

TOMBALL TX

Klien TX

FM 1960

Sableridge  
491 Homes

Beneke E.M  
637 Students

Sablechase  
586 Homes



W Richey Rd

363'

292'

8.38 Acres

775'

393.01'

Walters Rd

139.93'

Old Walters Rd



# Houston TX - Commercial Property For Sale

Walters Rd & West Richey Rd.



*Your future...*

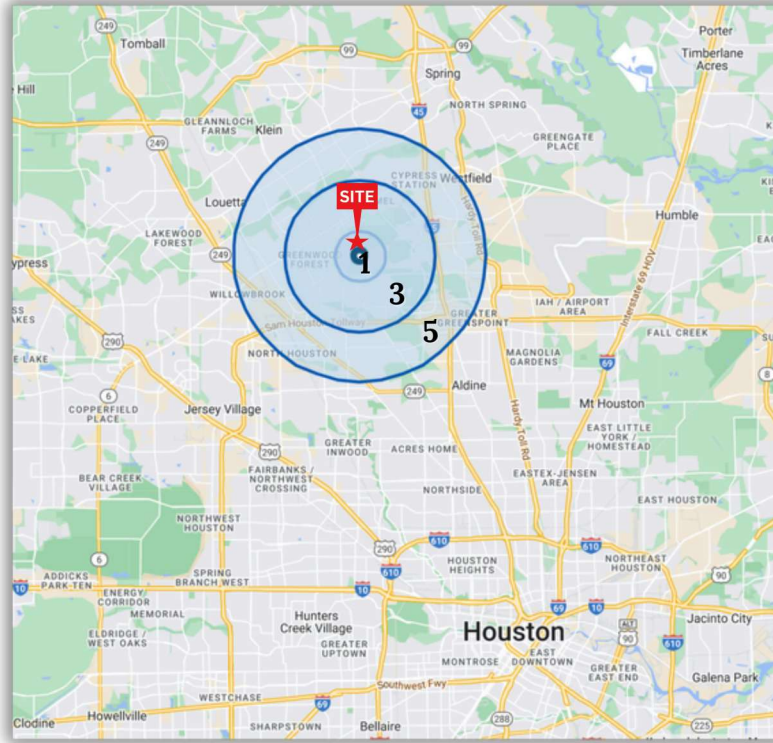
*My commitment!*

*Jeri*  
**BLAKE**

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**Site Details**

- ±532 ft of frontage on Walters & Old Walters Rd
- ± 292 ft of frontage on West Richey Rd
- Close proximity to I45, FM 1960, Beltway 8 & SH 249

**Development Potential**

- **Prime Location for Development:** The property is positioned near major roads such as W Richey Rd and Old Walters Rd, providing excellent accessibility for various types of commercial or mixed-use developments. This area is a hub for residential neighborhoods and commercial activities, making it attractive to developers looking to capitalize on both.
- **Growing Residential and Commercial Zones:** The land is surrounded by established residential areas and is located near growing commercial sectors, which provides potential opportunities for retail centers, mixed-use projects, or service-based businesses catering to the local community.
- **Potential for Multiple Uses:** Given its size and location in a developing area, the property offers versatile development options. Whether for retail, multifamily, or office park use, the land has the space and access needed for large-scale projects.
- **Flexible Zoning Potential:** The property offers a range of possibilities, from retail to commercial mix used to flex space development, making it a versatile investment for various business needs.
- **Flood Zone:** 100 yr and 500 yr flood plain



**Demographics**

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	19,545	136,330	329,276
2024 Median Age	33.3	34.2	33.9
Average Household Income	\$75,285	\$73,548	\$53,698
Average Home value	\$176,166	\$189,226	\$149,330



**Drive Times**

Locations	Minutes
Spears Rd	3
FM 1960	5
Beltway 8	9
I45	10

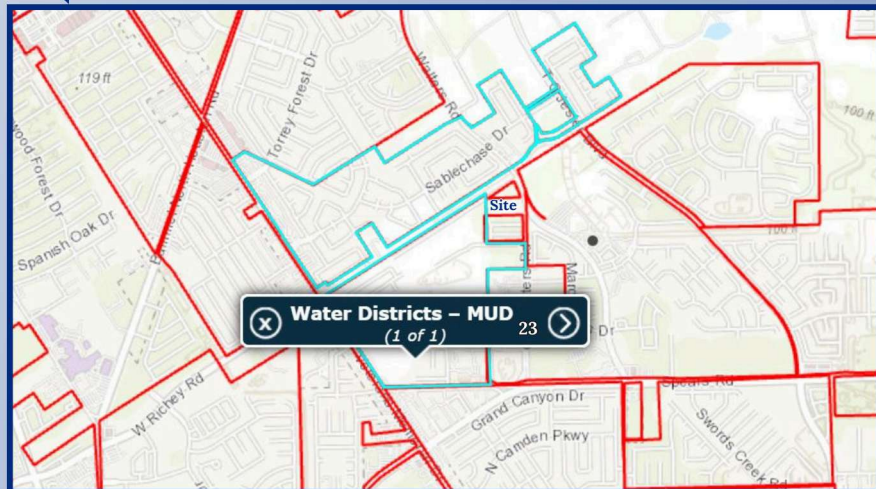
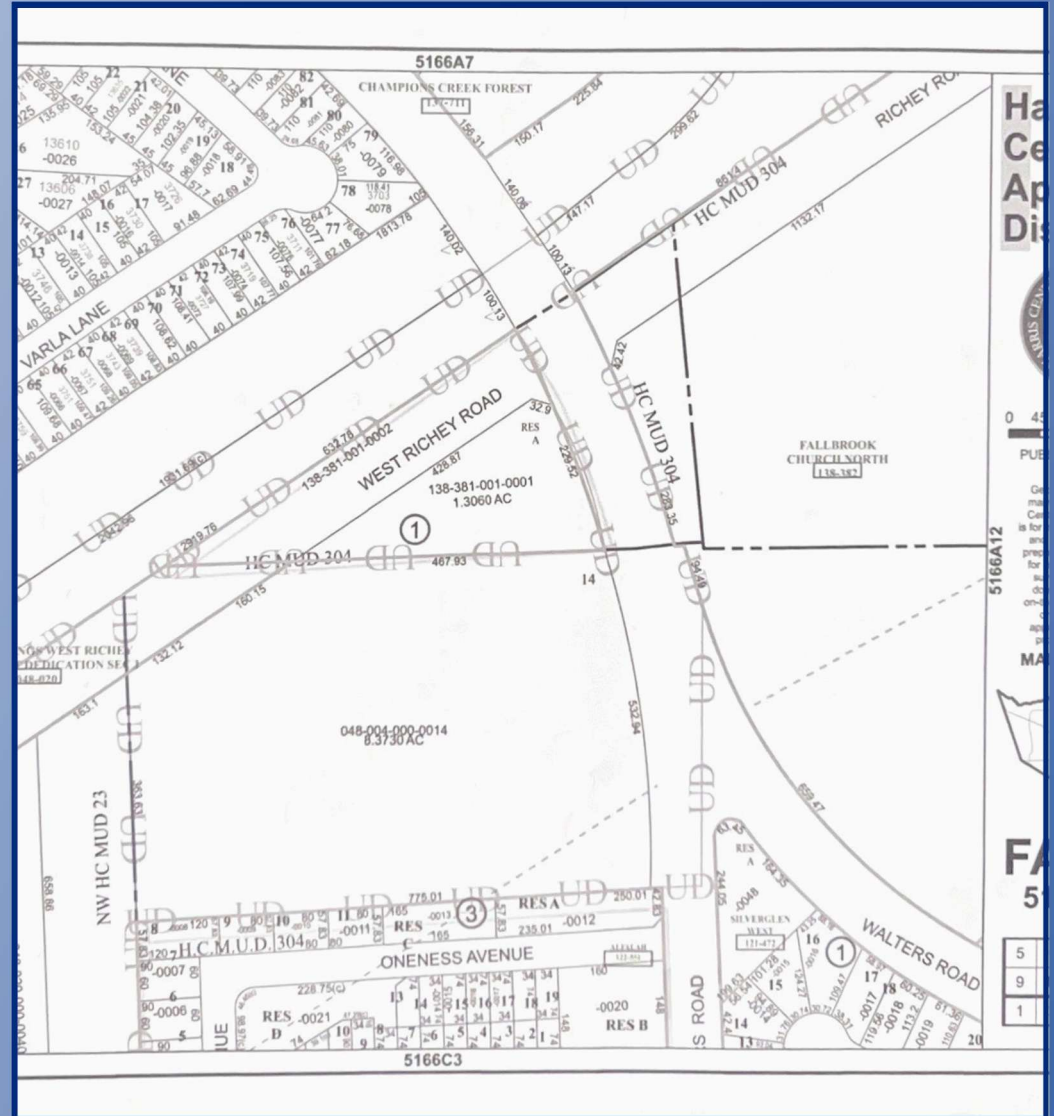
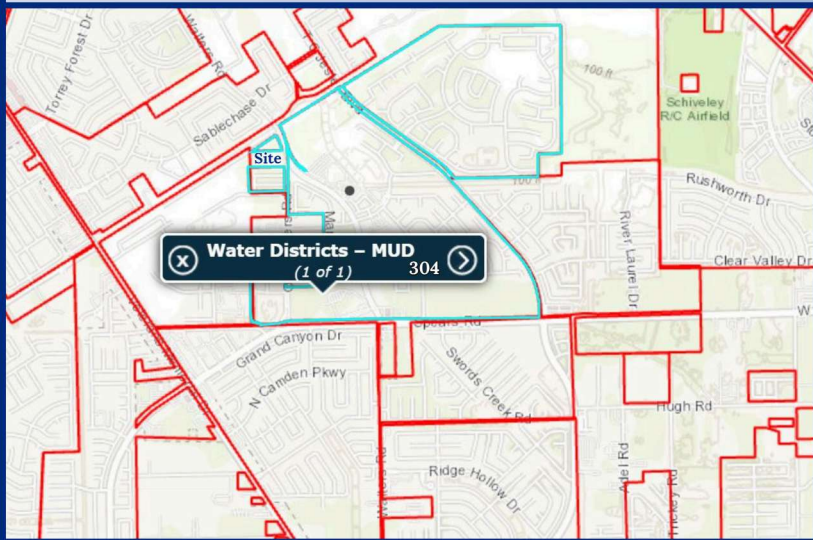


**Traffic Count**

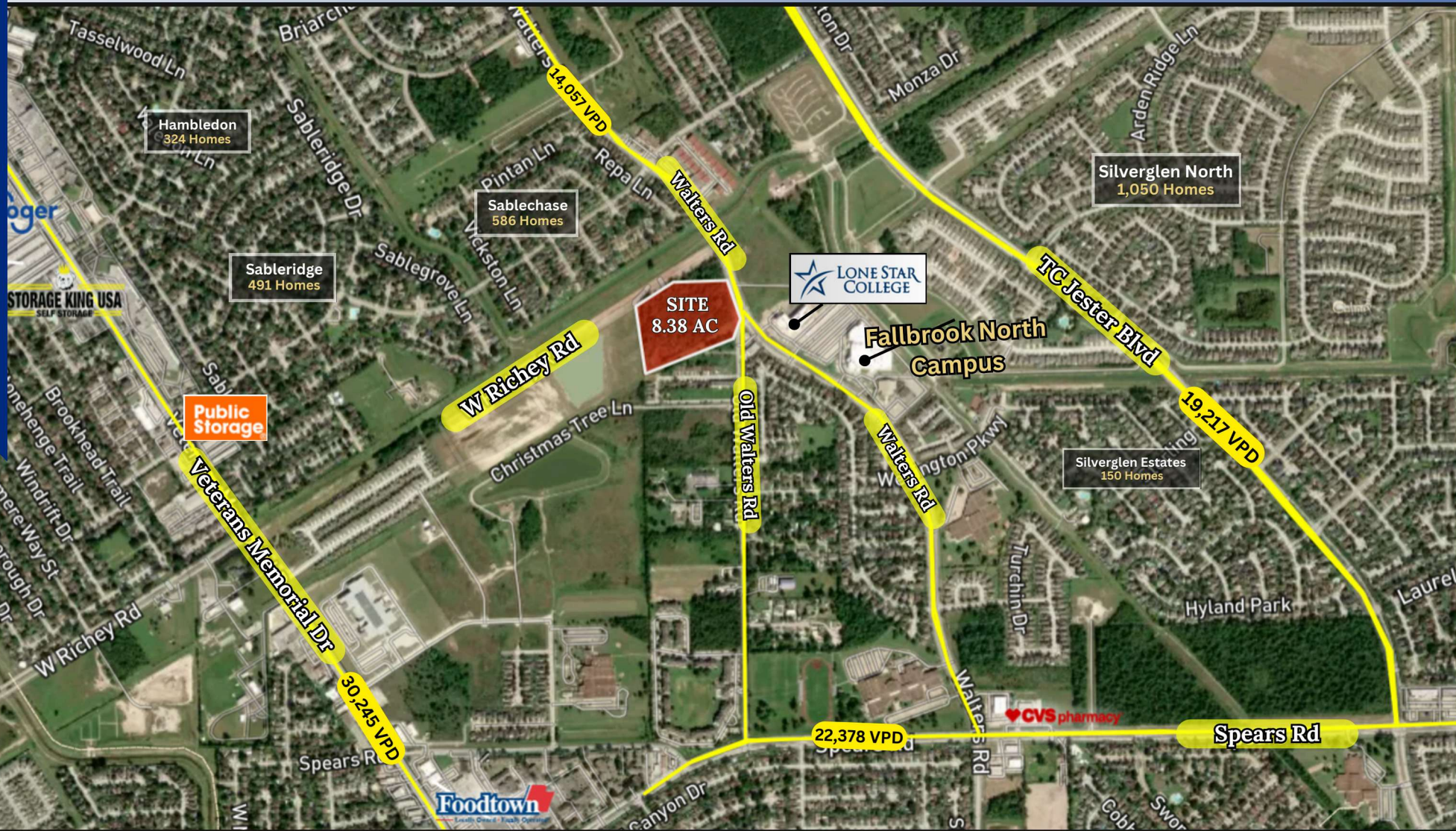
Locations	
Walters Rd	±14,057 VPD
Spears Rd	±22,378 VPD
FM 1960	±44,749 VPD

\* 5 yr AADTS

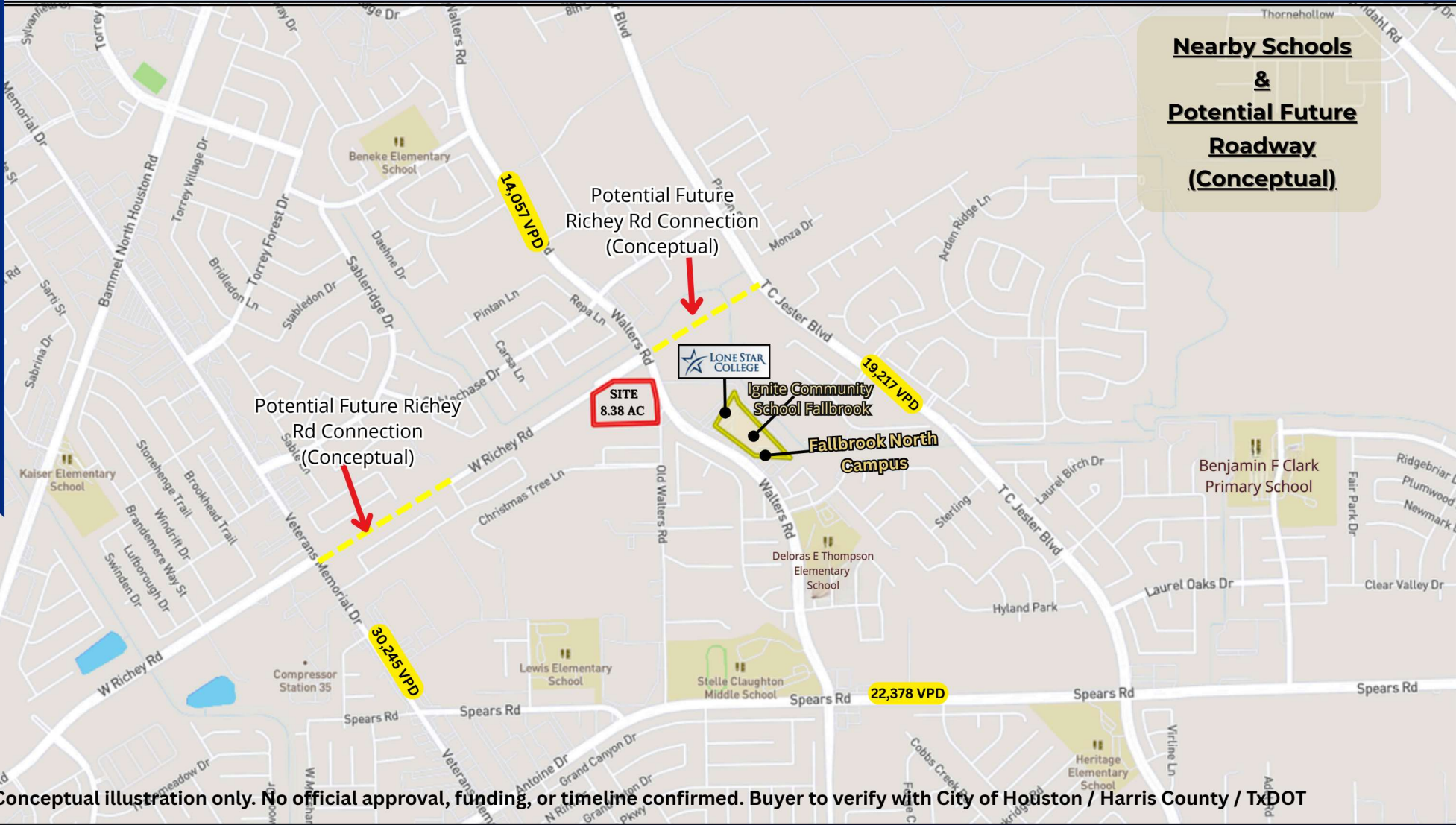
Surrounding Utilities



2 Potential MUD districts for utilities



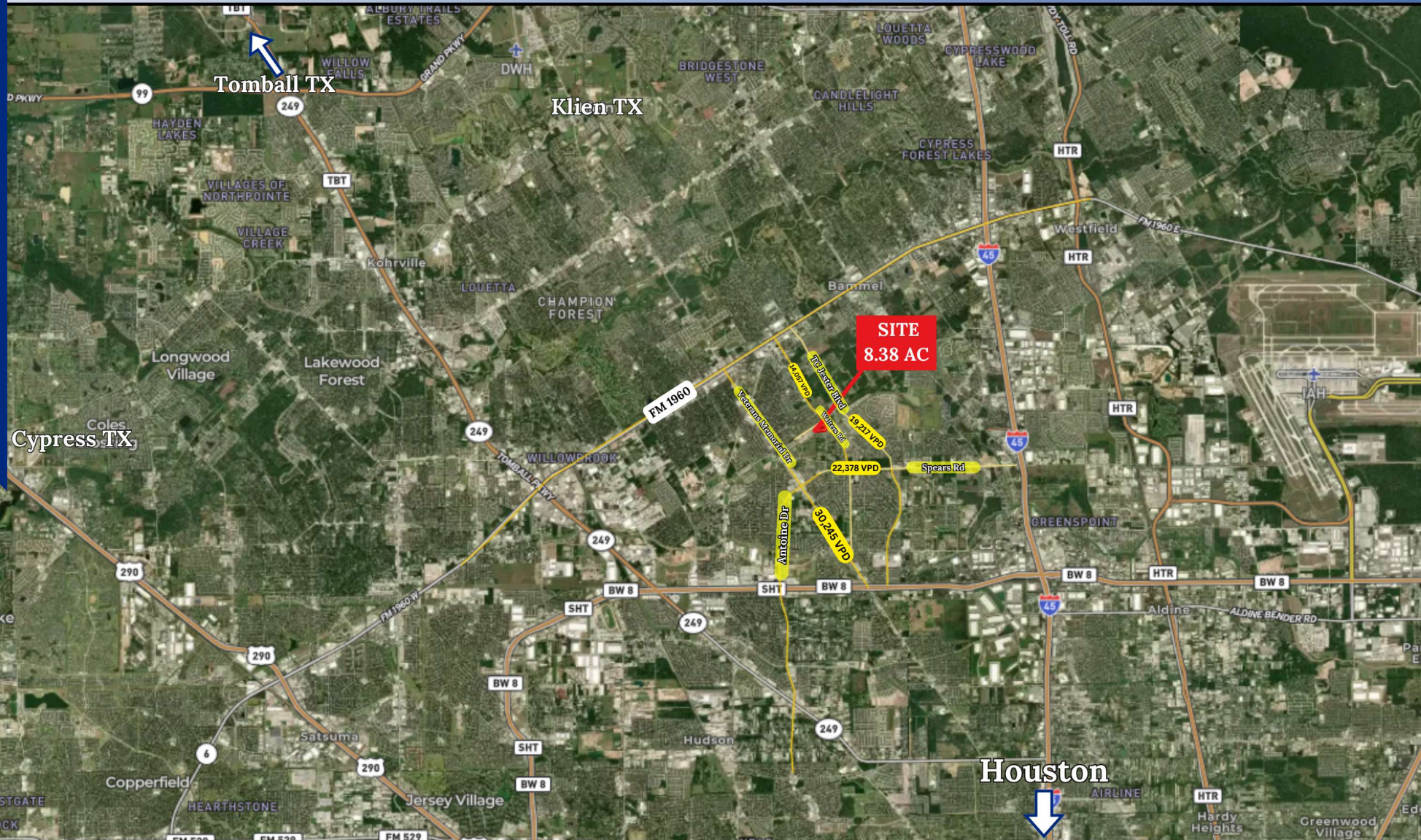
**Nearby Schools  
&  
Potential Future  
Roadway  
(Conceptual)**

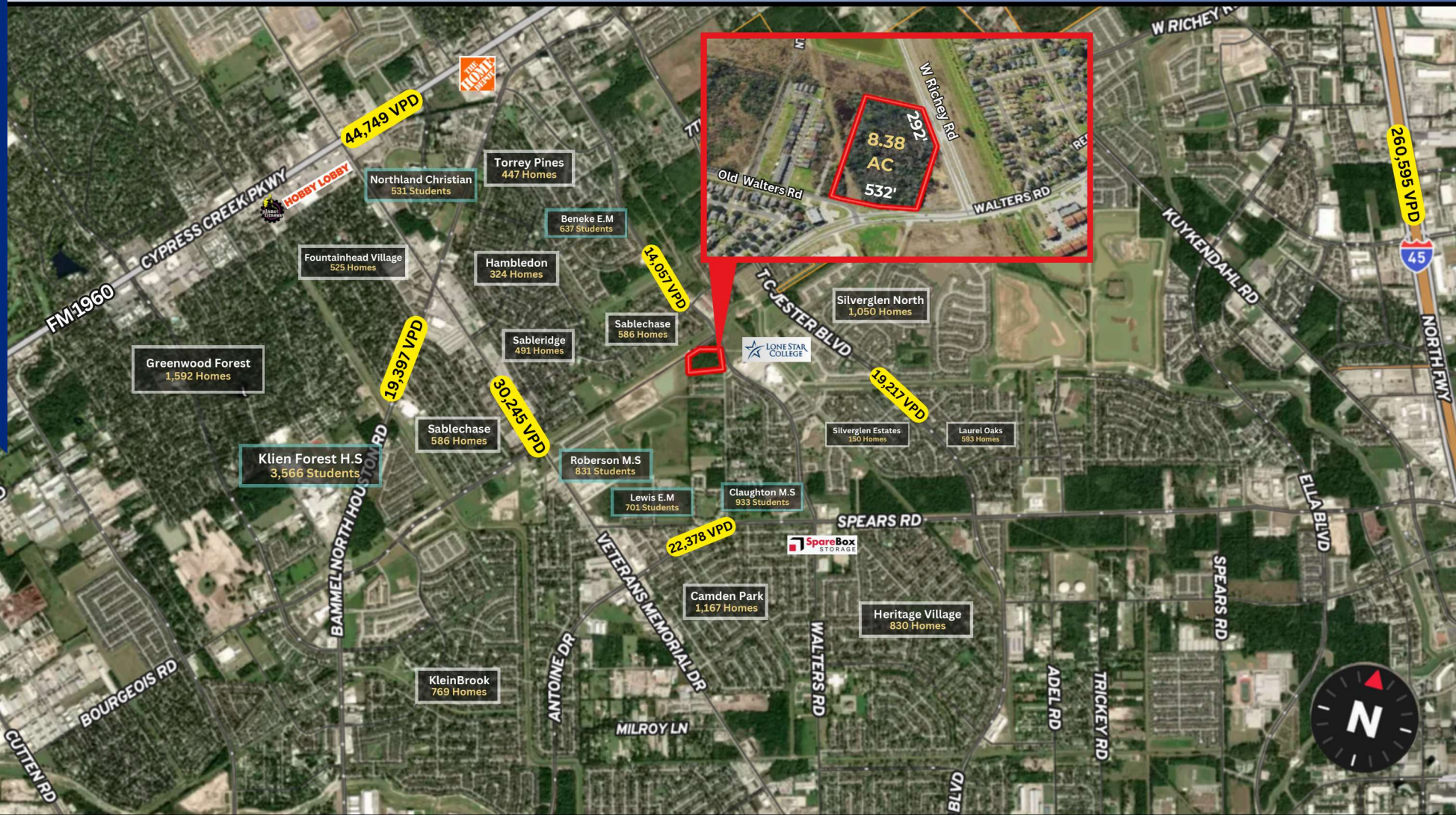


\*Conceptual illustration only. No official approval, funding, or timeline confirmed. Buyer to verify with City of Houston / Harris County / TxDOT









ARIEL VIEW



# ARIEL VIEW





## 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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<u>J. Wes Pratka</u>	<u>648815</u>	<u>wpratka@gmail.com</u>	<u>(936)402-5779</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date