



OFFERING MEMORANDUM

7.557 ACRES - FLUKINGER ROAD

Hempstead, Texas 77484

Marcus & Millichap

OVERVIEW AND HIGHLIGHTS

FLUKINGER ROAD DEVELOPMENT

Marcus & Millichap is pleased to present 7.557 acres of prime land for sale on Flukinger Road in Hempstead, Texas. This strategically located parcel offers 436.12 feet of frontage, providing excellent accessibility and visibility for future development. With no floodplain concerns and city utilities available for connection, the site presents a clear opportunity for various uses, including residential, commercial, or industrial projects.

Situated within the highly regarded Waller ISD, this property also benefits from its location adjacent to the Prairie View A&M University campus. On-site detention is required, ensuring compliance with development regulations while maintaining efficient land use.

| | |
|---------------|--------------------------------------|
| PROPERTY SIZE | 7.557 Acres |
| PRICE | Contact Broker for Pricing |
| SCHOOL | Waller ISD |
| FLOODPLAIN | None |
| UTILITIES | None; City of Prairie View Available |
| FRONTAGE | 436.12' on Flukinger Road |
| DETENTION | On-Site Required |



| DEMOGRAPHICS | 2 | 5 | 10 |
|----------------------------|-----------|----------|----------|
| Residential Count | 1,026 | 16,883 | 56,975 |
| Avg HH Income | \$105,348 | \$86,852 | \$96,059 |
| 2023-2028 Projected Growth | 1,175 | 18,573 | 64,541 |

FOR MORE INFORMATION CONTACT:

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Lic: TX: 626818

Maple
DEVELOPMENT GROUP

MAPLE MEADOWS
245 ACRES
931 HOMES

THE
**NEW
HOME**
COMPANY

377 ACRES
1,500 HOMES



CAMERON ROAD

FLUKINGER ROAD

PRAIRIE WIND ROAD



SITE

VIGAVI

TRADEPOINT 290
FUTURE 2.4 MM SF
INDUSTRIAL
DEVELOPMENT

PRAIRIE VIEW, TEXAS
2.3 MILES



290 TX SH 290 46,73VPD

OWENS ROAD



CAMERON ROAD

FLUKINGER ROAD



PRAIRIE WIND ROAD

SITE



Hines

BEACON HILLS



TRADEPOINT 290
FUTURE 2.4 MM SF
INDUSTRIAL
DEVELOPMENT

290 TX SH 290 46,73VPD

OWENS ROAD



PRAIRIE WIND ROAD

SITE



FLUKINGER ROAD

TEXAS GROUP
97 ACRES
300 HOMES

Inspire Communities™

GREEN BRICK PARTNERS

AG ASHTON GRAY OAKWOOD ESTATES

Long Lake Ltd.
"One Step Closer To Home"

WOLFF COMPANIES
BEACON HILLS

Hines

Bold Fox DEVELOPMENT
ATTWATER
WALLER TEXAS

OWENS ROAD

PRAIRIE WIND ROAD

FLUKINGER ROAD



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers.

All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID ZAG0040117

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

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www.marcusmillichap.com



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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|---|-------------|-------------------------------|--------------|
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Buyer/Tenant/Seller/Landlord's Initials

Date

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IABS 1-0