FOR SALE

\$5.50/SF



CHRIS JOYCE PRINCIPAL CHRIS@TEXASCRES.COM DOUG@TEXASCRES.COM (936) 577-0836

W. DOUGLASS LARSON PRINCIPAL/ASSOCIATE BROKER MANAGING BROKER/PRINCIPAL (713) 824-3799

JOEL C. ENGLISH JOEL@TEXASCRES.COM (713) 473-7200



PROPERTY HIGHLIGHTS





Location 20400 Field Store Rd. Waller, TX 77484

- Asking Price \$15,093,540 (\$5.50/SF)
- Size ±63 Acres

Contact Us

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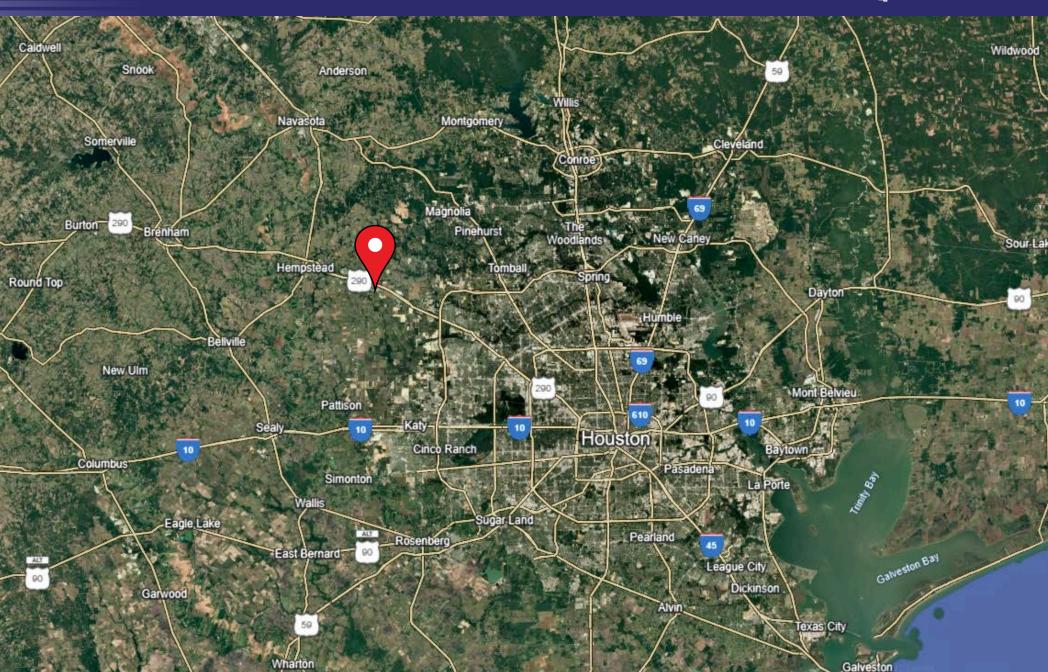
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- Exceptional ±63-acre tract positioned in the heart of Waller's booming growth corridor
- Strategically located adjacent to the new Waller Elementary
 School, Education Service Center, and Agriculture Science Center (see page 7)
- Within ±0.2 miles of Waller Intermediate School and ±0.8 miles from Waller High School, home to the Waller ISD Athletic Stadium
- Utilities nearby: 3-phase electric, sewer, and natural gas available at the property line
- Located just ±0.15 miles from US 290, offering direct access to major thoroughfares and regional connectivity
- Excellent frontage and visibility on Field Store Road, with high exposure to local school traffic
- Only ±1 mile to FM 2920, which is currently undergoing a major expansion from 2 to 4 lanes—improving access to Tomball, I-45 N, and surrounding areas
- Waller is experiencing significant residential and commercial growth with multiple master-planned communities and business parks underway or recently completed

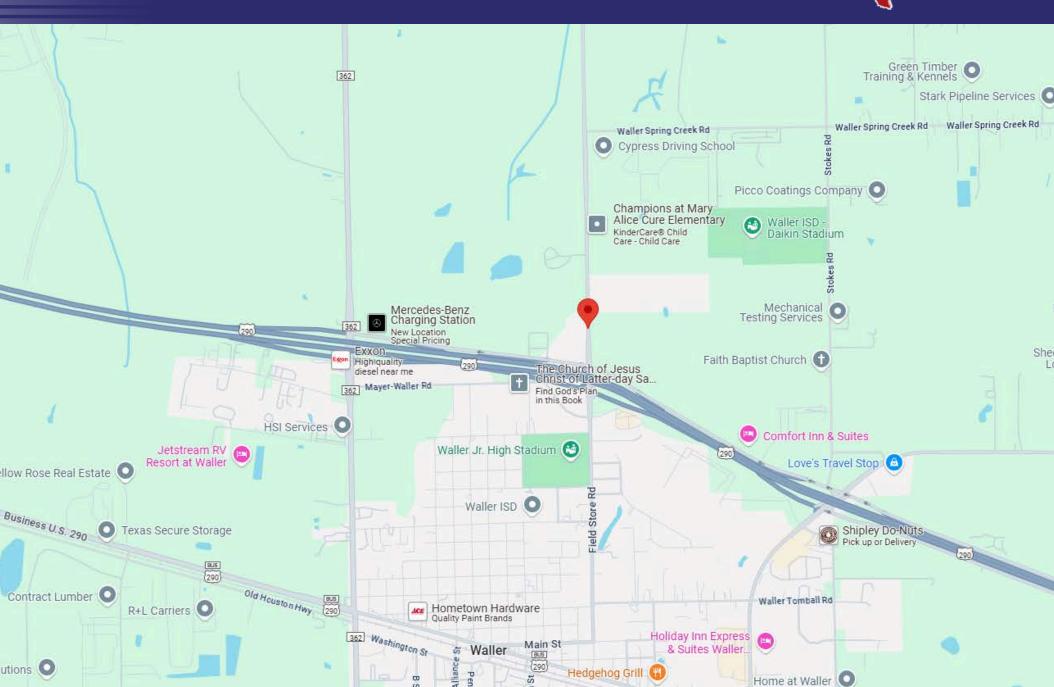
LOCATION MAP





MARKET AERIAL





MARKET GROWTH



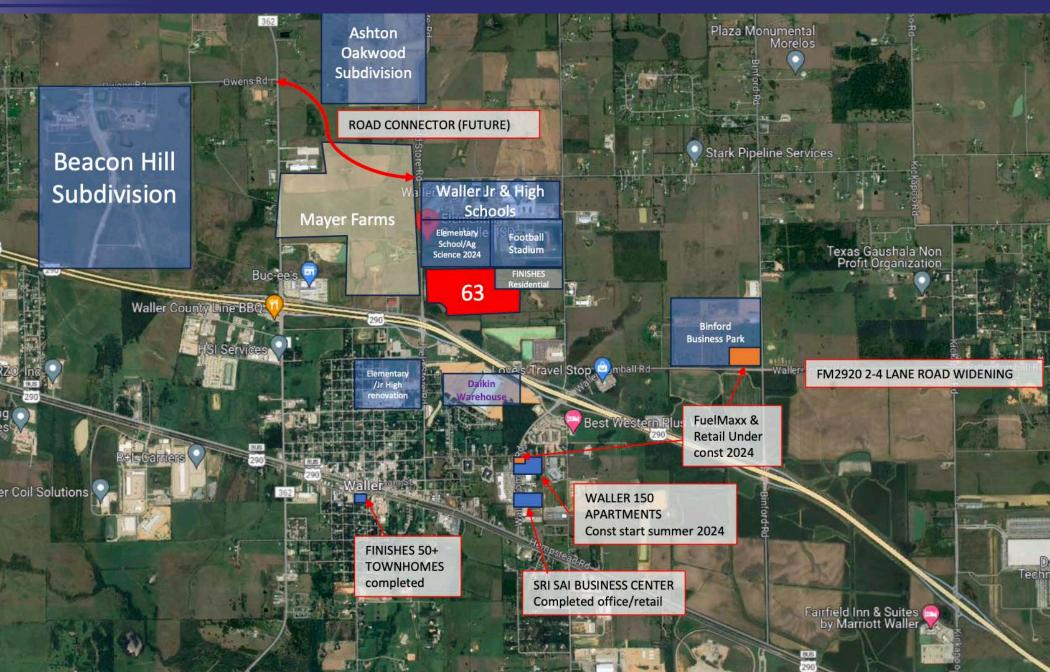


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MORE WALLER GROWTH



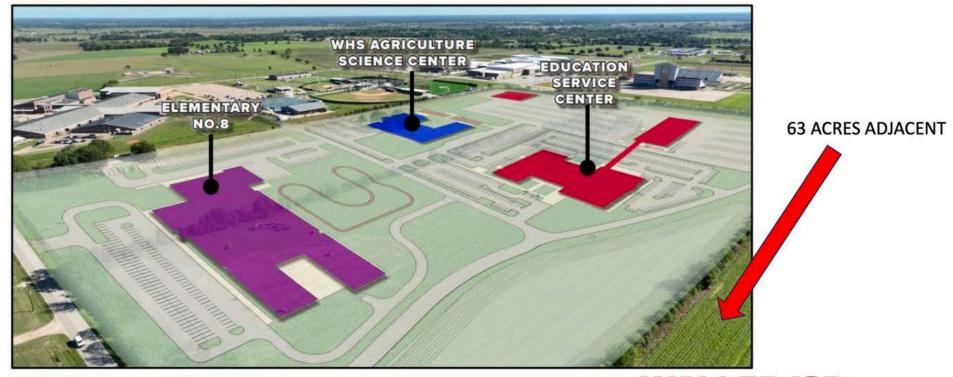


WALLER ISD DEVELOPMENT



School property on Field Store annexed by City of Waller to build Elementary School #8 and Agriculture Science Center in 2024. Adjacent to 63 acres.

- New schools to relieve overcrowding in Waller.
- \$45 million project. Ground work in progress as of March 2024



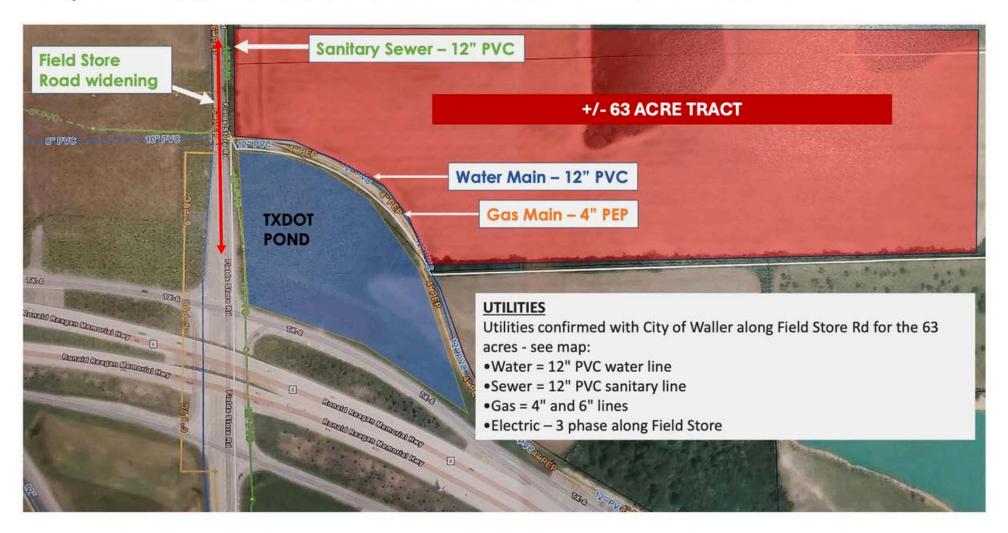
Site Layout

WALLER ISD CONSTRUCTION

UTILITIES



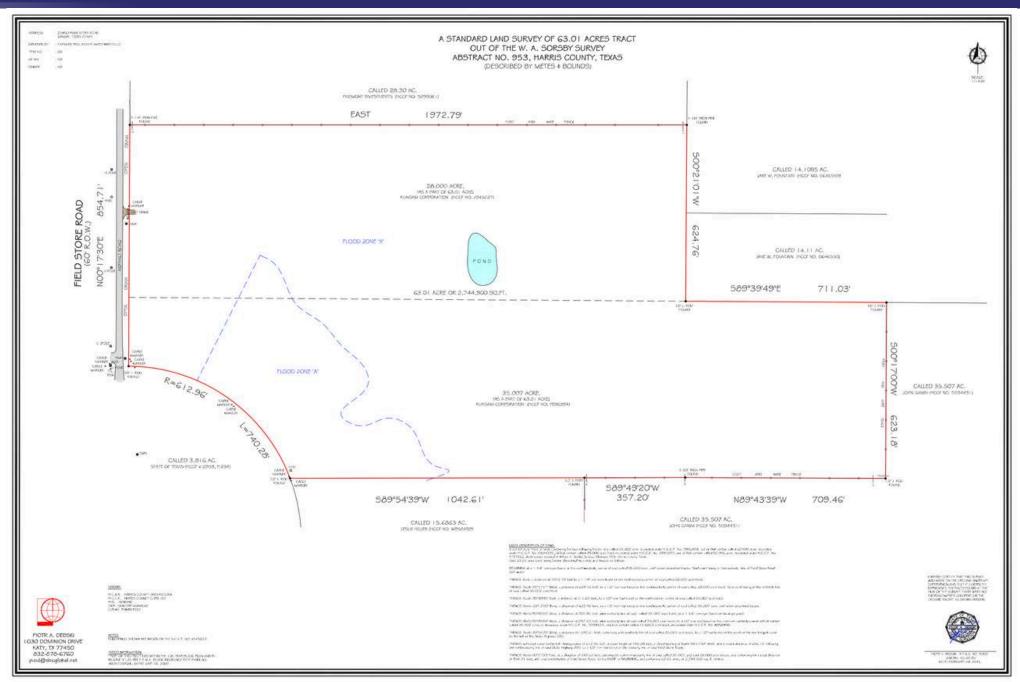
City of Waller - Public Utilities - Field Store Rd at US 290



Information above was provided by seller. Purchaser to confirm all information with the city and conduct their own due diligence.

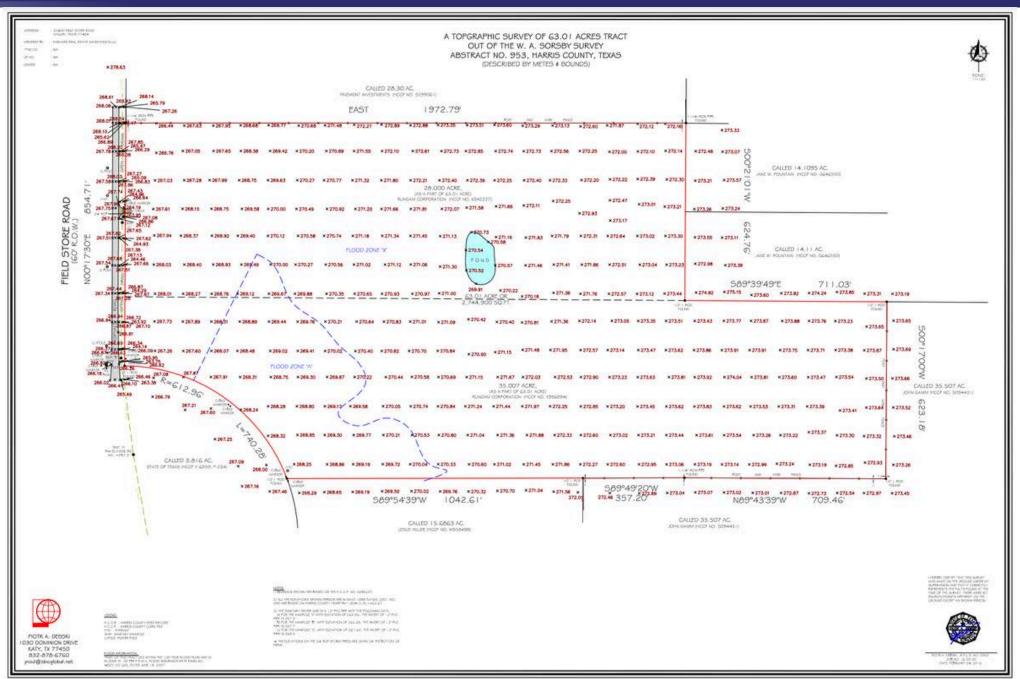
LAND SURVEY





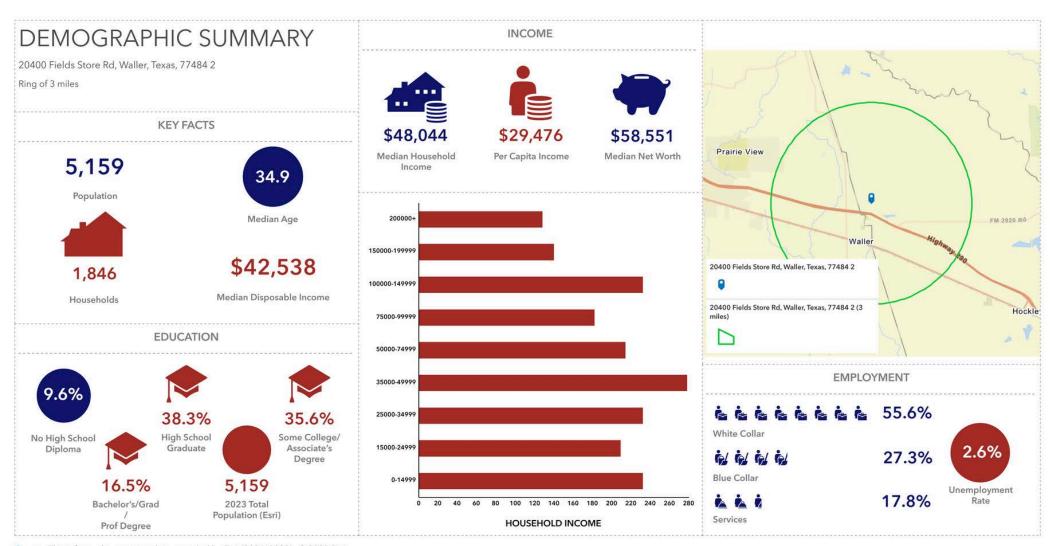
TOPOGRAPHIC SURVEY





DEMOGRAPHICS





Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.

TREC IABS





Information About Brokerage Services

11-2-2015

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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