



# 293 ACRES – HEMPSTEAD, TX

Clark Bottom Road | Hempstead, Texas  
±293 Acres Available for Sale

Brazos River

±293 ACRES  
AVAILABLE

CLARK-BOTTOM-RD

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# Project Highlights

## ±293 Acres Available for Sale in Hempstead, Texas

- Productive farm land
- ±2,600' of Brazos River frontage
- Investment opportunity in growing Highway 290 corridor

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Approximate Size:	±293 acres
Price:	\$8,000 per acre
School District:	Hempstead ISD
Frontage:	Approx. 1,706 ft. on Clark Bottom Road Approx. 2,600 ft. on Brazos River



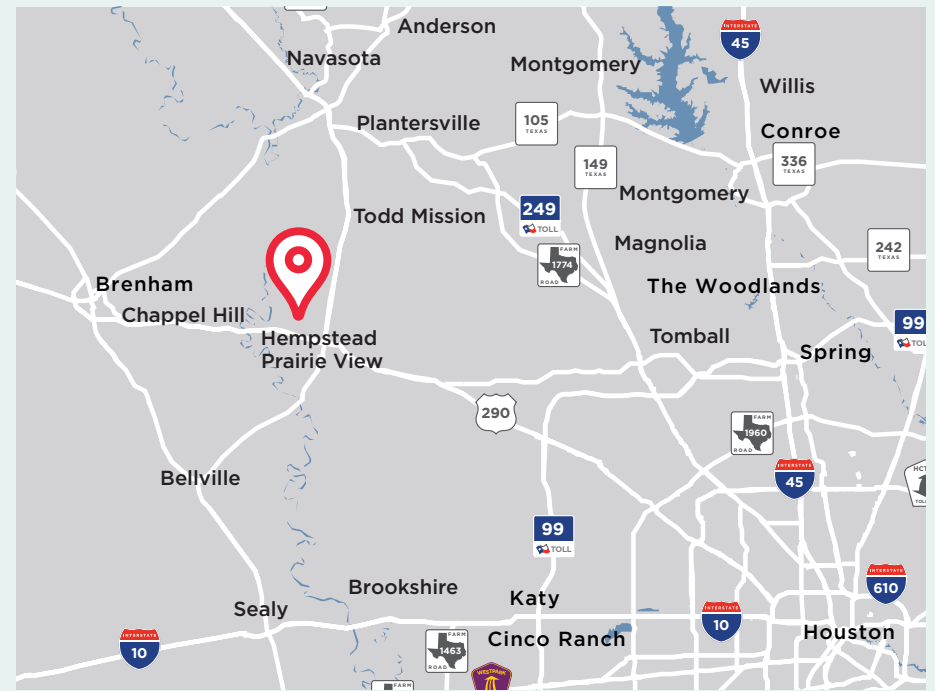
**22% POPULATION GROWTH**  
within 10 miles from 2020 to 2023



**\$130K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**108,582 POPULATION**  
within 20 miles





01.23 | 01.23



# Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Current Households	522	7,642	41,685
Current Population	1,275	19,959	108,582
2020 Census Average Persons per Household	2.44	2.61	2.60
2020 Census Population	1,123	16,416	97,398
Population Growth 2020 to 2023	13.56%	21.59%	11.48%
<b>CENSUS HOUSEHOLDS</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
1 Person Households	25.05%	25.64%	26.85%
2 Person Households	38.99%	35.76%	34.83%
3+ Person Households	35.97%	38.60%	38.32%
Owner-Occupied Housing Units	73.24%	71.98%	72.31%
Renter-Occupied Housing Units	26.76%	28.02%	27.69%
<b>RACE AND ETHNICITY</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
White	65.04%	44.24%	54.06%
Black or African American	17.22%	34.41%	18.15%
Asian or Pacific Islander	0.81%	0.93%	8.45%
Other Races	16.22%	19.69%	18.67%
Hispanic	21.06%	24.56%	23.59%
<b>INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Average Household Income	\$130,286	\$98,672	\$100,867
Median Household Income	\$84,109	\$70,127	\$70,795
Per Capita Income	\$51,232	\$33,974	\$34,856
<b>EDUCATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Estimated High School Graduate	36.91%	37.32%	32.58%
Estimated Bachelor's Degree	10.99%	11.74%	16.75%
Estimated Graduate Degree	15.69%	7.80%	8.18%
<b>AGE</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Median Age	46.2	38.6	37.2

# 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.

## 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>C. David Ramsey</b>	<b>236884</b>	<b>dramsey@newquest.com</b>	<b>281.477.4383</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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