

FOR SALE

\$370,000

31207 OLD WASHINGTON RD 79, WALLER, TX 77484

±4,896 SF MINI WAREHOUSE/SELF-STORAGE ON ±1.14 ACRES

ADDITIONAL LAND FOR EXPANSION AVAILABLE



DOUG LARSON

Principal/Associate Broker

Doug@TexasCRES.com

(713) 824-3799

CHRIS JOYCE

Principal

Chris@TexasCRES.com

(936) 577-0836



PROPERTY HIGHLIGHTS



Location

31207 Old Washington Rd. 79
Waller, TX 77484



Asking Price

\$370,000



Size

±4,896 SF on ±1.14 AC

Additional
land for
expansion
available!

Contact Our Team

DOUG LARSON

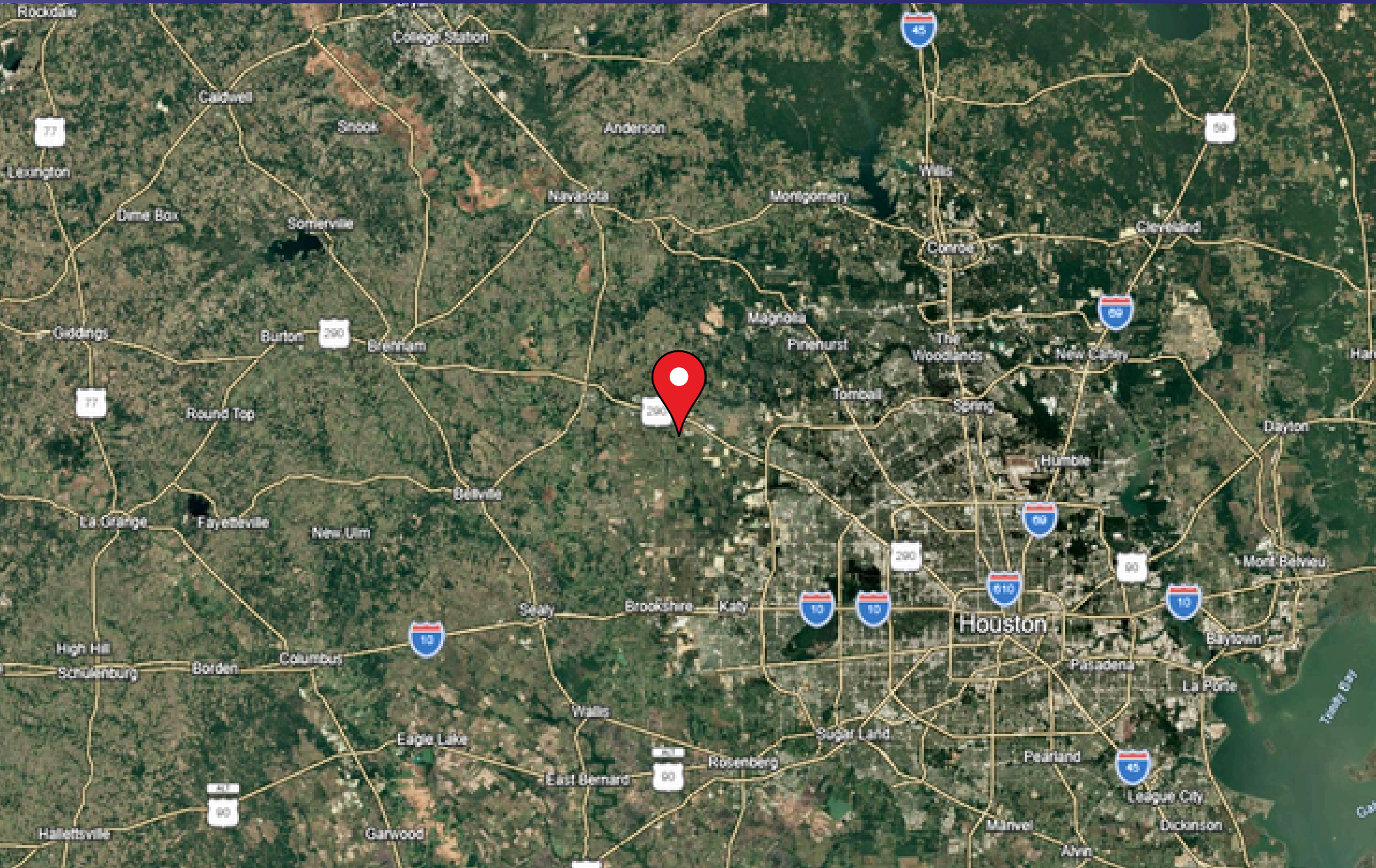
Doug@TexasCRES.com
(713) 824-3799

CHRIS JOYCE

Chris@TexasCRES.com
(936) 577-0836

- **±4,896 SF mini warehouse/self-storage facility** situated on ±1.14 acres in Waller, TX, additional land for expansion is available
- **Income-producing asset** with existing storage improvements, ideal for investors or owner-operators
- **Low-maintenance property type** with steady demand in a growing Northwest Houston corridor
- **Spacious ±1.14-acre lot** provides room for expansion, additional units, or outdoor storage components
- **Approximately 170.2 FT of frontage along Old Washington Rd**, offering strong visibility and easy access
- **Traffic exposure** supported by approximately 1,024 VPD (2022) on Old Washington Rd according to TxDOT
- **Positioned along Old Washington Rd** with convenient access to Hwy 290 and surrounding growth areas
- **Serves the expanding Waller, Hockley, and northwest Houston communities** with continued population and industrial growth
- **Ideal opportunity for investors** looking to scale a self-storage portfolio or enter a high-demand asset class

LOCATION MAP



MARKET AERIAL 1



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

31207 Old Washington Rd, Waller, Texas, 77484
Ring of 5 miles

KEY FACTS

10,553

Population



3,697

Households

34.9

Median Age

\$51,937

Median Disposable Income

EDUCATION

11.5%

No High School Diploma



21.7%
Bachelor's/Grad / Prof Degree



33.4%
High School Graduate



33.4%
Some College/ Associate's Degree



10,553
2023 Total Population (Esri)

INCOME



\$62,639

Median Household Income



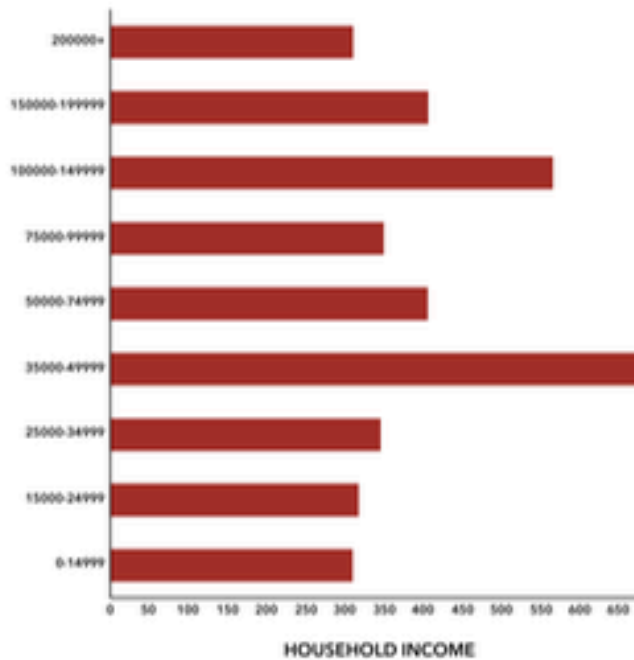
\$31,919

Per Capita Income



\$143,099

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

59.6%

27.6%

14.2%

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

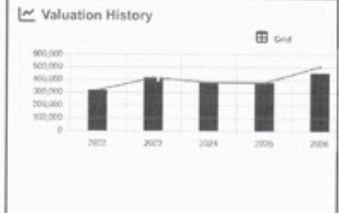
Full demographic package available upon request.

CURRENT HCAD INFO



HCAD Property Search

31207 OLD WASHINGTON RD 79
WALLER, TX 77484
Commercial Related Accounts
Account: 1366060020002
Name: OLD WASHINGTON STORAGE LLC
Mailing Address: PO BOX 1661 WALLER, TX 77484-1661



2026 protest has been filed.

5 Valuations
 Land: \$223,875
 Improvement: \$282,702
 Market: \$506,577
 Appraised: \$455,545

[File a protest](#)
[Value Notice](#)
[Values on Same Street](#)

Space of All	Building	Year Built	Type	Style	Quality	Impr Sq Ft
Build	1	1985	Mini-Warehouse	8386 Mini-Warehouse	Average	4,896
Ex Unit	2	2007	Mini-Warehouse	8386 Mini-Warehouse	Average	2,940
						7836

Line	Description	Quality	Condition	Units	Year Built
1	UTILITY BLDG - METAL	Average	Average	216	2017
2	Stabilized Gravel Paving	Average	Average	5,930	2017

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
003	WALLER ISD		1.062600	0.000000
040	HARRIS COUNTY		0.380960	0.000000
041	HARRIS CO FLOOD CNTRL		0.049660	0.000000
042	PORT OF HOUSTON AUTHY		0.005900	0.000000
043	HARRIS CO HOSP DIST		0.187610	0.000000
044	HARRIS CO EDUC DEPT		0.004798	0.000000
678	WALLER-HARRIS ESD 200		0.100000	0.000000

Property Details
 Legal Description: LT 2 BLK 1 LYNN LANE PAR R/P
 Land: 49,750 SF
 Building Area: 7,836 SF
 Building Class: E
 Units: 0
 Net Rentable Area: 0

Fiduciary
 DWINWELL INC - 33371

Status
 Value Notice Date: Apr 17, 2026
 Deadline to file a protest: May 18, 2026
 ARB Status: Not Certified - Mar 13, 2026

Exemption Type: None

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
F1 -- Real, Commercial	9084.19	KATY CYFAIR WALLER	6014 -- Far Northwest	4069D	282Z

Additional Links
[Appraisal Review Board / ARB Status](#)
[Property Owners Website](#)
[Property Tax Database](#)

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1	8001 -- Land Neighborhood Section 1 4396 -- Mini-Warehouse	SF	49,750	1.00	1.00	1.00	--	1.00	05	4.50	223,875

Owner	Effective Date
OLD WASHINGTON STORAGE LLC	01/01/2018

LEGAL DISCLAIMER
 All information contained herein, is distributed without warranty of any kind, implied, expressed or statutory. The Harris Central Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. The Harris Central Appraisal District is not an abstract company nor an extension of the County Clerk's Office and we do not determine who has the better title to a property if the public records conflict as to ownership or location. The information on this site is not intended to indicate the quality of title or priority of interest in any property, and you are advised not to rely on it for that purpose.
 *Users are prohibited from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [public.commercecenter.com](#) or [1-800-950-9888](#).

Property Search [for Comments or Suggestions](#)
[Report a Problem](#)

CURRENT HCAD INFO



HARRIS CENTRAL APPRAISAL DISTRICT NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is **NOT** a tax bill. Do **NOT** pay from this notice.

Tax Year: 2026

www.hcad.org/iFile

Please use this ACCOUNT NUMBER **1366060020002** when inquiring about your property.

2026 1366060020002 04/17/2026 0000019217 033371 033371
OLD WASHINGTON STORAGE LLC
OWNWELL INC
401 TOM LANDRY HWY 660901
DALLAS TX 75266-

Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004
1366060020002

PROPERTY DESCRIPTION: 04/17/2026
LT 2 BLK 1
LYNN LANE PAR R/P

PROPERTY LOCATION:
31207 OLD WASHINGTON RD 79
WALLER, TX 77484

Dear Property Owner:

This is your official notice of the 2026 property appraisal for the account listed above.

As of January 1, 2026, we appraised your property as shown below:

2026 Appraised Value:	\$455,545
2026 Market Value:	\$506,577

Harris Central Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

By law, we must appraise property at market value. Market value is the price for which it would have sold on January 1 in the open market. If you believe that the market value above is not accurate, you may file a protest with the Appraisal Review Board of Harris County.

A protest form is enclosed, but the easiest way to protest is to file online at:

www.hcad.org/iFile

Protest deadline: **May 18, 2026**, or 30 days after the date this letter was mailed, whichever is later.

You will need to create a user name and password if you have not previously done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. More information about iFile and iSettle™ is available on our website at www.hcad.org. You may also request an informal conference with the appraisal office before your hearing on a protest if you wish to discuss a possible resolution without the necessity of a formal hearing.

Sincerely,

Adam Bogard RPA, CCA, CTA
Chief Appraiser
Harris Central Appraisal District

Below you'll find a breakdown of your property's market value as of January 1. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of your property. The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials. Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 1366060020002		
Land Market Value	Buildings and Other Improvements	Total Market Value
223,875	282,702	506,577
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
379,621	455,545	
Agricultural, or Timber Value of Land (If Applicable): na		

JURISDICTIONS AND EXEMPTION INFORMATION				
Taxing Jurisdiction	Last Year's Exemptions Amount	Last Year's Value After Exemptions	This Year's Exemptions Amount	This Year's Value After Exemptions
003 WALLER ISD	0	379,621	0	455,545
040 HARRIS COUNTY	0	379,621	0	455,545
041 HARRIS CO FLOOD CNTRL	0	379,621	0	455,545
042 PORT OF HOUSTON AUTHTY	0	379,621	0	455,545
043 HARRIS CO HOSP DIST	0	379,621	0	455,545
044 HARRIS CO EDUC DEPT	0	379,621	0	455,545
678 WALLER-HARRIS ESD 200	0	379,621	0	455,545

The percentage difference between the 2021 appraised value of your property and the proposed 2026 appraised value is 59%.

If you have an over-65 or disabled person's homestead exemption, your school taxes are "frozen." This means they can't increase above the amount you paid in the first year you received the exemption, unless you make improvements to your home. Normal repairs and maintenance are not considered improvements.

HCAD will only appraise the portion of the property that is in Harris County. If part of your property extends into another county, the appraisal district for the other county will appraise the portion located within its boundaries. The appraisal review board will begin hearing 2026 protests on May 11, 2026, at 13013 Northwest Fwy, Houston, Texas, 77040. Other hearings are conducted year round.

Please call our office at (713) 957-7800 if you have concerns or need more information. All calls are taken in the order received. You are always welcome to visit in person. You'll find a great deal of information, including videos, about the appraisal and protest process on our website. The address is www.hcad.org.

If you applied for and have been granted general residence (RES), over-65 (OVR), or disabled (DIS) homestead exemptions, they should appear in the appropriate columns. If they do not, contact us immediately.

In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation. Your property does qualify for the circuit breaker limitation on appraised value provided by Texas Property Tax Code Section 23.231.

Tax Code Section 1.085(a-1) requires that a chief appraiser deliver communications to you or your designated representative electronically if requested. The election remains in effect until rescinded, in writing, by you or your designated representative. For instructions on how to request the chief appraiser to deliver communications to you or your designated representative electronically, please go to www.hcad.org/communications.

Exemption Codes: (common) RES = Residential Homestead; OVR = Over-65; DIS = Disability; (other) ABT = Abatement; HIS = Historical; LIH = Low Income Housing; PAR = Partial Residential Homestead; PDS = Partial Disability; PEX = Partial Total; POL = Pollution Control; POV = Partial Over-65; PRO = Prorated; SFT = Surviving Spouse First Responder Transfer; SOL = Solar; SSA = Surviving Spouse Active Duty; SSF = Surviving Spouse First Responder; SSP = Surviving Spouse PACT Vet; SST = Surviving Spouse Transfer PACT Vet; STX = Surviving Spouse of Total Disabled Veteran; STT = Surviving Spouse Transfer of Total Disabled Veteran; SUR = Surviving Spouse Over-65; SSD = Surviving Spouse Disability; TOT = Total; VCH = Veteran Charitable Donated or Survivor; VT = Disabled Veteran or Survivor; VTX = 100% Disabled Veteran; CCF = Child Care Facility



Official Government Document
Produced by Harris Central Appraisal District

2026000006 0000019217



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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Chris Joyce</u>	<u>695869</u>	<u>chris@texasgres.com</u>	<u>(936) 577-0836</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

This form was produced by the subscriber named below through Texas FormSource.

Texas C.R.E.S. LLC, 11820 Saddle Creek Drive Cypress, TX 77429

Phone: (713) 997-1707 Fax:

New IABS

Tracy Kiep

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com



Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

DOUG LARSON

Principal/Associate Broker

Doug@TexasCRES.com

(713) 824-3799

CHRIS JOYCE

Principal

Chris@TexasCRES.com

(936) 577-0836

www.TexasCRES.com

