

FOR SALE

CALL BROKER FOR PRICING

+/- 38.05 AC OF LAND
17333 FM 362, WALLER, TX 77484



JOEL C. ENGLISH
MANAGING BROKER / PRINCIPAL
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(713) 473-7200

ADRIA MARTINEZ
ASSISTANT VICE PRESIDENT
ADRIA@TEXASCRES.COM
(713) 459-4483





PROPERTY HIGHLIGHTS



Location

17333 FM 362
Waller, TX 77484



Asking Price

Call Broker For Pricing



Size

+/- 38.05 Acres

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- Outstanding +/- 38.05 Acre development opportunity in rapidly growing Waller, TX. Ideal for a number of uses, including residential, industrial, and retail development.
- Great visibility on FM 362 with approximately 1,100 Feet of frontage.
- The property is approximately 2.15 miles to US-290 BUS.
- Waller is a rapidly growing city with multiple master planned communities and business parks recently built and under construction.
- The property is currently Ag exempt and is completely fenced. Water (well) and electricity on site.
- Property is not in floodplain or floodway, per FEMA.
- Adjacent to Texas Lonestar Baseball.
- Full demographic package available upon request.

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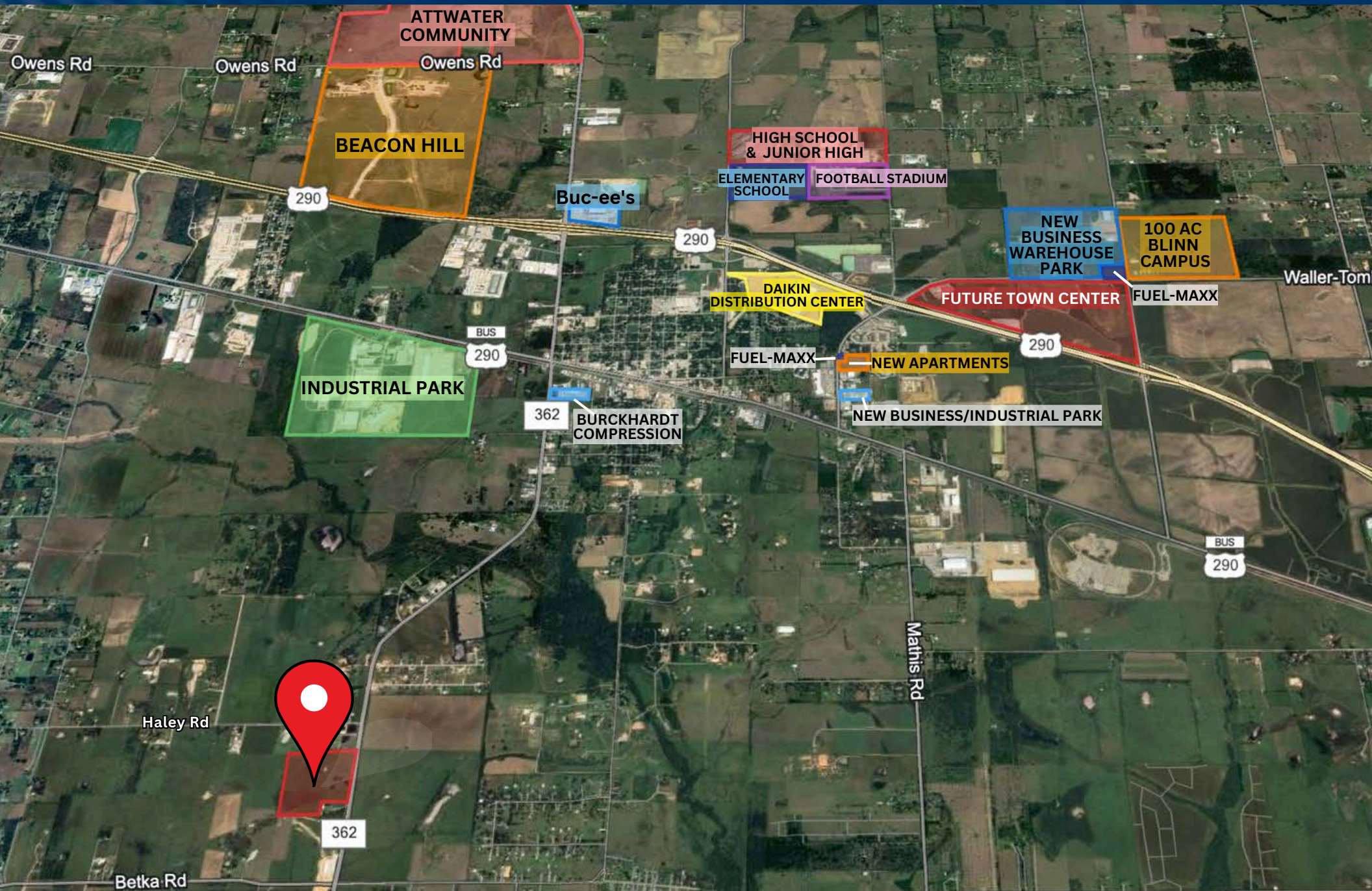
DOWNTOWN WALLER

TEXAS LONESTAR BASEBALL

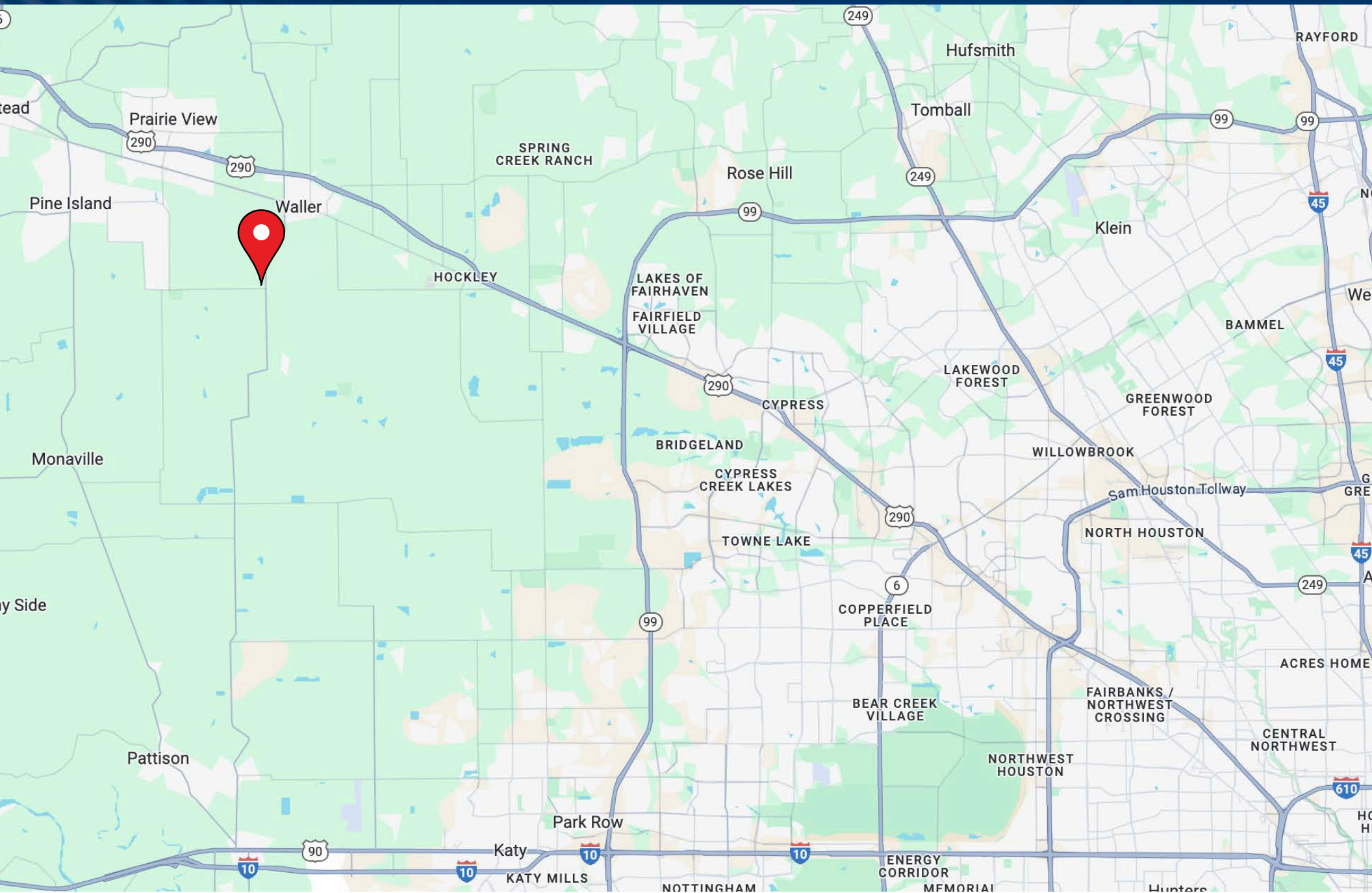
HALEY RD

FM 362

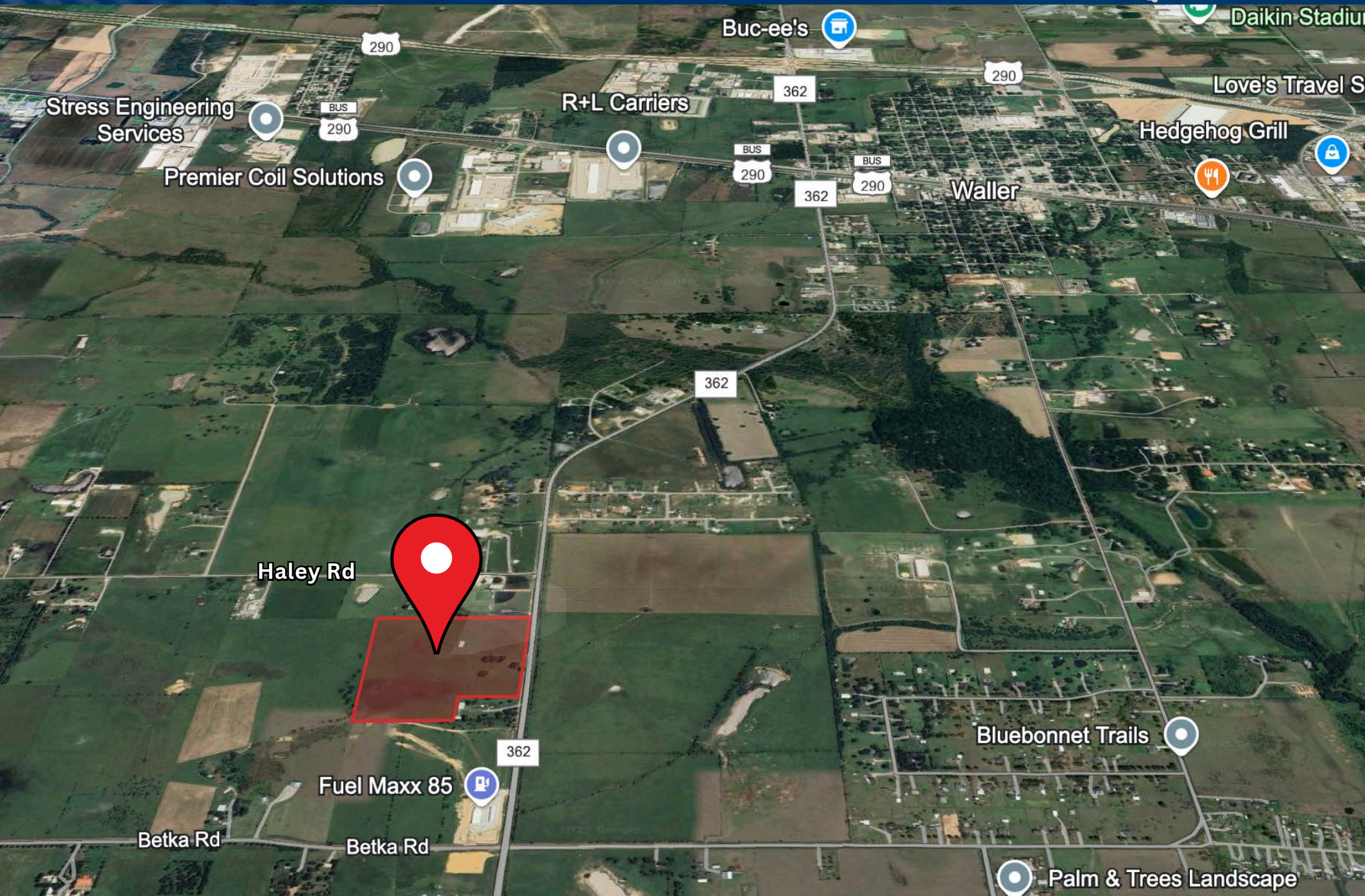
WALLER GROWTH



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

17333 FM-362, Waller, Texas, 77484

Ring of 1 mile

KEY FACTS

387

Population



130

Households

42.1

Median Age

\$102,143

Median Disposable Income

EDUCATION

7.8%

No High School Diploma



21.6%

Bachelor's/Grad / Prof Degree

46.1%

High School Graduate

24.5%

Some College/ Associate's Degree

387

2023 Total Population (Esri)

INCOME



\$124,410

Median Household Income



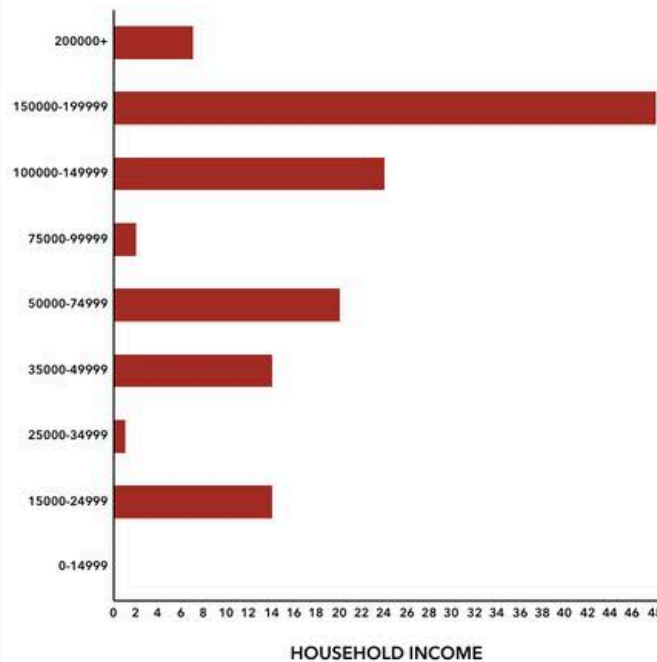
\$40,164

Per Capita Income



\$522,814

Median Net Worth



EMPLOYMENT



White Collar

80.9%



Blue Collar

15.2%



Services

8.4%

1.7%

Unemployment Rate

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



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.

11-2-2015



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>(713) 473-7200</u>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Phone</small>
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Phone</small>
<u>Joel C. English</u>	<u></u>	<u></u>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Phone</small>
<u></u>	<u></u>	<u></u>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Phone</small>
<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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