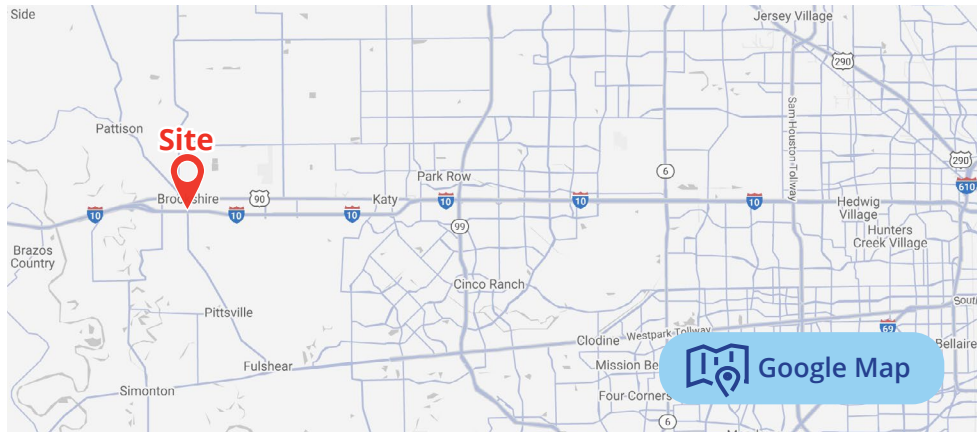


For Sale // 1.286 Acres

613 Waller Ave (FM 359) Brookshire, TX 77423

Property Features

- ± 1.286 Acres total
- Less than a mile from both Highway 90 and I-10
- ± 280' on Waller Ave (FM 359)
- ± 300' on South Street
- The 20 foot alley between parcels could be paved for cross access
- 33,585 cars per day on I-10 at Waller Ave and over 10,000 cars per day on Waller Ave
- Ideal for commercial or retail development with excellent freeway access



Asking price:

Contact Broker

Marketing Agents:

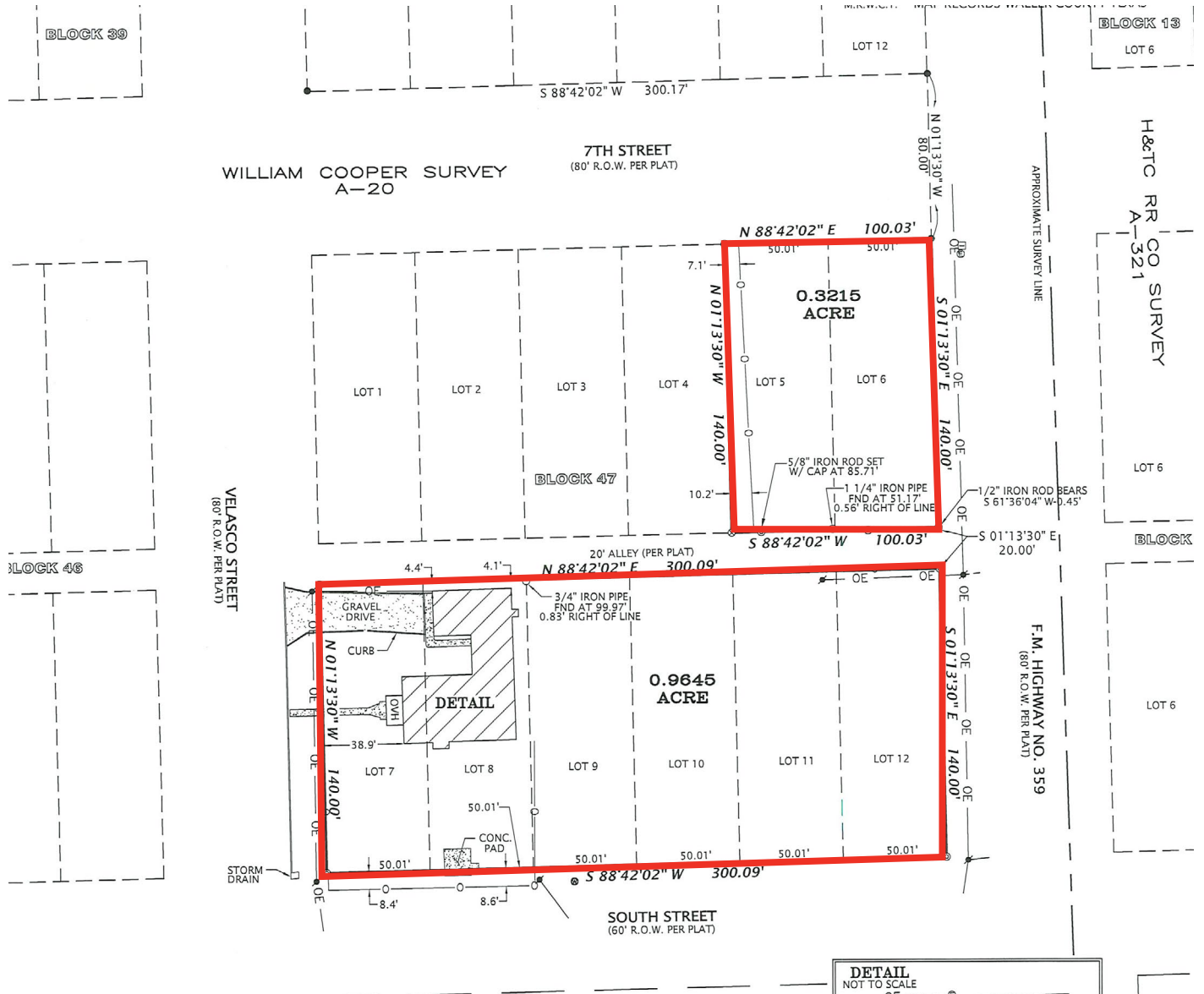
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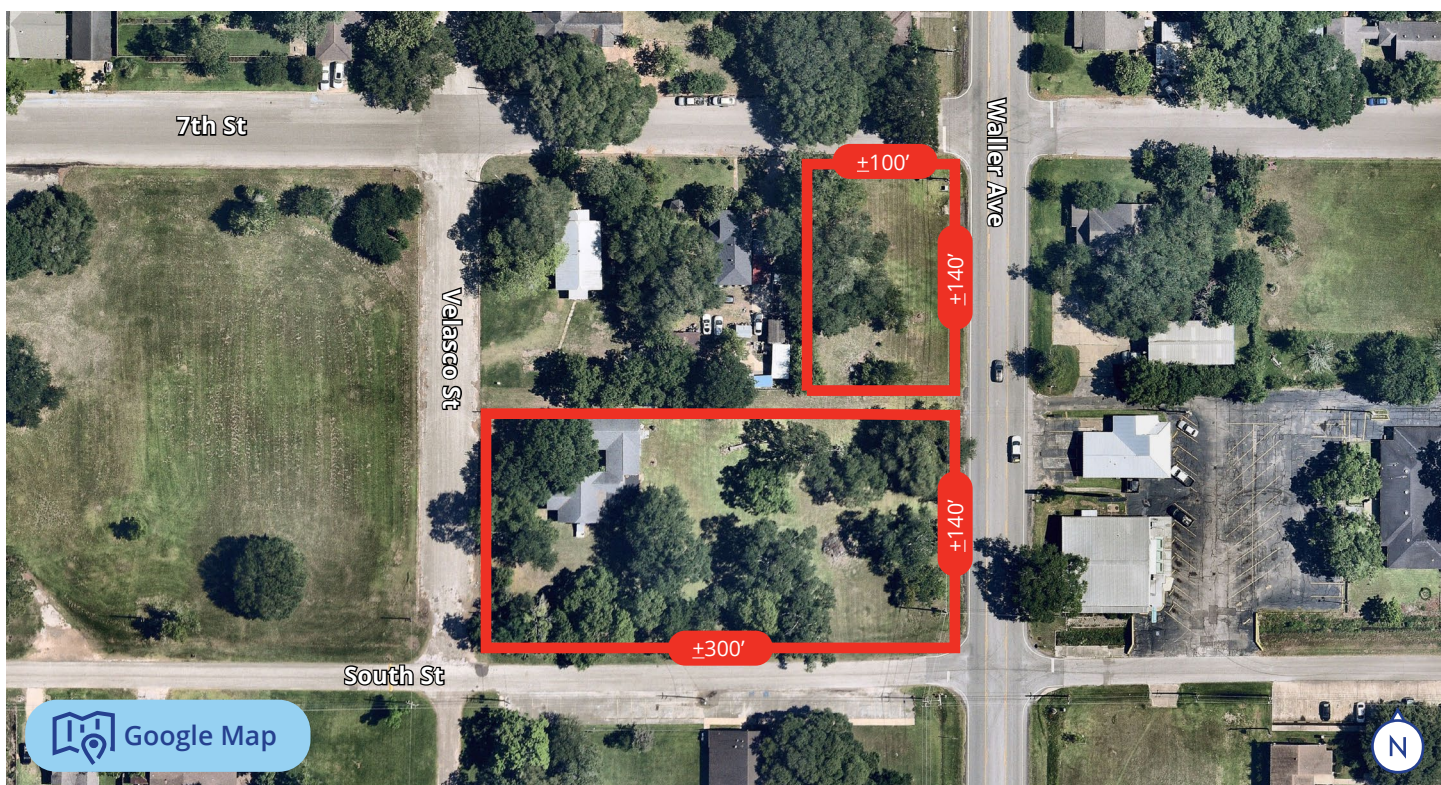
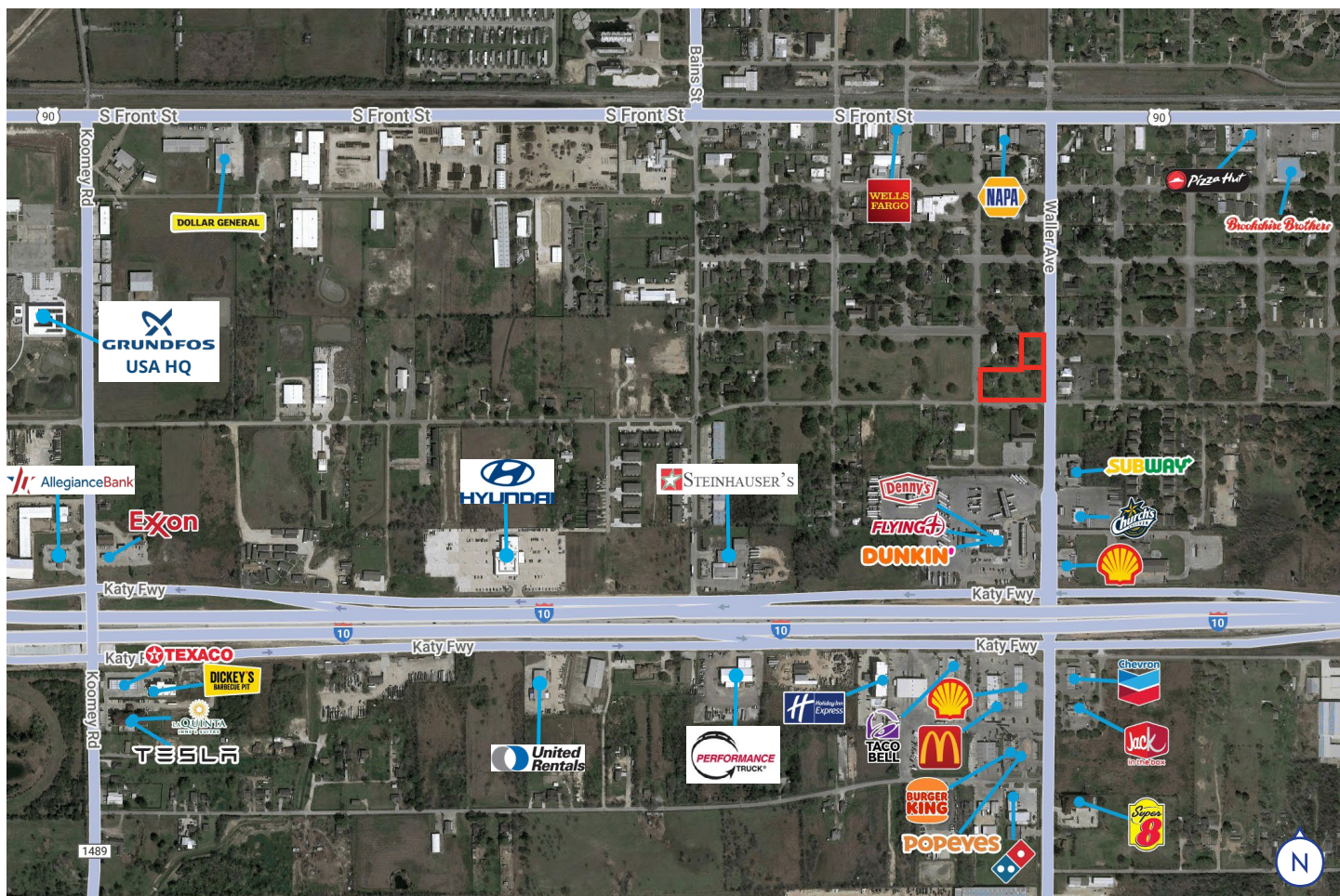
Bradley Bevers
Broker | Legend Texas Properties
+1 936 443 6888
brad@legendtexas.com



1.286 Acres For Sale



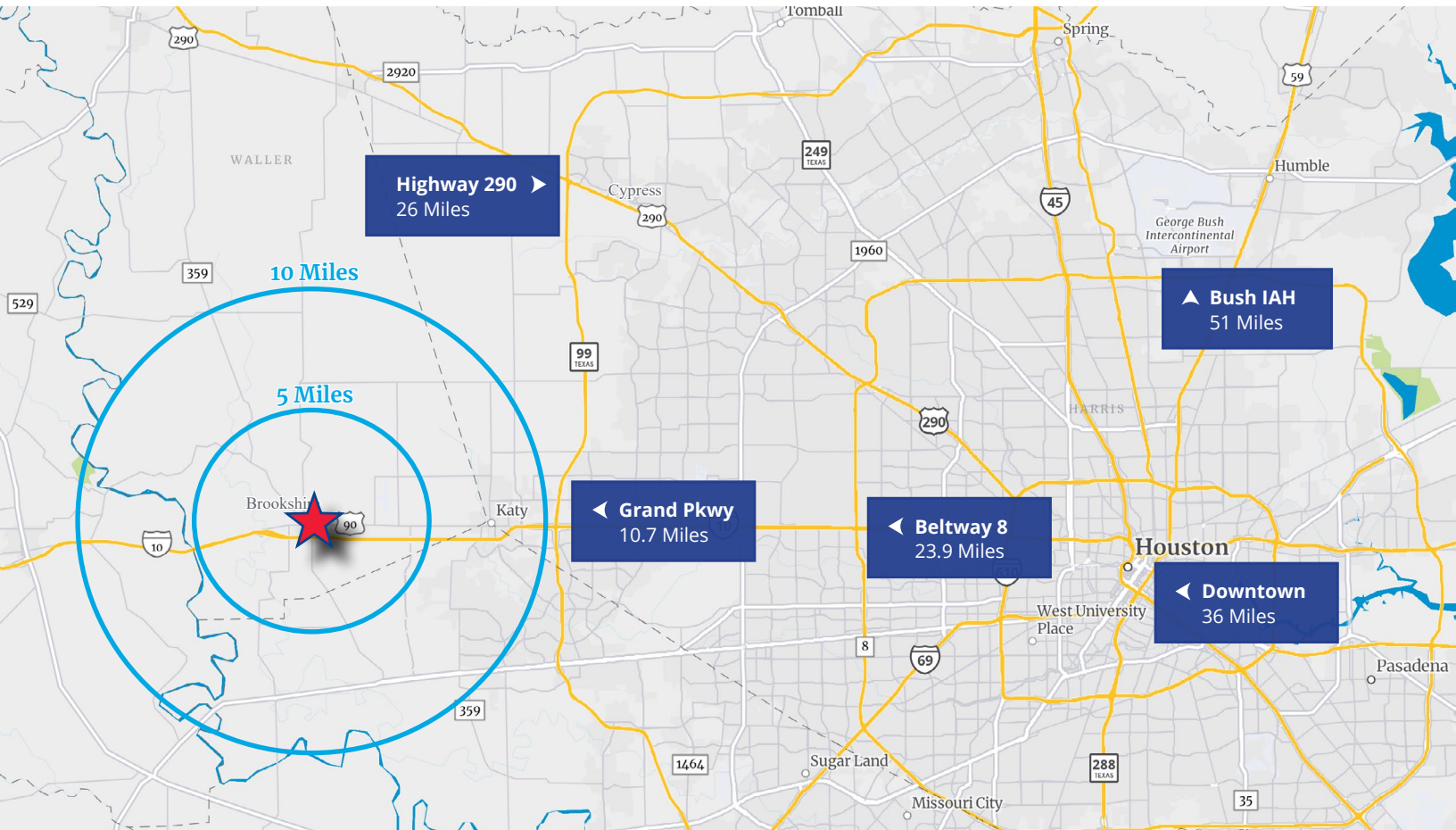
1.286 Acres For Sale



1.286 Acres For Sale



1.286 Acres For Sale



Traffic Counts

Waller Ave (FM 359)	10,256 VPD*
I-10 Frontage at Waller Ave	5,241 VPD
I-10 (Katy Freeway)	33,585 VPD
Hwy 90 at Waller Ave	4,928 VPD

*Vehicles per day. Source: TxDOT

Demographics

	5 Mi Radius	10 Mi Radius
Population	19,640	194,762
Households	5,991	59,873
Avg. HH Income	\$138,228	\$167,752
Total Businesses	428	4,388

Source: SitesUSA, 2023 Estimates

Taxes

Waller County
 City of Brookshire
 Royal ISD
Total

Rates

\$0.645871
 \$0.71543
 \$1.301717
\$2.663018

Helpful Links



[City of Brookshire](#)

[Brookshire Economic Development](#)

[Waller County](#)

[Royal ISD](#)

[Interactive Map](#)

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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:
 - 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.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date