



**± 408
ACRES**

LAKEVIEW MPC
BY ROOTED DEVELOPMENT
1,160 ACRES
UNDER DEVELOPMENT

BLUESTEM
BY SIGNORELLI COMPANIES
±330 ACRES

Dewberry Farm

WINWARD
BY FRIENDSWOOD
DEVELOPMENT

LGI HOMES
AT FM 529

FREEMAN
RANCH
BY LGI HOMES

SUNTERRA MPC
BY LAND TEJAS
2,303 ACRES / 7,000 HOMES

Pattison

LA SEGARRA COMMUNITY
BY BOLD FOX DEVELOPMENT
215 ACRES / 658 HOMES PLANNED

Royal J High School

LONG LAKE LTD
900 ACRES
UNDER DEVELOPMENT

Royal Elementary School

Royal High School

GRANGE
BY JOHNSON DEVELOPMENT
1,146 ACRES

Sealy

Brookshire

KATY MILLS OUTLET
Marble SLAB CREAMERY FINISH LINE sunglass hut
AT&T ZALES CHAMPS MK
Foot Locker five BELOW GameStop MICHAEL KORS

Walmart

THE HOME DEPOT

Kroger

H-E-B
Chick-fil-e
KOHLS

±408 Acre Development Opportunity in Brookshire, TX

Crocker Ranch, Whites Chapel Rd, Brookshire, TX 77423



BROKER CONTACT:
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PROPERTY DETAILS

ADDRESS

Crocker Ranch
Whites Chapel Rd
Brookshire, TX 77423

SIZE

±408 Acres

LAT., LONG.

29.90453223225179, -96.04880545328615

PARCEL

321500-001-000-100
304000-001-000-100

TAX

1.72%

SCHOOLS

Royal ISD
Royal Elementary School
Royal J High School
Royal High School

LEGAL

ABS A321500 A-215 WILLIAM H LANDRUM
TRACT 1 ACRES 105.206
ABS A304000 A-40 JOHN KELLEY TRACT 1 & 3
& 4 ACRES 303.0

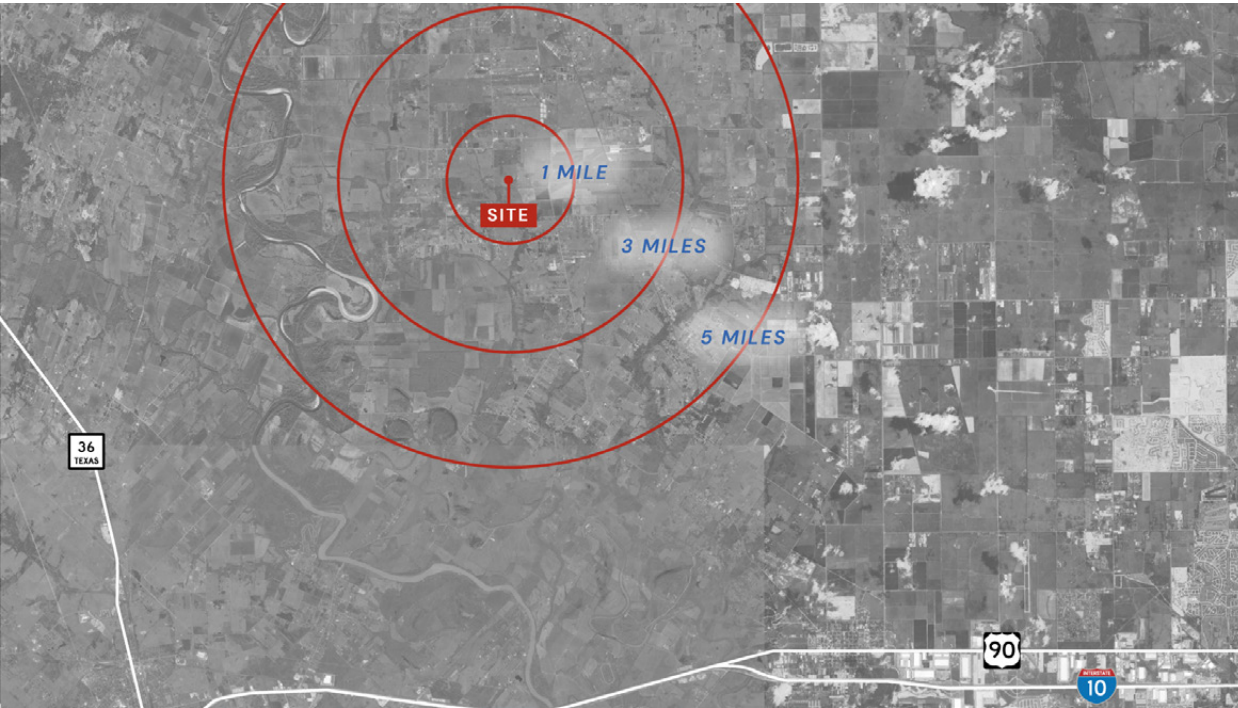
PRICE

Call for Pricing

NOTES

Mulberry Creek serves as a good drainage
option for the property





2024 TAX RATES

ESD	WALLER-HARRIS ESD 200	0.086301
GWA	WALLER COUNTY	0.498691
RFM	WALLER CO FM	0.024252
SRL	ROYAL ISD	1.116317
TOTAL		1.725561

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	214	1,643	3,586
5 YEAR EST. POPULATION GROWTH	19%	19%	19%
AVERAGE HOUSEHOLD INCOME	\$75,878	\$81,564	\$83,586
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$273,573	\$270,513	\$269,747



Development Site Located in Brookshire, TX

- Brookshire is ranked #1 Place with the lowest cost of living in Waller county. (Niche.com)
- Industries that need to be located on major transportation arteries (like the freeway or railway) have made Brookshire home.

Convenient Access to Major Thoroughfares

- Access to I-10 is 23 minutes south of site
- Access to Texas Highway 36 via FM 529 and S FM 331 Rd S

Close Proximity to Brookshire's Best Entertainment & Retail

- Pattison: 11 minutes
- Katy: 30 minutes
- Houston: 1 hour



CONTACT US



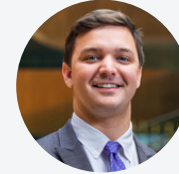
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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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