



FOR SALE 1.15 acre Redevelopment Opportunity
Brookshire / Pattison
SWC of Avenue J and 5th St, Pattison, TX 7466



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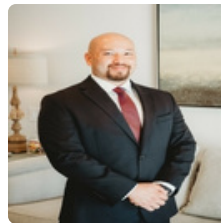
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PATTISON

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EXCLUSIVELY PRESENTED BY:



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Gary Greene Commercial

23922 Cinco Village Center
Katy, TX 77494
Office: 8323043008

PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	1.15
Lot Size (SF)	50,007.00 SqFt
Zoning Type	Residential
County	Waller
Frontage	250.00 Ft
Utilities	On Site
Parcel ID	658000-054-000-000

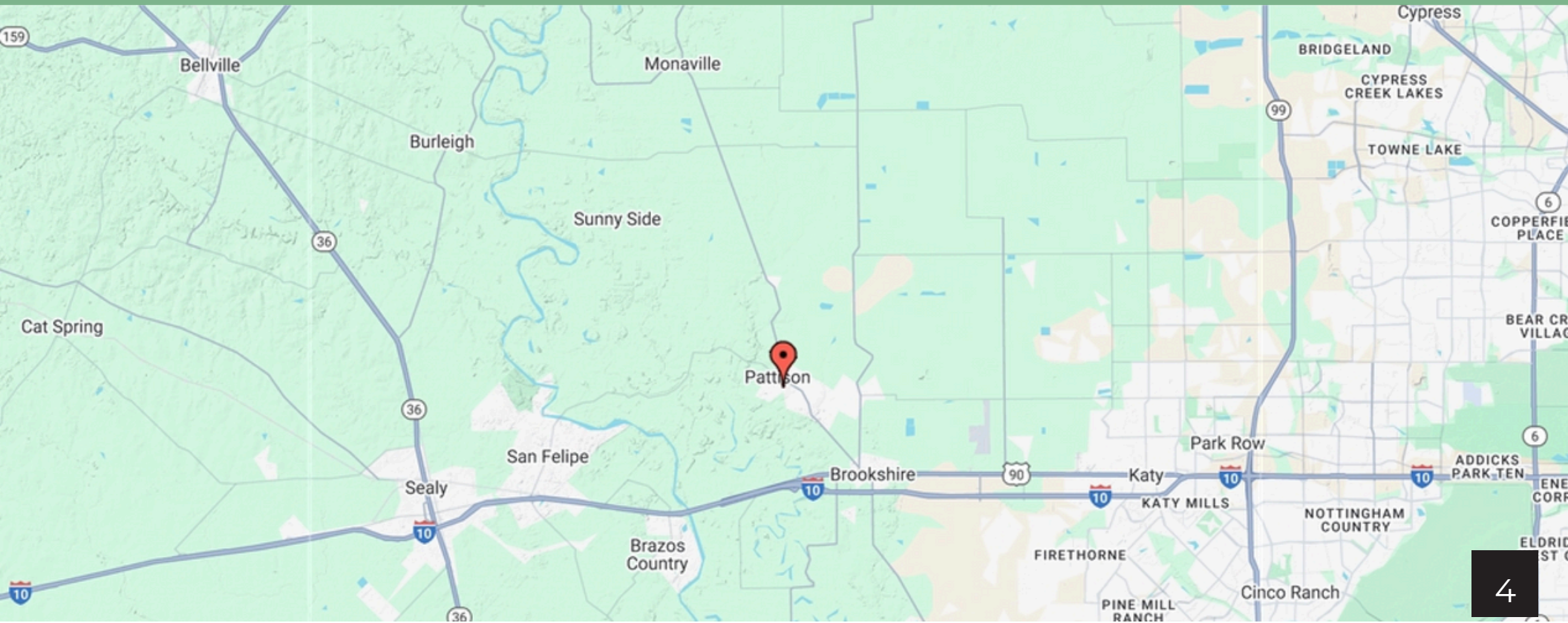
INVESTMENT SUMMARY

Gary Greene Commercial, represented by Richard Lin, proudly presents this 49,998-square-foot parcel of vacant land in Pattison, Texas—perfectly positioned for commercial or residential development in a high-growth area. With power and water already on-site, and the land partially cleared, this property is development-ready, offering frontage on three key streets for maximum access and visibility. Its close proximity to FM 359 and the local post office, along with being 3 miles from Brookshire and I-10, places this property in a thriving area marked by rapid growth and numerous new construction developments.



INVESTMENT HIGHLIGHTS

- This prime 49,998-square-foot vacant land parcel in Pattison, Texas, represents an exceptional investment opportunity in a rapidly growing area. With power and water utilities already available on-site and the land partially cleared, this property is primed for immediate development, whether for commercial, residential, or mixed-use projects. Its strategic location offers easy access to FM 359 and is just 3 miles from Brookshire and I-10, ensuring excellent connectivity to larger urban centers like Katy and Houston. Surrounded by a surge of new construction and economic growth, this tract of land features frontage on three streets, enhancing visibility and accessibility for potential businesses.
- The versatile lot could be developed into a residential community, catering to the growing demand for housing in the area, or it could serve as an excellent site for commercial development. Additionally, it is ideally suited for multifamily development, allowing for the creation of apartments or townhomes that align with the needs of a rapidly expanding population. Investors also have the option to replat the land into multiple lots, maximizing its use and appeal to various buyers or tenants. This flexibility in development options, combined with the area's rural charm and proximity to essential amenities and reputable schools, makes this property a valuable asset with significant potential for future returns.





LOCATION HIGHLIGHTS

- Just 3 miles from Brookshire and I-10, enhancing connectivity
- Situated in a rapidly growing area with significant new construction
- 3 streets off FM359 (7,605 VPD)
- Property has frontage on 3 streets
- Walking distance to Pattison City Park
- Near Royal ISD Building, City Buildings, Post Office, Fire Department and major employers in the area





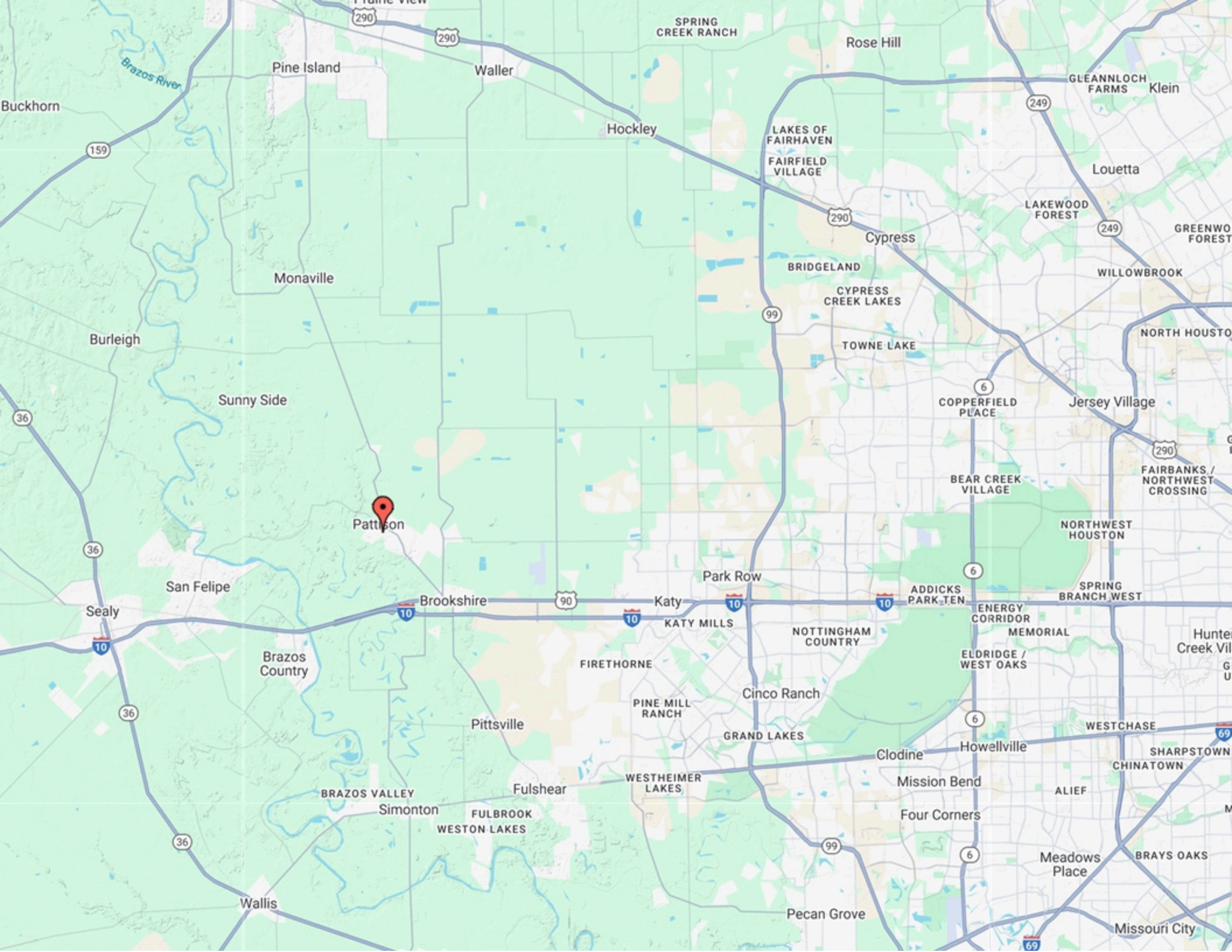
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	466	1,905	6,694
2010 Population	527	2,327	8,403
2024 Population	586	2,601	9,008
2029 Population	564	2,565	8,911
2024-2029 Growth Rate	-0.76 %	-0.28 %	-0.22 %
2024 Daytime Population	640	3,573	11,085



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	25	108	314
\$15000-24999	2	132	125
\$25000-34999	4	90	109
\$35000-49999	29	62	173
\$50000-74999	37	73	77
\$75000-99999	10	123,460	57,697
\$100000-149999	15		
\$150000-199999	12		
\$200000 or greater	53		
Median HH Income			\$ 71,706
Average HH Income			\$ 145,352

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	158	672	2,220
2010 Total Households	181	826	2,724
2024 Total Households	187	878	2,893
2029 Total Households	179	863	2,854
2024 Average Household Size	3.13	2.94	3.04
2024 Owner Occupied Housing	155	684	2,050
2029 Owner Occupied Housing	152	696	2,107
2024 Renter Occupied Housing	32	194	843
2029 Renter Occupied Housing	27	168	747
2024 Vacant Housing	36	989	333
2024 Total Housing	223		3,226



ABOUT PATTISON

Pattison is a city in Waller County, Texas, United States. As of the 2020 census, the population was 547.



CITY OF PATTISON

AREA

CITY	3.5 SQ MI
LAND	3.5 SQ MI
ELEVATION	171 FT

POPULATION

POPULATION	547
DENSITY	AUTO SQ MI



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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE
DETAILS.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Richard Lin

Better Homes and Gardens Real Estate Gary Greene

Information available at www.trec.texas.gov

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