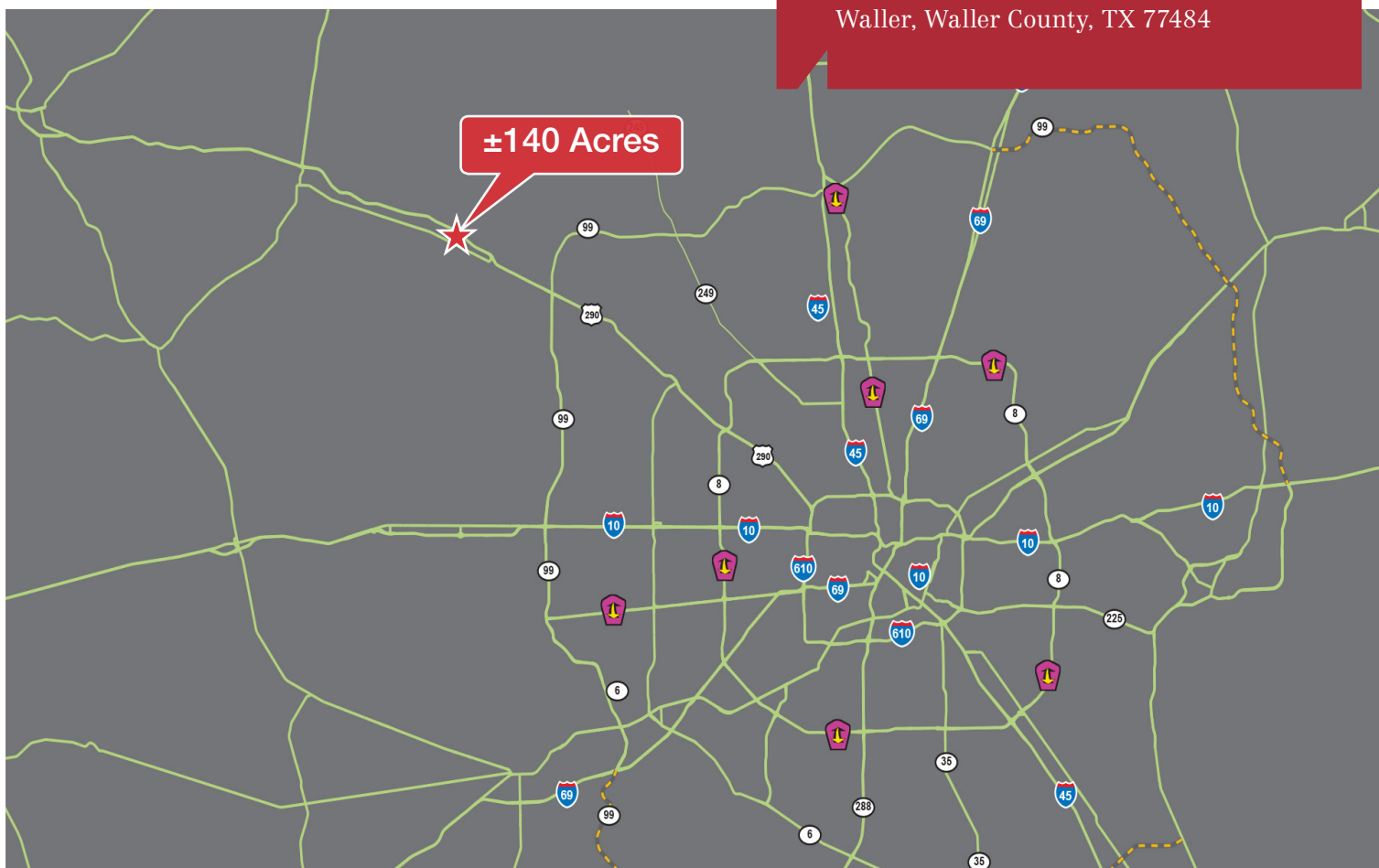
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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date