

# **FOR SALE**

\$6.50 PSF

**740 FM 359 S. BROOKSHIRE, TX 77423**

**±1.88 AC OF LAND**



**FRANKIE ENGLISH**

PRINCIPAL

FRANKIE@TEXASCRES.COM

(713) 444-6944



# PROPERTY HIGHLIGHTS



## Location

740 FM 359 S.  
Brookshire, TX 77423



## Asking Price

\$6.50 PSF



## Size

±1.88 Acres

### Outstanding Visibility & Access in High-Growth Waller County Market

- **±1.88 Acres of Prime Commercial Land** located on heavily traveled FM 359 S
- Approved permit from City for a 3-bay warehouse with 1st and 2nd floor office space
- Boasts **±157 feet of frontage** on FM 359, providing excellent exposure and access
- **High-visibility site** with strong traffic counts – 7,221 AADT (2023) per TxDOT
- Ideal for **retail, QSR, office, medical, or service-based commercial development**
- Just minutes from **I-10 and Highway 90**, offering excellent regional connectivity
- Located in the heart of **Brookshire's booming growth corridor**, surrounded by residential and commercial expansion
- **Flat, cleared, and development-ready** – perfect canvas for a custom build
- Strong opportunity for **developers, investors, and owner/users** looking to capitalize on the area's momentum

## Contact Us

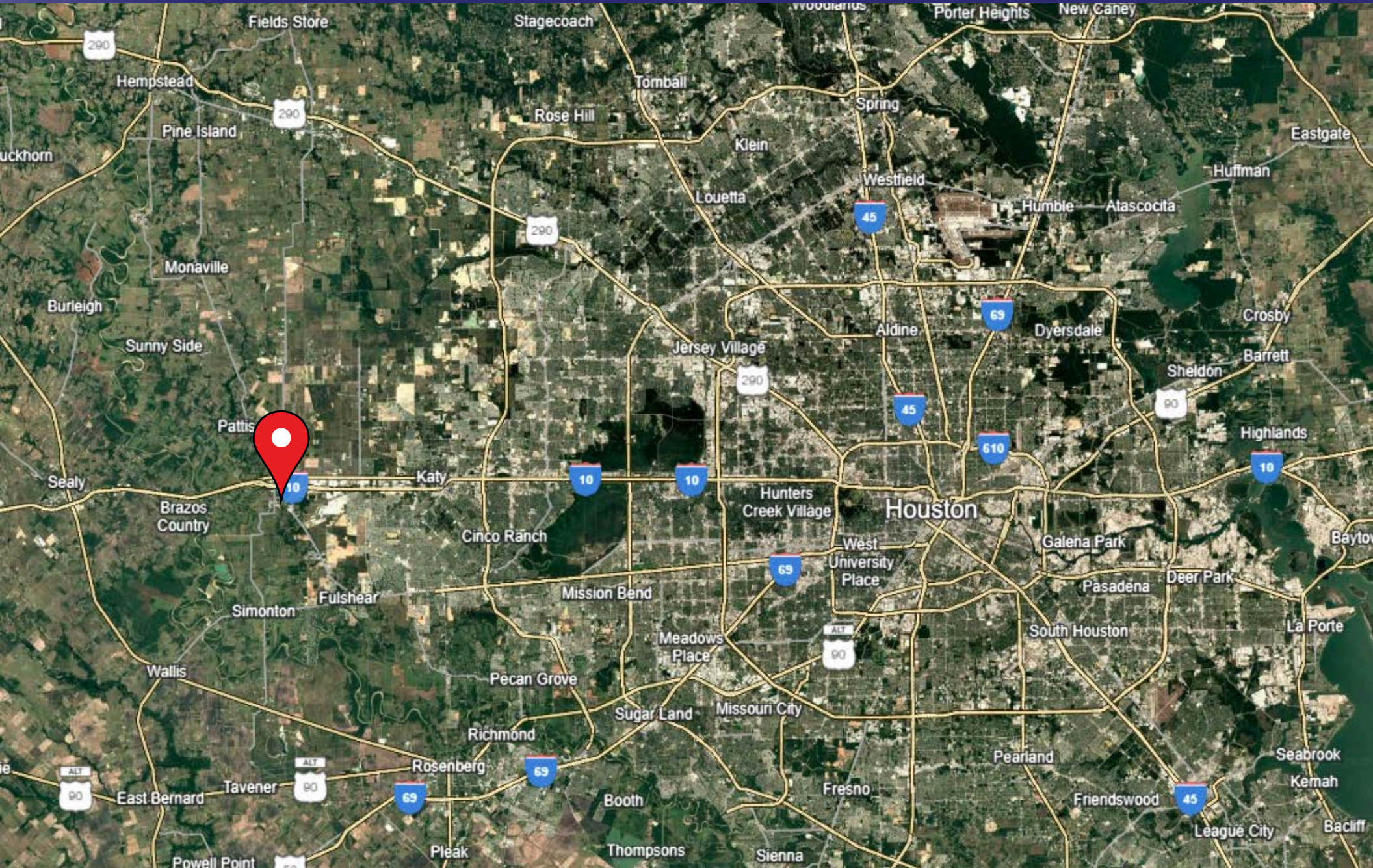
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# LOCATION MAP





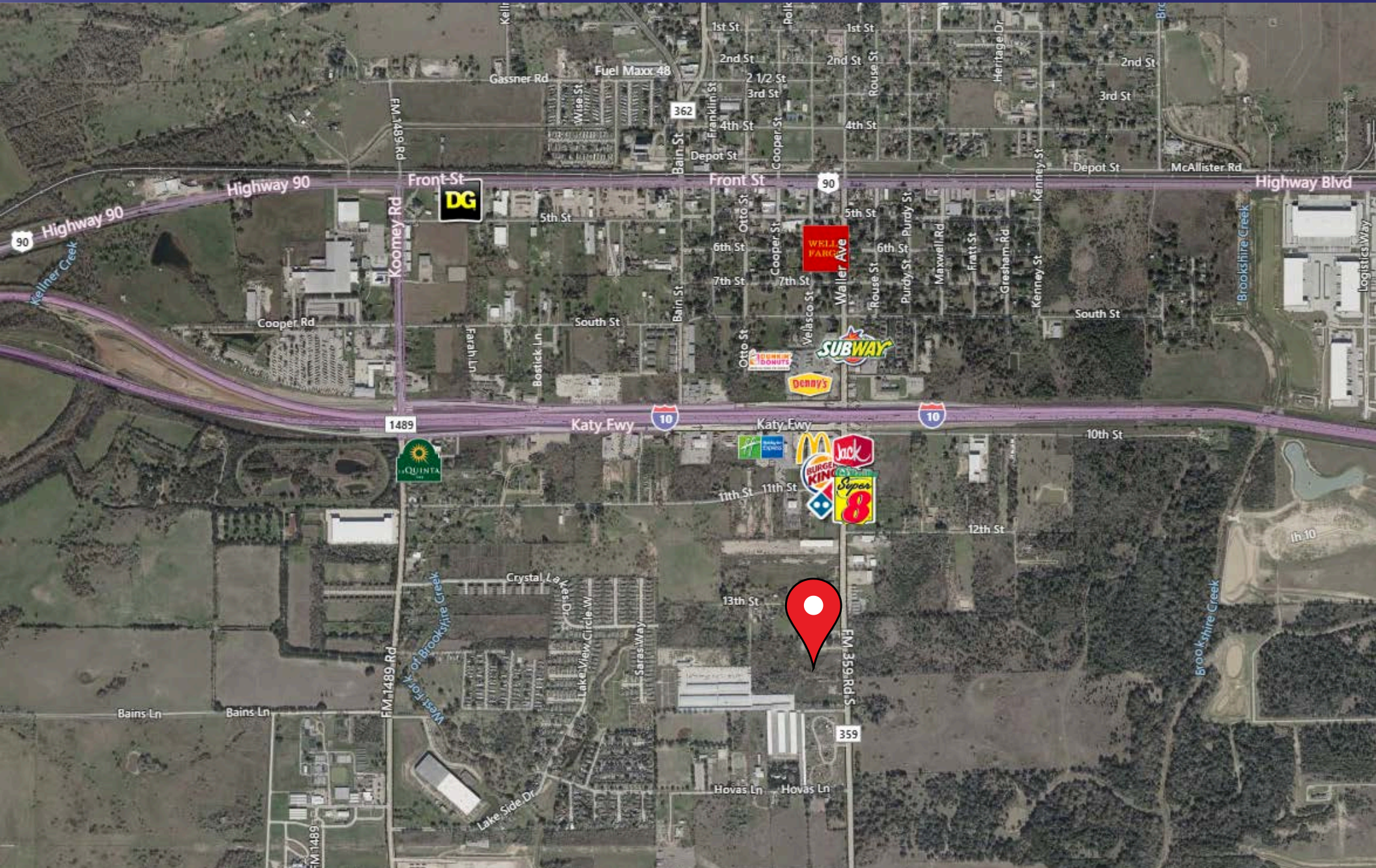
# PROPERTY AERIAL



Approximately 0.6 miles to I-10  
and 1.2 miles to US-90

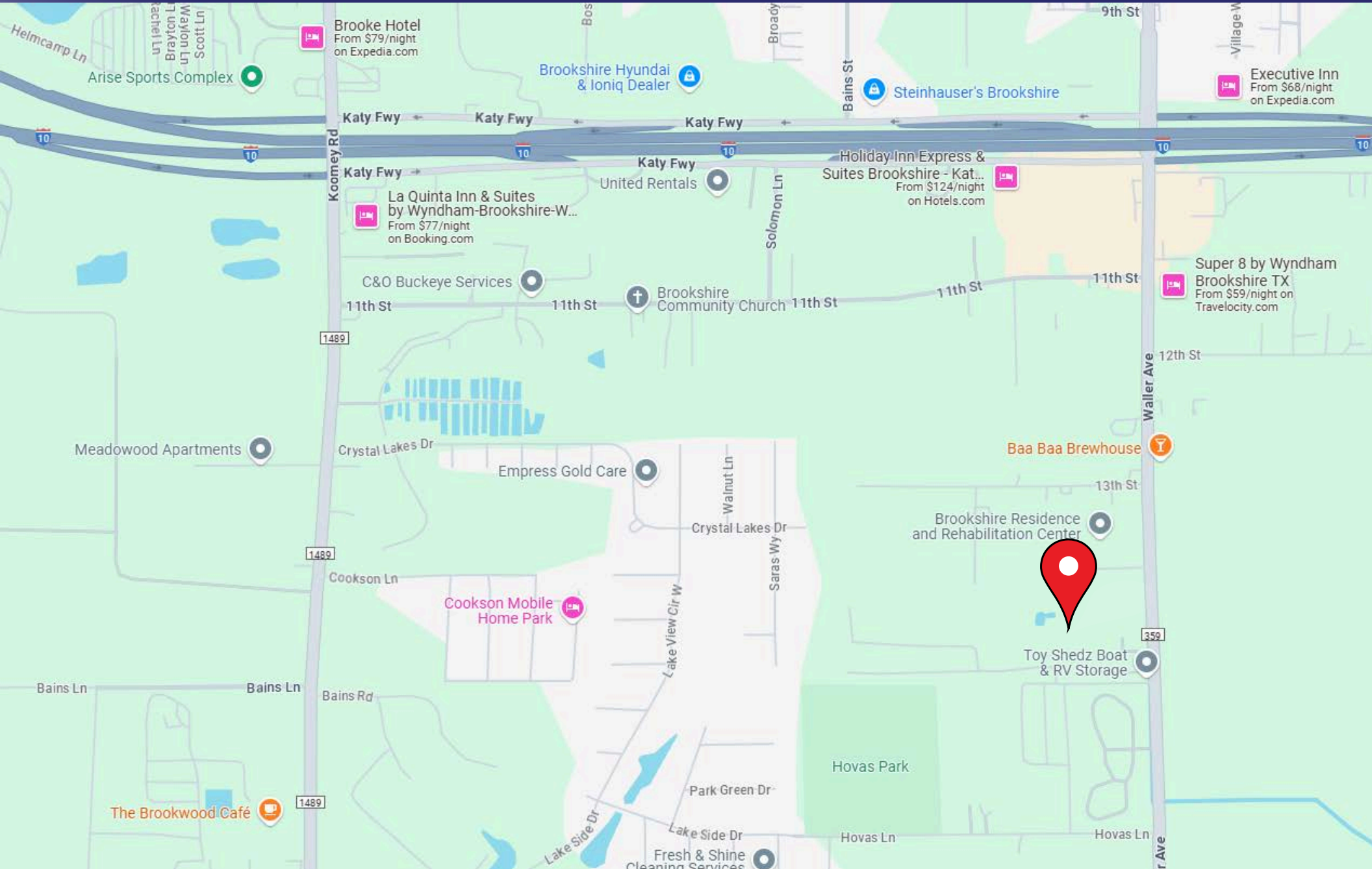


# MARKET AERIAL





# MARKET AERIAL





# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

740 FM 359 Rd S, Brookshire, Texas, 77423

Ring of 3 miles

### KEY FACTS

5,811

Population



1,807

Households

35.0

Median Age

\$47,130

Median Disposable Income

### EDUCATION

24.9%

No High School Diploma



15.7%

Bachelor's/Grad / Prof Degree

36.1%

High School Graduate

23.2%

Some College/ Associate's Degree

5,811

2023 Total Population (Esri)

### INCOME



\$53,797

Median Household Income



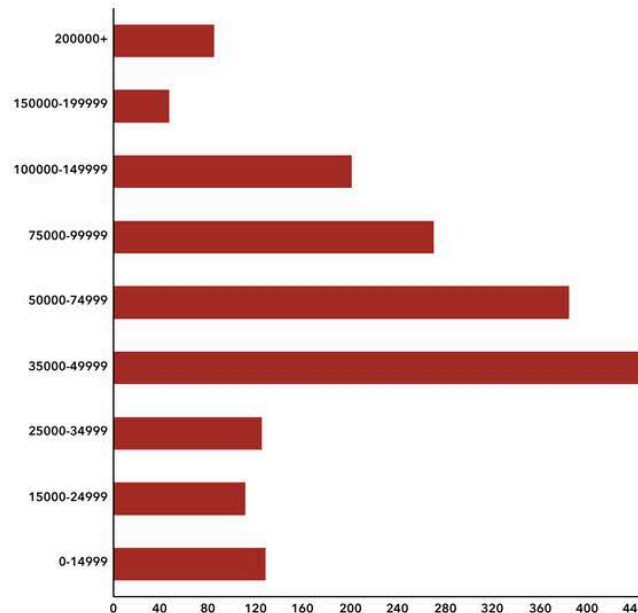
\$23,472

Per Capita Income

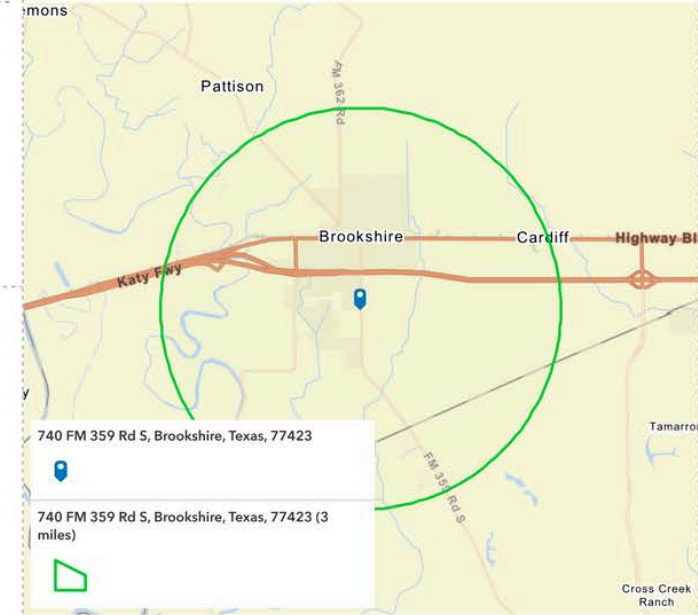


\$118,184

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



47.5%

White Collar



34.4%

Blue Collar



20.4%

Services

5.2%

Unemployment Rate

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

Full demographic package available upon request.





## 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@texascres.com</u>    | <u>(713) 473-7200</u> |
| Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                        | Phone                 |
| <u>Joel C. English</u>   | <u>465800</u>  | <u>joel@texascres.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@texascres.com</u>    | <u>(713) 473-7200</u> |
| Licensed Supervisor of Sales Agent/<br>Associate                     | License No.    | Email                        | Phone                 |
| <u>Frankie English</u>   | <u>590881</u>  | <u>frankie@texascres.com</u> | <u>(713) 444-6944</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](http://www.trec.texas.gov)

TAR 2501

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