

15.69 ACRES FOR SALE

US Highway 290, Waller, TX 77484

Land Size: 15.69 Acres

Frontage: ± 1,500 on Hwy 290

Utilities: Available at South Property Line and Field Store Road

Flood Plain: Zone A and Zone X

Price: \$4,100,000.00

PROPERTY HIGHLIGHTS

- Located at the Northeast Corner of US Hwy 290 and Field Store Road in the Growth Corridor of Northwest Harris County (Houston MSA) just west of the Grand Parkway
- Access Granted along 290 Frontage Road and future Field Store Road Interchange
- Ideal for Retail, Industrial and Multi-Family Development
- Located in City of Waller ETJ and Waller ISD
- Just South of Waller ISD Complex including High School, Junior High School, Elementary School and Football Stadium

FOR MORE INFORMATION:

Brent Fredricks

bfredricks@moodyrambin.com
713.572.3500

Lawton Anderson

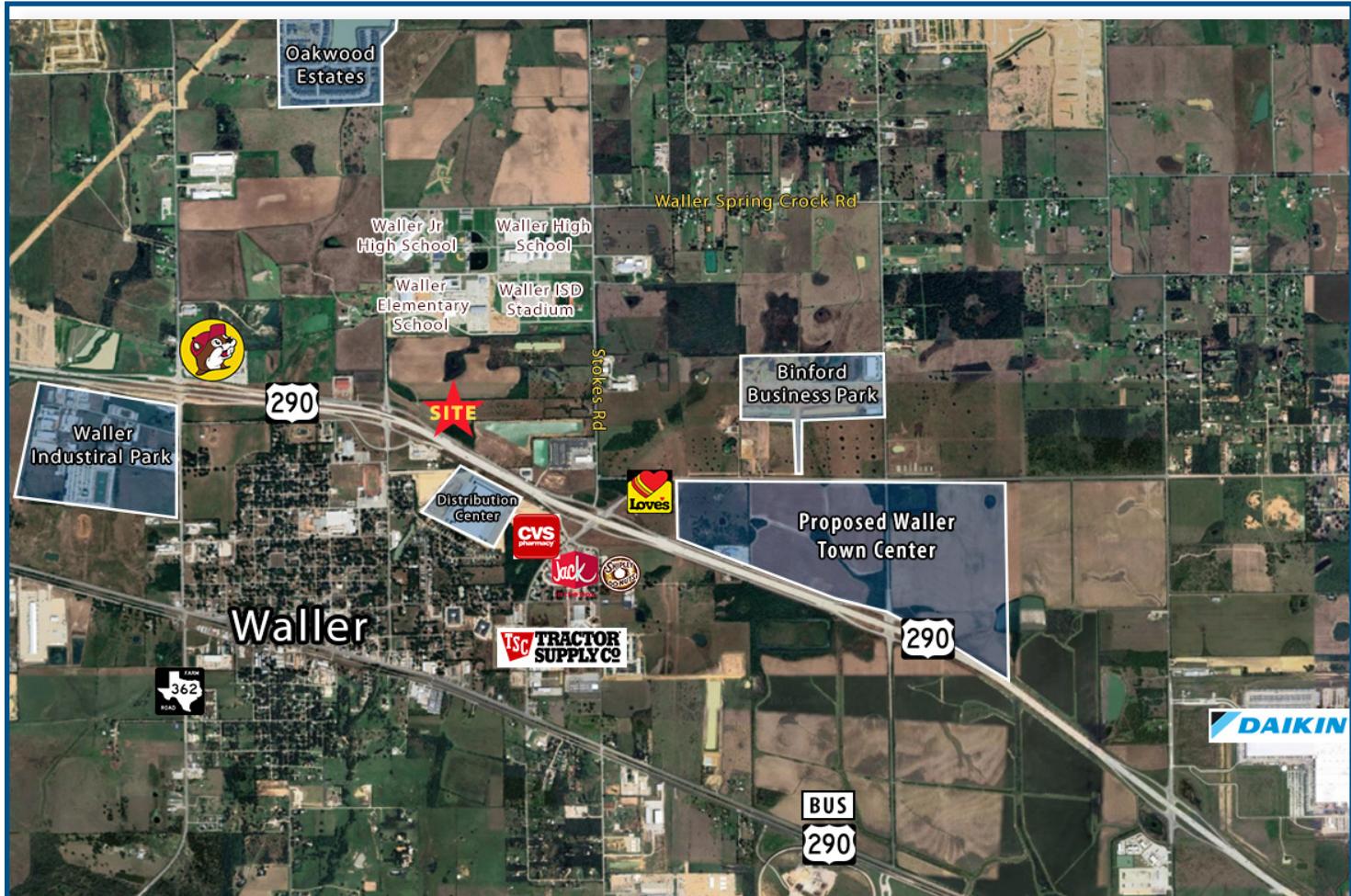
landerson@moodyrambin.com
713.773.5599

AREA DEVELOPMENTS

- Daiken Technology Park - 4MM Square Feet Daiken at the Great 290 Distribution Center Waller Industrial Park
- Bridgeland (22,000 Homes)
- Beacon Hill (870 Home Planned)
- Memorial Hermann at Beacon Hill (40 Acres)
- Hines Industrial at Beacon Hill (1,300,000 SF)
- Proposed Waller Town Center, Buckee's, Love's Travel Stop, CVS, Tractor Supply, Jack-in-the-Box, and Shipleys Donuts

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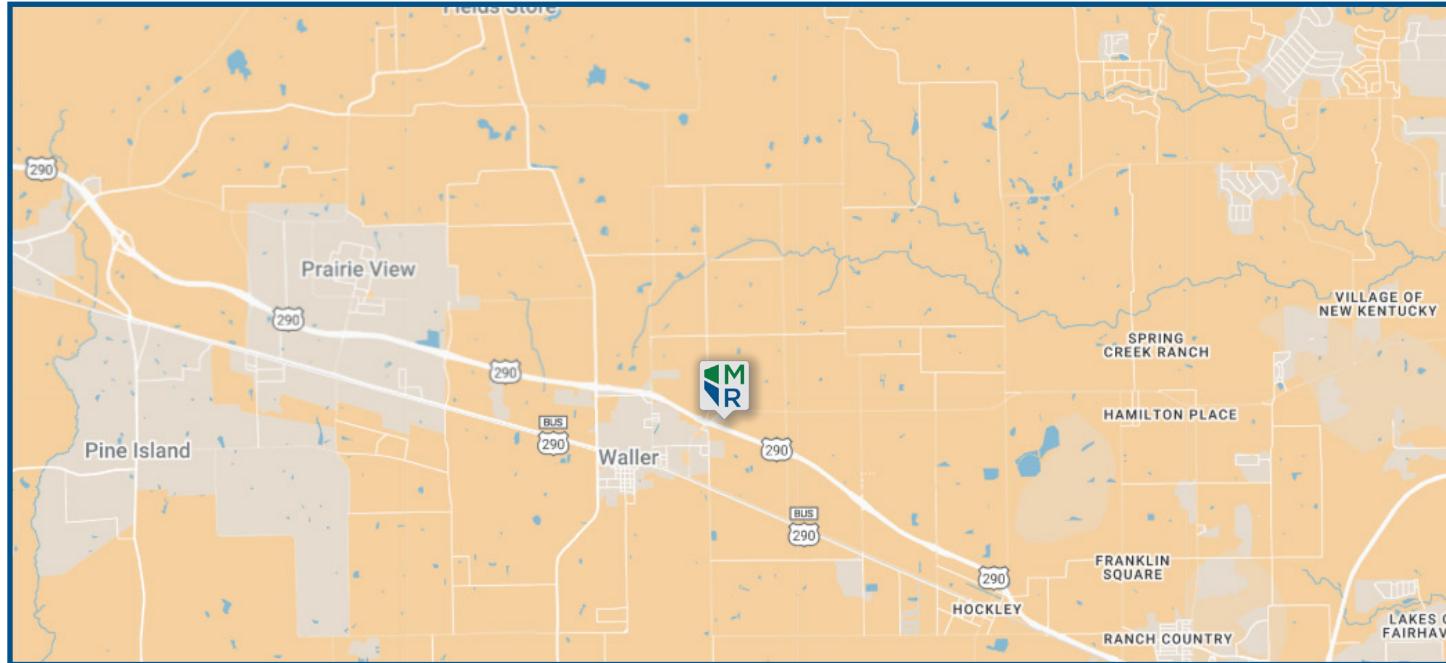
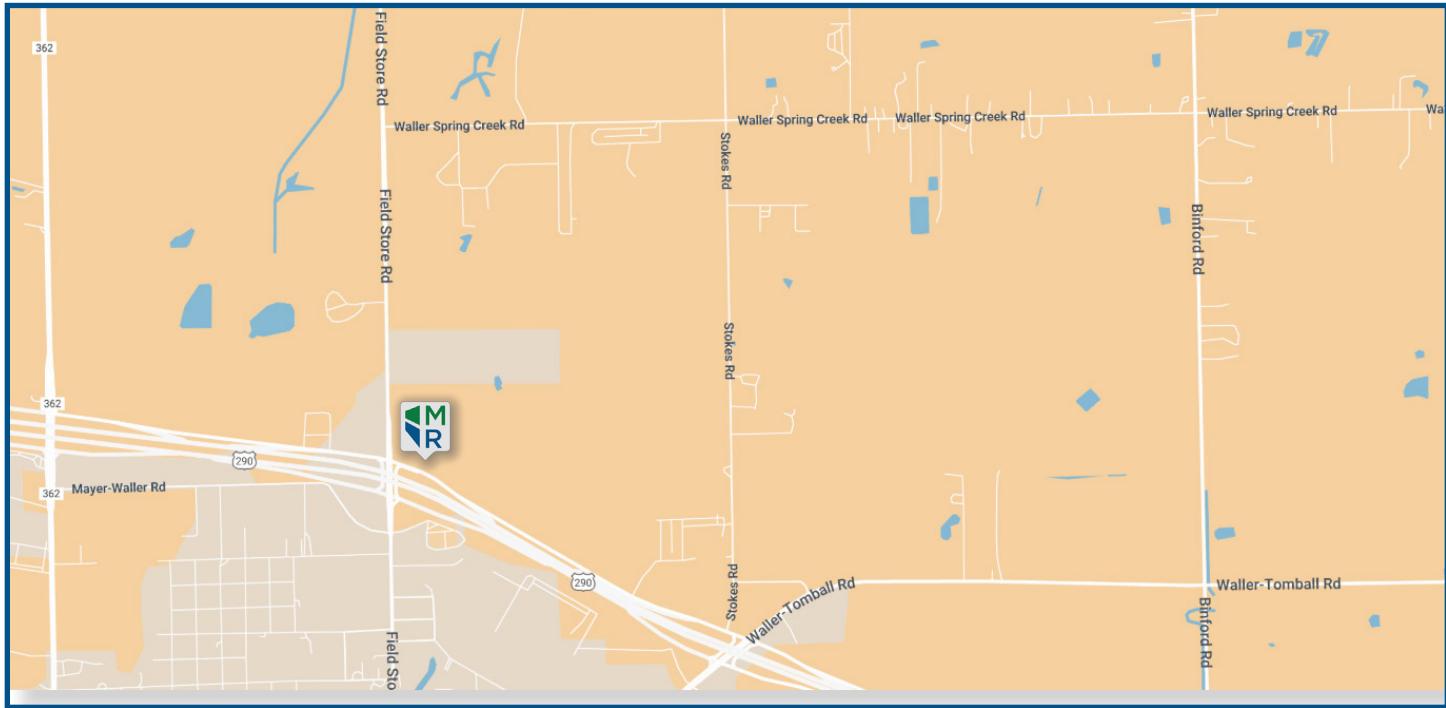
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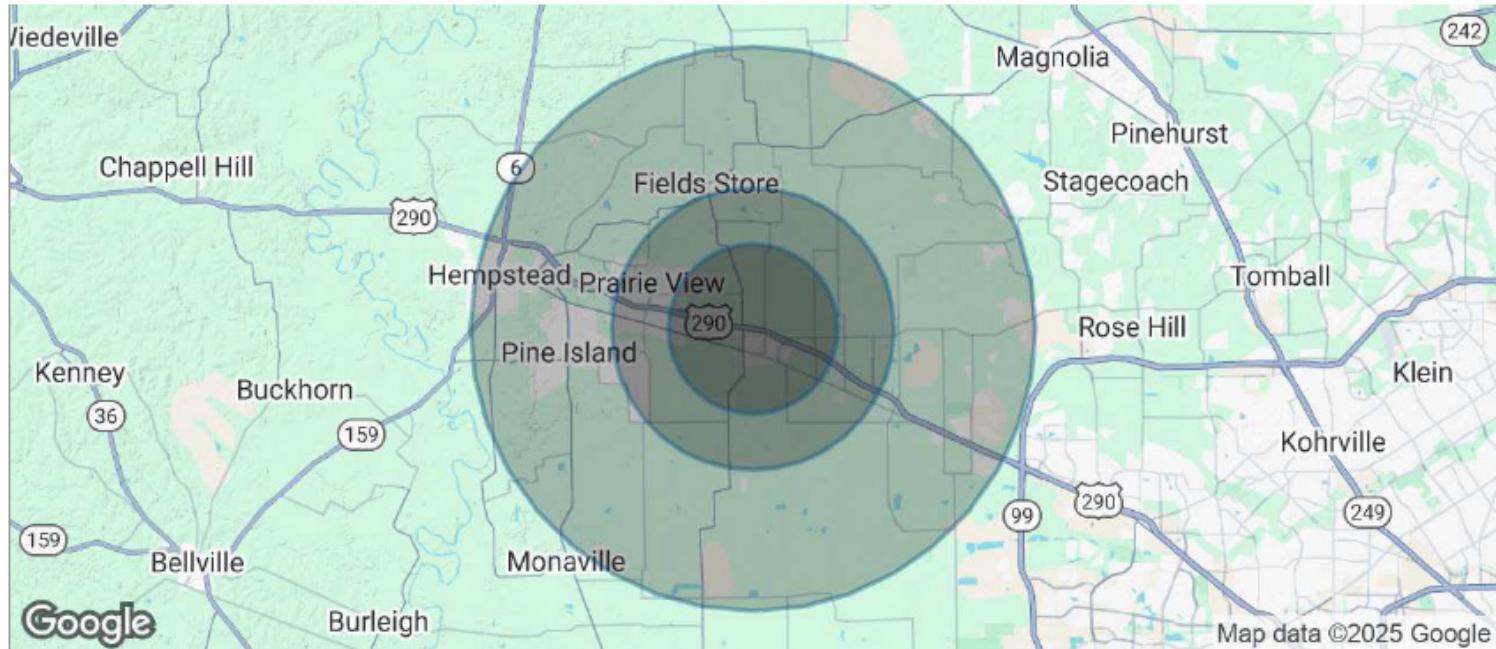
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	6,033	15,151	43,909
MEDIAN AGE	38	35	35
MEDIAN AGE (MALE)	36	34	35
MEDIAN AGE (FEMALE)	39	35	36
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,103	4,226	13,041
# OF PERSONS PER HH	2.9	3.6	3.4
AVERAGE HH INCOME	\$79,342	\$89,105	\$97,027
AVERAGE HOUSE VALUE	\$331,920	\$283,238	\$336,437
RACE	3 MILES	5 MILES	10 MILES
% WHITE	41.7%	33.1%	38.7%
% BLACK	20.8%	34.0%	25.5%
% ASIAN	1.2%	1.0%	1.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.1%	1.1%	1.3%
% OTHER	18.5%	16.9%	17.8%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	39.1%	33.8%	38.4%

* Demographic data derived from 2020 ACS - US Census

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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.

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.

MRIO, Inc.			(713)773-5500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell II	385561	bcromwell@moodyrambin.com	(713)773-5531
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Lawton Anderson	720869	landerson@moodyrambin.com	(713)773-5599
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date