



US-290 & Muse Road

±33.17 Acres For Sale | Waller, Texas



SIZE: ±33.17 Acres
PRICE: Contact Broker For Pricing
LOCATION: SWC US-290 & Muse Rd in Waller, Texas
USE: Industrial, Mixed Use, Fuel, Multi-Family, Retail, Investment

PROPERTY HIGHLIGHTS:

- SWC of 290 & Muse Rd and NWC of Hempstead Hwy & Muse Rd in booming Waller Co, Texas
 - o ±275' on 290
 - o ±3,400' on Muse Rd
 - o ±362' on Old 290 (Hempstead Hwy)
- Dedicated off ramp on 290 for Muse Rd
- 3 miles from Downtown Waller and 1.5 miles from Texas A&M (Prairie View)
- Directly across 290 from Beacon Hill, a new 564 acre residential and business park, where Memorial Hermann just announced the purchase of 40 acres on the opposite hard corner
- Tremendous new residential planned in the immediate area
- City utilities available

MARK TERPSTRA

281-664-6634 | MTerpstra@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

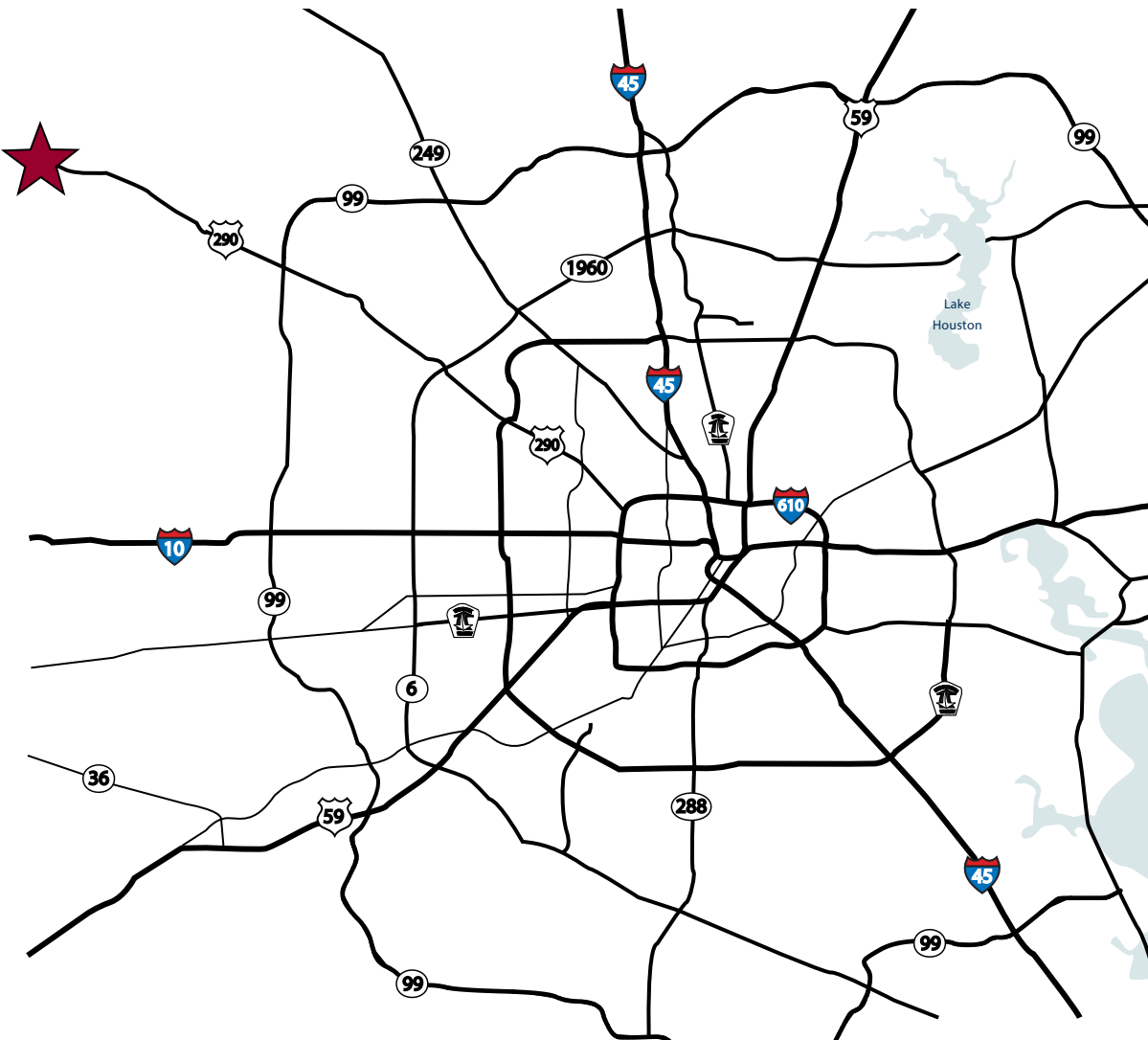


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LOCATION:

SWC of 290 & James R Muse Pkwy and NWC of Hempstead Hwy & James R Muse Pkwy in booming Waller Co, Texas

TAXES:

City of Waller	0.366400
Waller-Harris ESD200	0.096641
Waller County	0.472978
Waller Co FM	0.023043
Waller ISD	1.106900
TOTAL TAXES	\$2.065962

TRAFFIC COUNTS:

US Hwy 290: 64,027 VPD (TXDOT 2024)

DEMOGRAPHICS:

	3 Mile	5 Miles	10 Miles
2025 Population	344	2,465	35,265
2030 Proj. Population	453	3,456	50,664
Average HH Income	\$87,760	\$90,518	\$114,699

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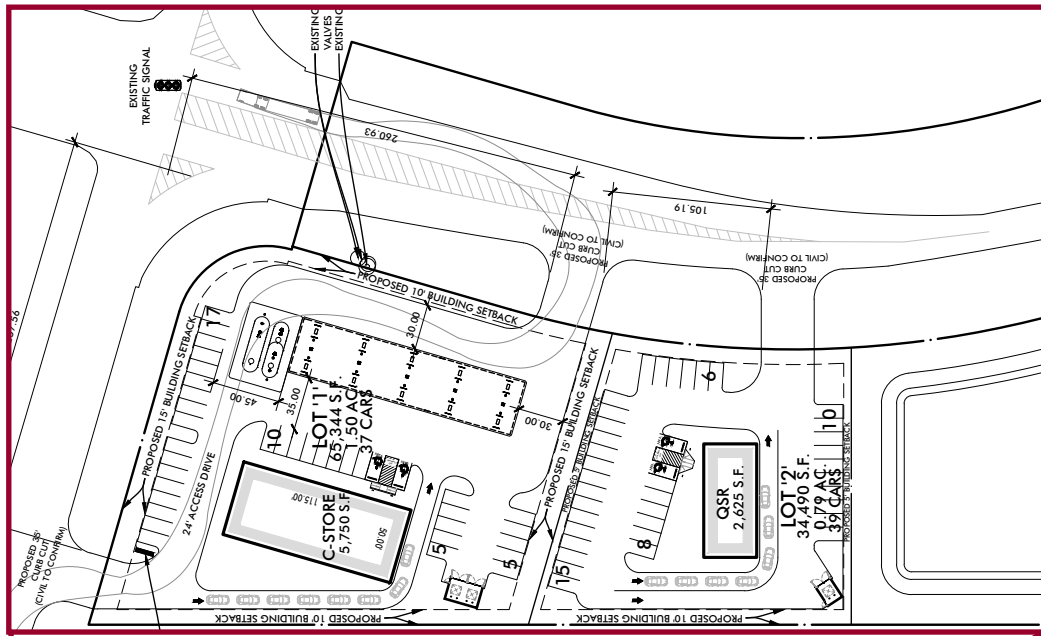


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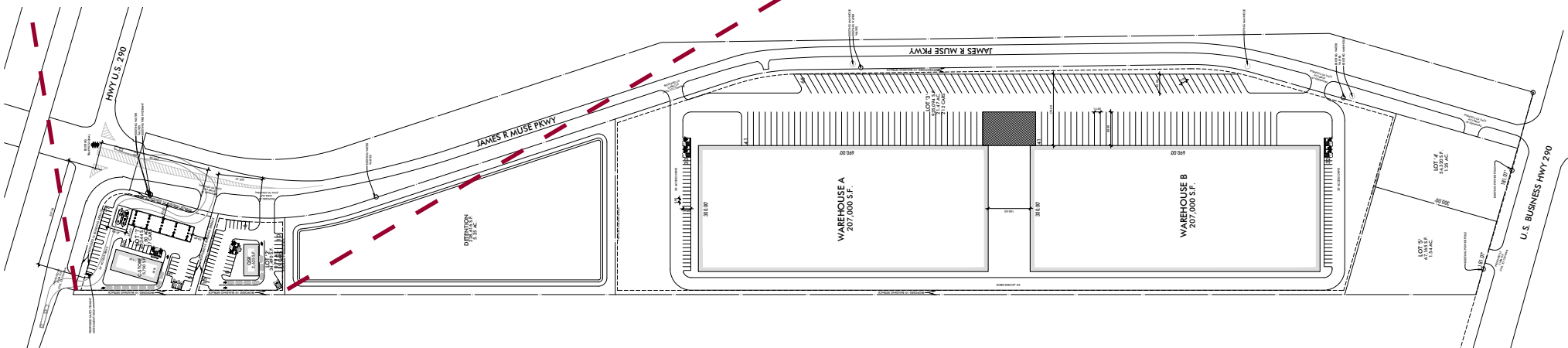
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CONCEPTUAL LAND PLAN

- 414,000' of Industrial Distribution with large truck court
- Fuel C-Store Corner on US 290
- QSR
- (2) additional Retail Pads on Hempstead Hwy



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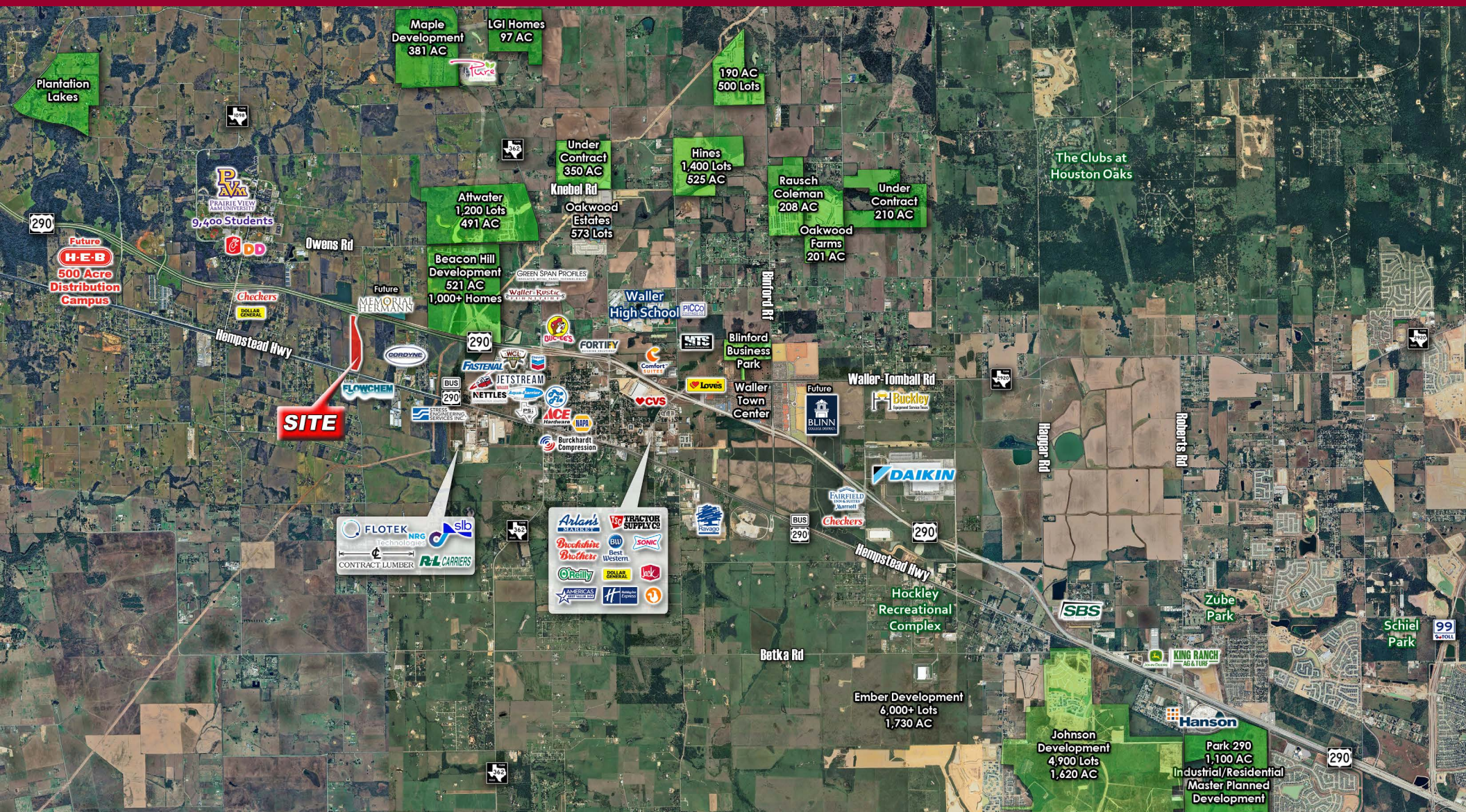


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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 buy 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company, LLC dba Caldwell Land Co	9002313	N/A	713.690.0000
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Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
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

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