

LAND FOR SALE

For Sale
4 acres
Unrestricted

4 AC UNRESTRICTED LAND IN WALLER

16723 FM 362, Waller, TX 77484

PRESENTED BY:

Patrick J. Buckhoff, CCIM | Principal & Broker Associate 832.560.2100 |
patrick@commercialspacehouston.com

4.0 ACRES | 16723 FM 362 | WALLER, TX

Executive Summary



OFFERING SUMMARY

Sale Price: \$550,000

Lot Size: 4.0 Acres

PROPERTY HIGHLIGHTS

- Possible uses include:
- Daycare,
- Manufacturing/fabrication or repair
- Pet care & kenneling
- 7 Min to US 290
- 14 Min to Hwy 6
- 16 Min to Grand Parkway 99
- 29 Min to Katy
- 40 min to Spring & The Woodlands
- 60 Min to College Station

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Households	118	2,641	9,053
Population	339	7,795	28,360
Avg HH Income	\$59,235	\$60,462	\$61,677

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Additional Photos



H & TC RR CO.
SURVEY
ABSTRACT 302
SECTION 60

PEDRO L. ORTEGA
& ELISA ORTEGA
C.F. NO. 1607581
O.P.R.W.C.

SCALE 1"=40'

4" WOOD POST
(566'15"W-0.6')

N87°52'16"E 463.29'

(B) FND 1/2" I.R.

(B) FND 1/2" I.R.

4.0375 ACRES
(175,875 SQ.FT.)

PART OF
BURL W. ADAMS
&
BETTY ADAMS
VOL. 269, PG. 863
VOL. 244, PG. 88
W.C.D.R.

PEDRO L. ORTEGA
& ELISA ORTEGA
C.F. NO. 1607581
O.P.R.W.C.

N02°05'33"W 380.34'

173.5'

1 STORY
FRAME
21.0'

POOL

10'x12'
BRICK & FRAME
BUILDING

1 STORY
BRICK
& FRAME

S02°14'23"E 378.96'

F.M. 362
(R.O.W. VARIES)

DESCRIPTION OF A TRACT OF LAND CONTAINING
4.0375 ACRES (175,875 SQUARE FEET) SITUATED
IN THE H. & T. C. RR. COMPANY SURVEY,
SECTION 60, ABSTRACT 302,
WALLER COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 4.0375 ACRES (175,875 SQUARE FEET), SITUATED IN THE
H. & T. C. RAILROAD COMPANY SURVEY, SECTION 60, ABSTRACT 302, WALLER COUNTY,
TEXAS, BEING OUT OF A CALLED 46.5 ACRE TRACT OF LAND CONVEYED UNTO H.L. WILLIAMS
BY DEED RECORDED IN VOLUME 68, PAGE 479 OF THE DEED RECORDS OF WALLER COUNTY,
TEXAS, BEING PART OF THE TRACTS OF LAND CONVEYED UNTO BURL W. ADAMS AND BETTY
ADAMS, BY DEEDS RECORDED UNDER VOLUME 244, PAGE 88 AND VOLUME 269, PAGE 863 OF
THE DEED RECORDS OF WALLER COUNTY, TEXAS. SAID 4.0375-ACRE TRACT BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH IRON PIPE IN THE WEST RIGHT-OF-WAY LINE OF F.M. 362
(RIGHT-OF-WAY VARIES) FOR THE NORTHEAST CORNER OF LOT 1, OF VAL VERDE
SUBDIVISION, A SUBDIVISION PLAT RECORDED IN VOLUME 294, PAGE 784-785 OF THE DEED
RECORDS OF WALLER COUNTY, TEXAS, AND THE POINT OF BEGINNING AND SOUTHEAST
CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°42'04"W, ALONG THE NORTH LINE OF SAID VAL VERDE SUBDIVISION,
PASSING A FOUND 1-INCH IRON PIPE FOR NORTHWEST CORNER OF SAID LOT 1 AND
NORTHEAST CORNER OF LOT 2, OF SAID VAL VERDE SUBDIVISION, AT A DISTANCE OF 308.74
FEET, CONTINUING FOR A TOTAL DISTANCE OF 464.27 FEET TO A FOUND 1/2-INCH IRON ROD
FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED UNTO
PEDRO L. ORTEGA AND ELISA ORTEGA, BY DEED RECORDED UNDER COUNTY CLERK'S FILE
NO. 1607581 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND THE
SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02°05'33"W, ALONG THE EAST LINE OF SAID ORTEGA, A DISTANCE OF
380.34 FEET TO AN INTERIOR CORNER OF SAID ORTEGA TRACT AND THE NORTHWEST OF THE
SAID TRACT HEREIN DESCRIBED, FROM WHICH A 4-INCH WOOD POST BEARS SOUTH 66°15'
WEST A DISTANCE OF 0.6 FEET;

THENCE NORTH 87°52'16"E, WITH THE SOUTH LINE OF SAID ORTEGA TRACT, A DISTANCE
OF 463.29 FEET TO A FOUND 1/2-INCH IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF SAID
F.M. 362 FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID ORTEGA TRACT AND THE
NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°14'23"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 362, A
DISTANCE OF 378.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0375 ACRES
(175,875 SQUARE FEET), MORE OR LESS.

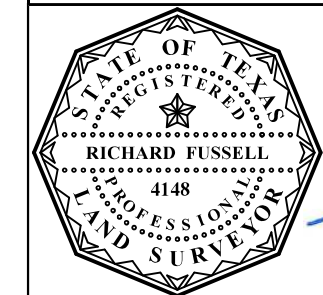
NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE
REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO BETTY L. ADAMS FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGEND

CONCRETE	GRAVEL	ASPHALT
COVERED AREA	FENCE	
WOOD DECK	CHAIN LINK	
BRICK	WIRE	
STEPS	WOOD	
	METAL	
BRICK WALL	POWER POLE	
BRICK COLUMN	SEPTIC LID	

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 4.0375 ACRES (175,875 SQUARE FEET) SITUATED IN THE H&TC RR
CO., SECTION 60 SURVEY, ABSTRACT 302, WALLER COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS.

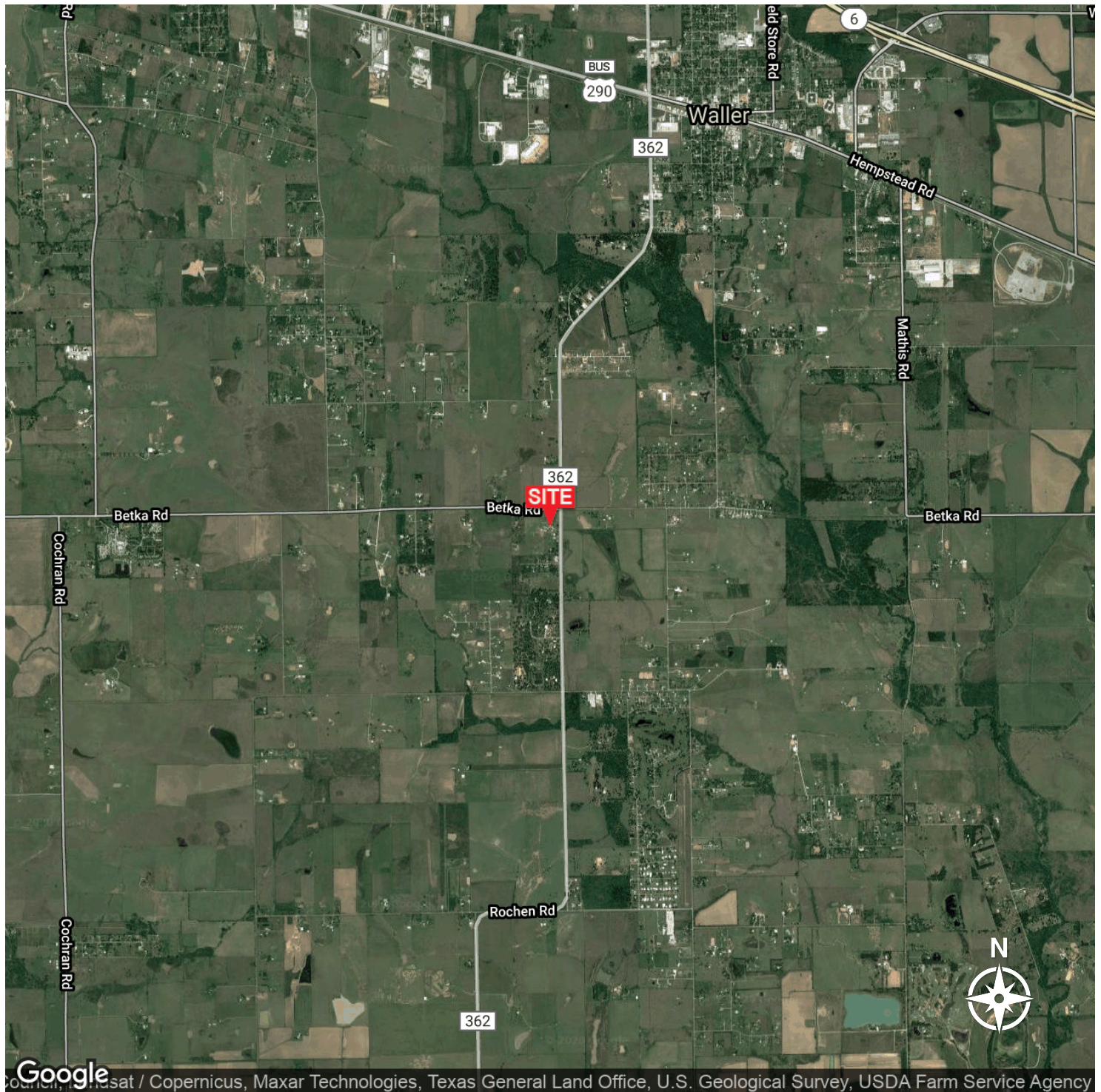


SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON
FEBRUARY 19, 2020 AND THAT THIS PLAT SUBSTANTIALLY
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND
THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS
EXCEPT AS SHOWN.

CLIENT:
TBD
ADDRESS:
16723 F.M. 362
www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382
FIELD CREW:
NG
DRAFTER:
RM
DATE:
FEBRUARY 19, 2020
JOB#
2-81300-20

4.0 ACRES | 16723 FM 362 | WALLER, TX

Location Maps



Google Earth / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

COMMERCIAL ADVISORS GROUP
RE/MAX Integrity

PATRICK J. BUCKHOFF, CCIM

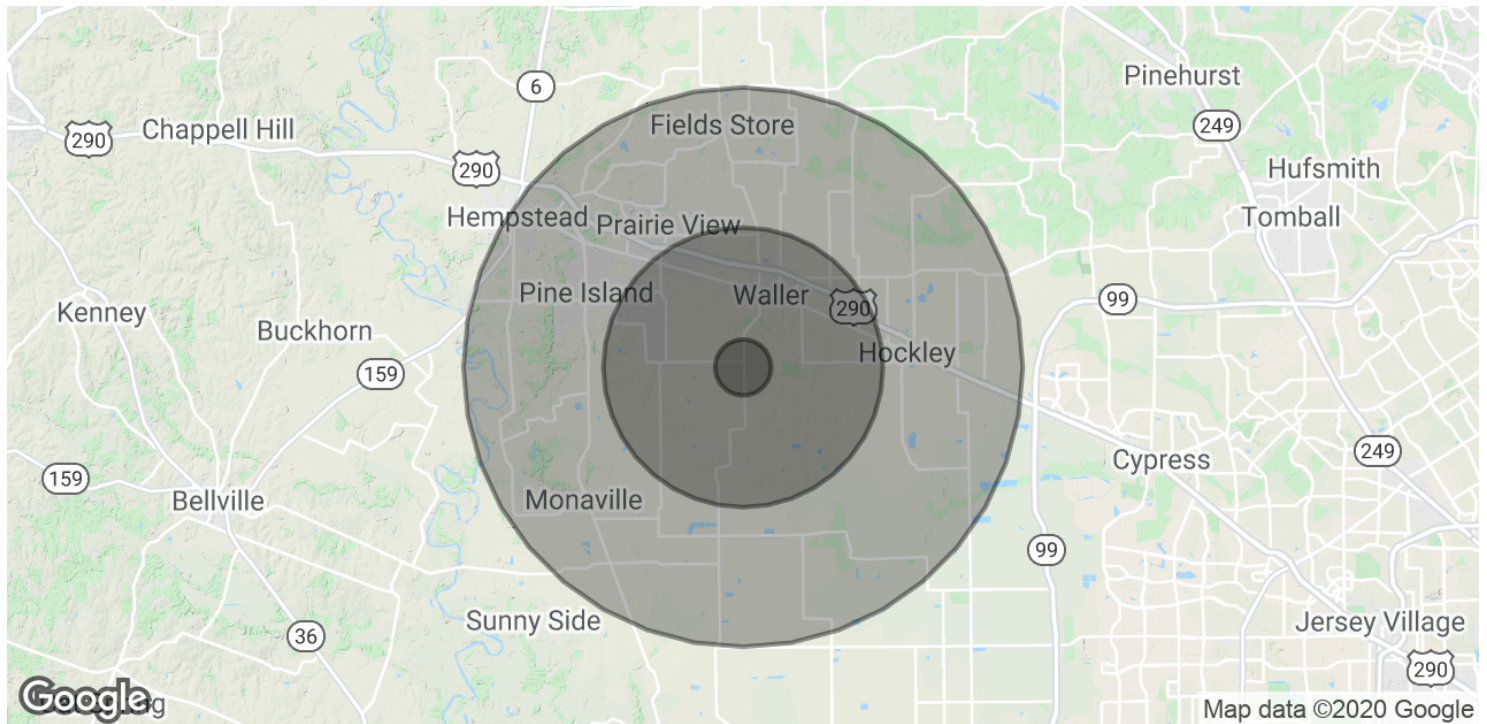
Principal & Broker Associate

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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	339	7,795	28,360
Average age	26.0	26.4	28.6
Average age (Male)	26.3	26.3	28.2
Average age (Female)	25.5	26.6	29.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	118	2,641	9,053
# of persons per HH	2.9	3.0	3.1
Average HH income	\$59,235	\$60,462	\$61,677
Average house value	\$182,420	\$176,485	\$164,760

* Demographic data derived from 2010 US Census



Information About Brokerage Services

Texas law requires all real estate licensees 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.

RE/MAX Integrity	0208532	mecordova1@aol.com	(281)370-5100
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Esther Cordova	0208532	mecordova1@aol.com	(281)370-5100
Designated Broker of Firm	License No.	Email	Phone
Esther Cordova	0208532	mecordova1@aol.com	(281)370-5100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick Buckhoff, CCIM	587831	patrick@commercialspacehouston.com	(281)686-9445
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379
Patrick Buckhoff

Information available at www.trec.texas.gov

IABS 1-0 Date

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Fax: 2815985577

Gustavo Guido

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com