

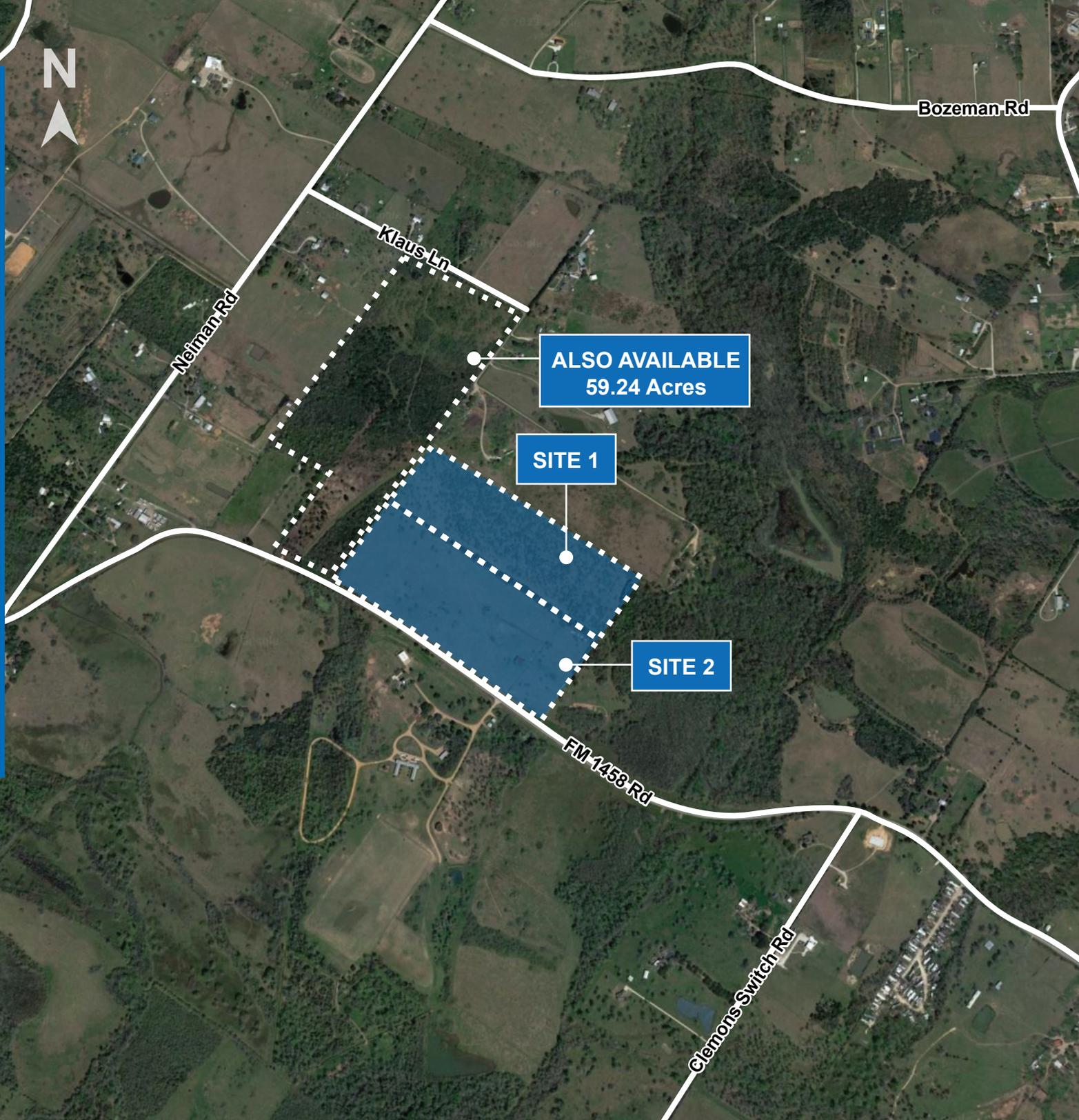


**±114.25
Acres**

on FM 1458
Waller County, TX

114.25 ACRES &
ADDITIONAL 59.24
ACRES AVAILABLE

NEWMARK



**ALSO AVAILABLE
59.24 Acres**

SITE 1

SITE 2

Investment Opportunity

EXCLUSIVE REPRESENTATION

Newmark has been exclusively retained to represent the Seller in the disposition of ±114.25 acres on FM 1458 in Waller County, TX ("Property", "Offering"). All inquiries about the Property should be directed to Newmark.

Flexibility on Lot Size

Ideal for Small High-Density Exurb
Subdivision

Due Diligence Available

SITE MAP



Property Details

ADDRESS	114.25 acres on FM 1458, Waller County, TX
SIZE	114.25 acres (adjacent 59.24 acres also available, 173.5 acres total)
UTILITIES	To be developed
JURISDICTION	Greater Waller County (Just outside of Pattison ETJ)
ZONING	None
FLOOD PLAIN	100 year flood plain and some floodway associated with Bessie's Creek
DETENTION	Will be required on site. Previous drainage study has been completed
TAX RATE	1.706679%
SCHOOL DISTRICT	Royal Independent School District
ACCESS/VISIBILITY	FM 1458
POTENTIAL USES	Single Family Residential, Ranchette, Farm and Ranch Land, Investment/Recreational Land
OWNERSHIP	Thanheiser Family
APNs	303100-052-000-100 303100-051-000-100 303100-039-000-100 (Adjacent Owner)

Demographic Overview

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS	7-MILE RADIUS
Median Household Income	\$83,385	\$71,057	\$61,660
Per Capita Income	\$42,366	\$34,519	\$31,214
Median Net Worth	\$444,400	\$248,749	\$200,863
Population	2,537	6,524	12,927
Households	827	2,156	4,242
Median Age	41.2	39.1	38.6
Median Disposable Income	\$69,295	\$58,051	\$52,744

HOUSING MARKET CHARACTERISTICS

	3-MILE RADIUS	5-MILE RADIUS	7-MILE RADIUS
Median Home Value	\$311,145	\$244,562	\$228,069
Housing Affordability Index	97	105	98
Percent of Income for Mortgage	23.4%	21.5%	23.2%
Percent of Income for Mortgage (Index)	83	76	82
Percent Difference from Texas Median Home Value of \$297,822	4% Higher	22% Higher	31% Higher

COMMUTE

	3-MILE RADIUS	5-MILE RADIUS	7-MILE RADIUS
ACS Workers Age 16+	1,146	2,717	5,357
Drive Alone to Work	82.5%	83.4%	83.5%
20-24 Minute Commute	22%+	18%+	14%+
10-14 Minute Commute	21%+	17%+	16%+

528

Households are
Southern Satellites

63.8%

of Households are
in this segment

41.2

Median Age

\$83,385

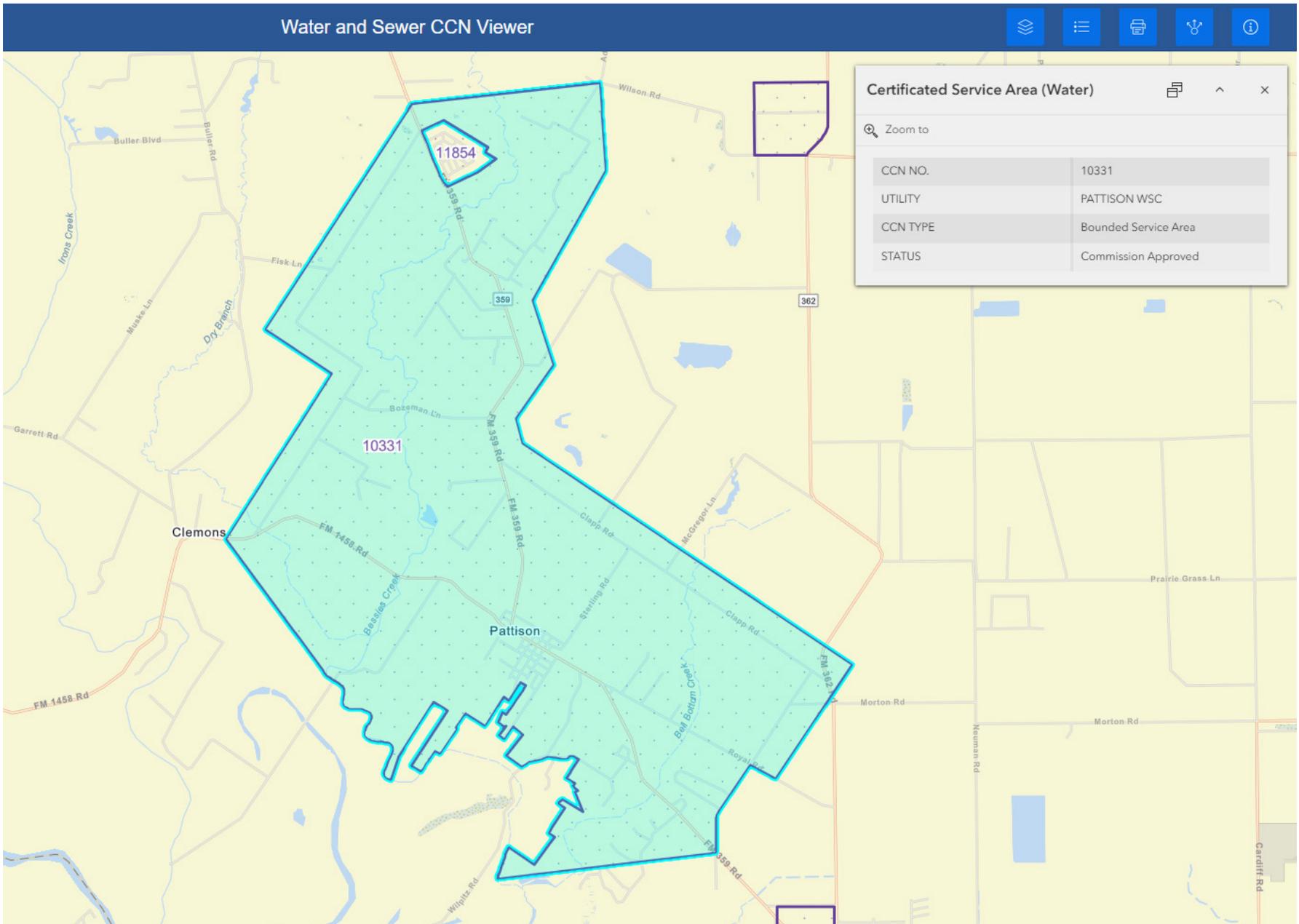
Median Household
Income

41.7%

College Degree
(2+ Years)

Pattis WSC Boundary Exhibit

± 114.25 Acres | Waller County, TX



Disclaimer

PROPERTY MARKETING

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OFFERING MEMORANDUM

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (February 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

Information on Brokerage Relationships

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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