



1,040 ACRES - WALLER COUNTY

Qualified
Opportunity
Zone

Garrett Rd. | Waller County, Texas
Available for Sale

Brazos River

DIEMER RD

±1,040 ACRES
AVAILABLE

GARRETT RD

ROBICHAUX RD



Dave Ramsey
281.477.4383 | dramsey@newquest.com

Paul King
832.498.3731 | paulking07@msn.com

Project Highlights

1,040 Acres Available for Sale in Waller

- 1,040 contiguous acreage located 45 miles from Downtown Houston
- Great access to I-10
- Over 1 mile of paved road frontage
- High fenced
- Approximately 60% wooded, 40% improved pasture
- 20+ acres of water
- Outstanding hunting tract loaded with trophy whitetail

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Approximate Size:	±1,040 acres
Price:	\$11,900 per acre
School District:	Royal ISD
Frontage:	Approx. 1.2 Miles on Garrett Rd.
Utilities:	Power
Restrictions:	None



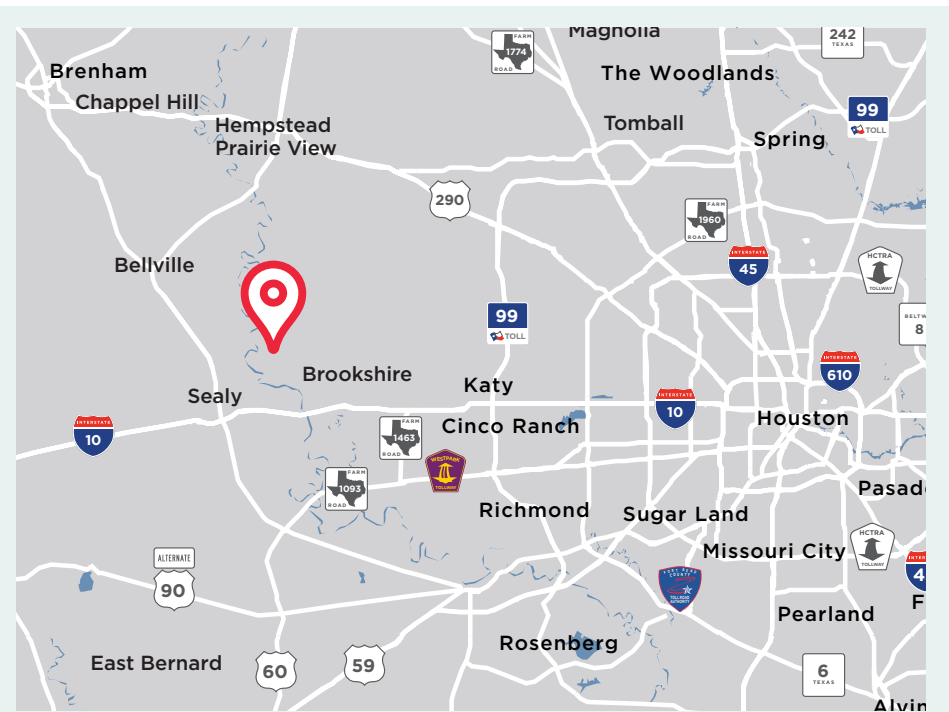
31% POPULATION GROWTH
within 10 miles from 2020 to 2023

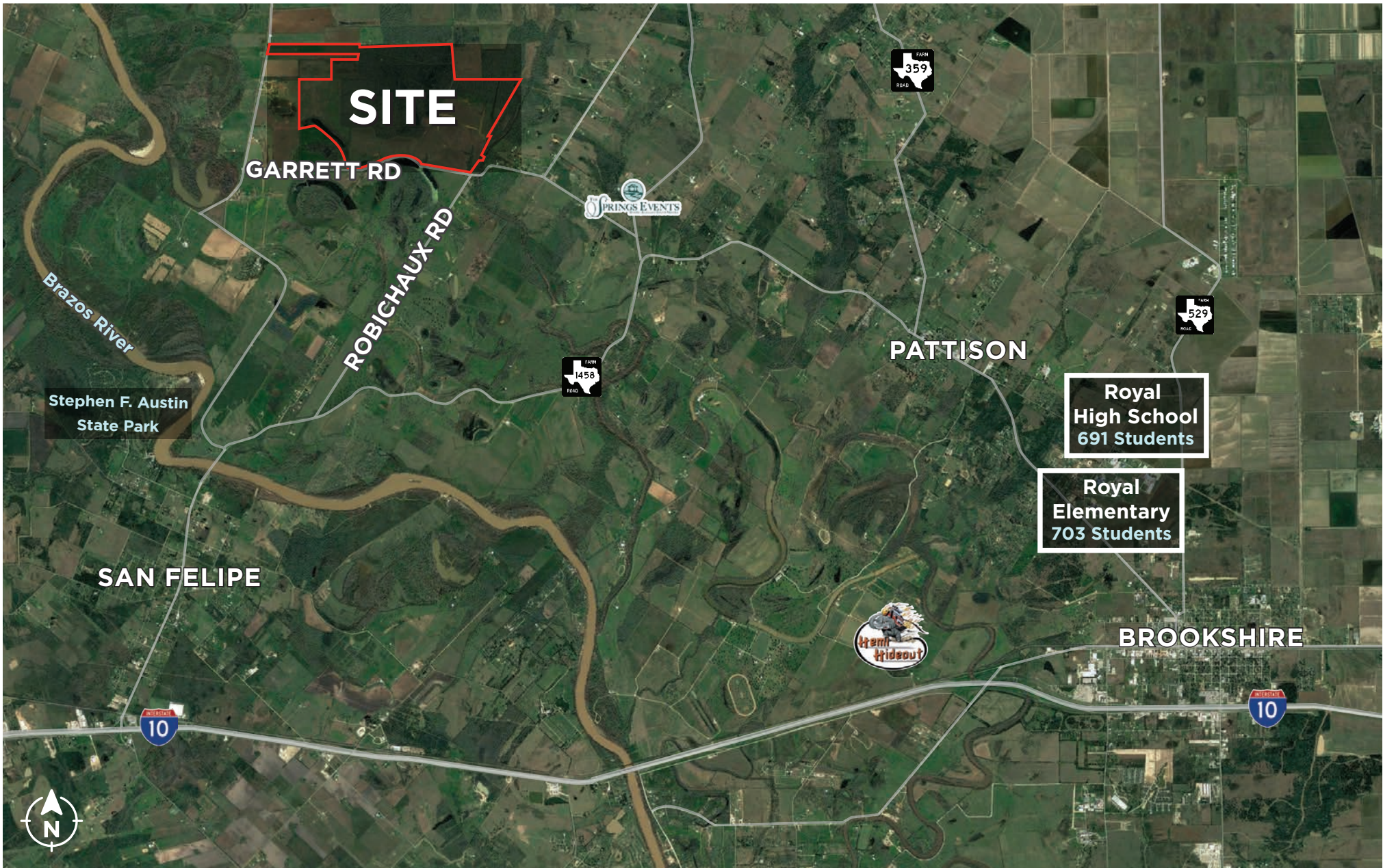


\$137K AVERAGE HOUSEHOLD INCOME
within 20 miles

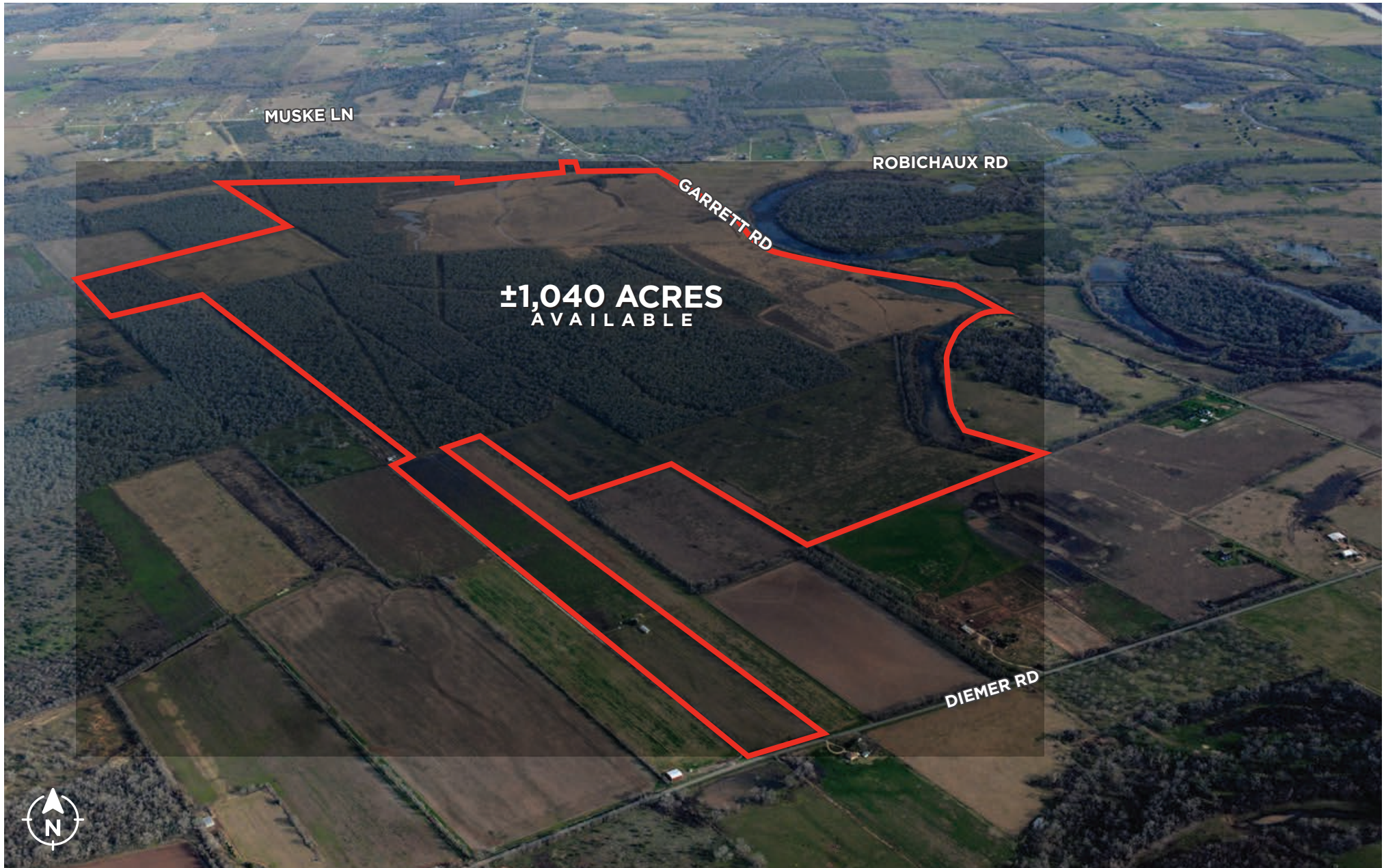


435,389 POPULATION
within 20 miles





01.23 | 01.23



01.23 | 01.23

Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	5 MILES	10 MILES	20 MILES
Current Households	1,231	11,322	140,950
Current Population	3,449	31,946	435,389
2020 Census Average Persons per Household	2.80	2.82	3.09
2020 Census Population	3,894	24,377	334,237
Population Growth 2020 to 2023	-11.41%	31.05%	30.26%
CENSUS HOUSEHOLDS	5 MILES	10 MILES	20 MILES
1 Person Households	27.31%	24.84%	16.00%
2 Person Households	35.90%	33.54%	27.58%
3+ Person Households	36.79%	41.62%	56.42%
Owner-Occupied Housing Units	72.94%	73.36%	69.45%
Renter-Occupied Housing Units	27.06%	26.64%	30.55%
RACE AND ETHNICITY	5 MILES	10 MILES	20 MILES
White	48.32%	51.18%	47.54%
Black or African American	17.33%	15.44%	14.41%
Asian or Pacific Islander	0.80%	1.15%	13.06%
Other Races	32.25%	31.07%	24.32%
Hispanic	40.88%	39.21%	30.32%
INCOME	5 MILES	10 MILES	20 MILES
Average Household Income	\$96,212	\$95,657	\$136,749
Median Household Income	\$74,372	\$70,624	\$121,066
Per Capita Income	\$34,810	\$33,761	\$43,339
EDUCATION	5 MILES	10 MILES	20 MILES
Estimated High School Graduate	28.41%	33.34%	18.61%
Estimated Bachelor's Degree	12.14%	13.55%	30.50%
Estimated Graduate Degree	7.27%	5.70%	19.11%
AGE	5 MILES	10 MILES	20 MILES
Median Age	38.8	37.5	35.2

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
C. David Ramsey	236884	dramsey@newquest.com	281.477.4383
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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