

FOR SALE ± 156 ACRES OF LAND AVAILABLE



**0 ADAMS FLAT RD,
BROOKSHIRE, TX 77423**

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


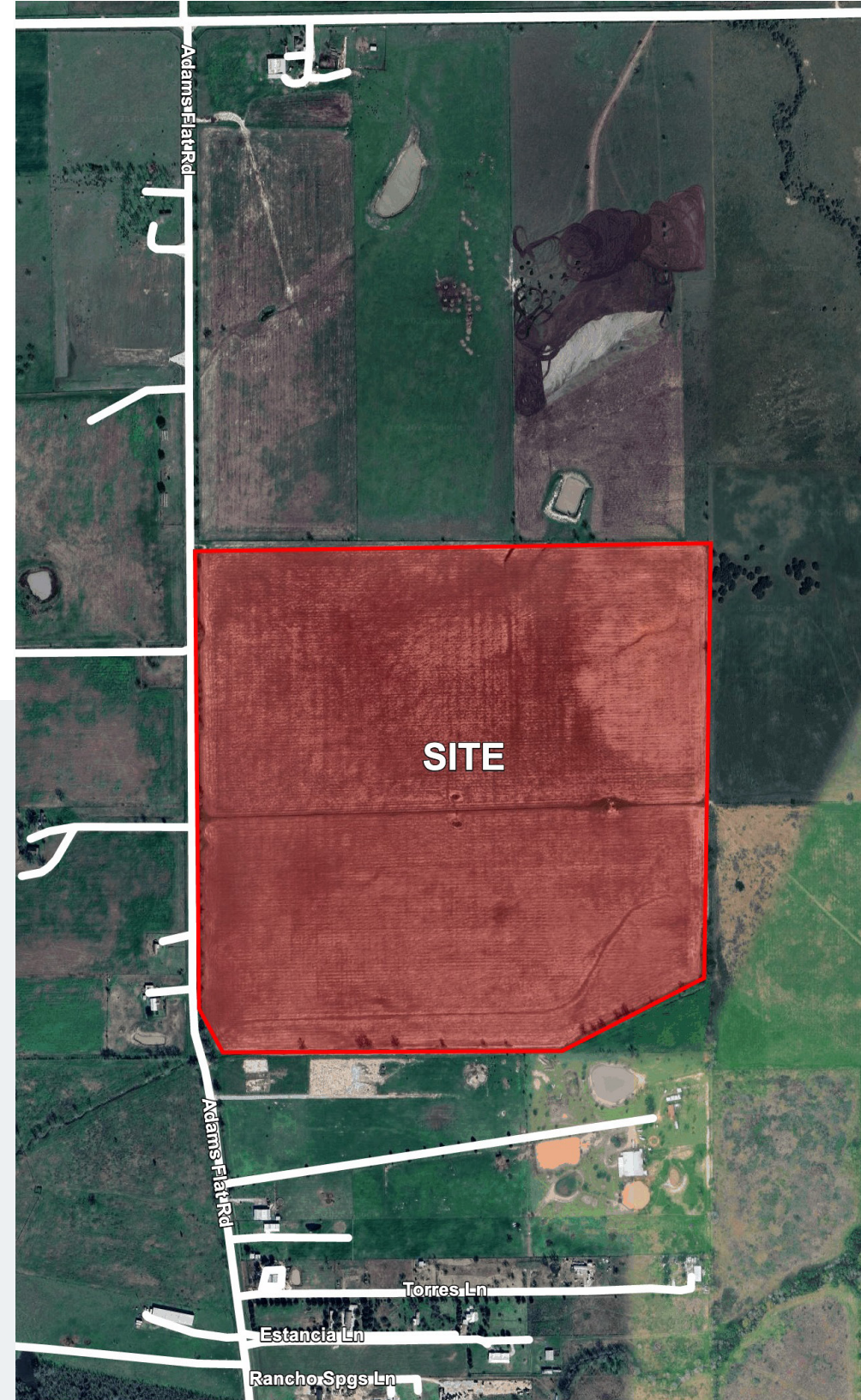
0 ADAMS FLAT RD | BROOKSHIRE, TX

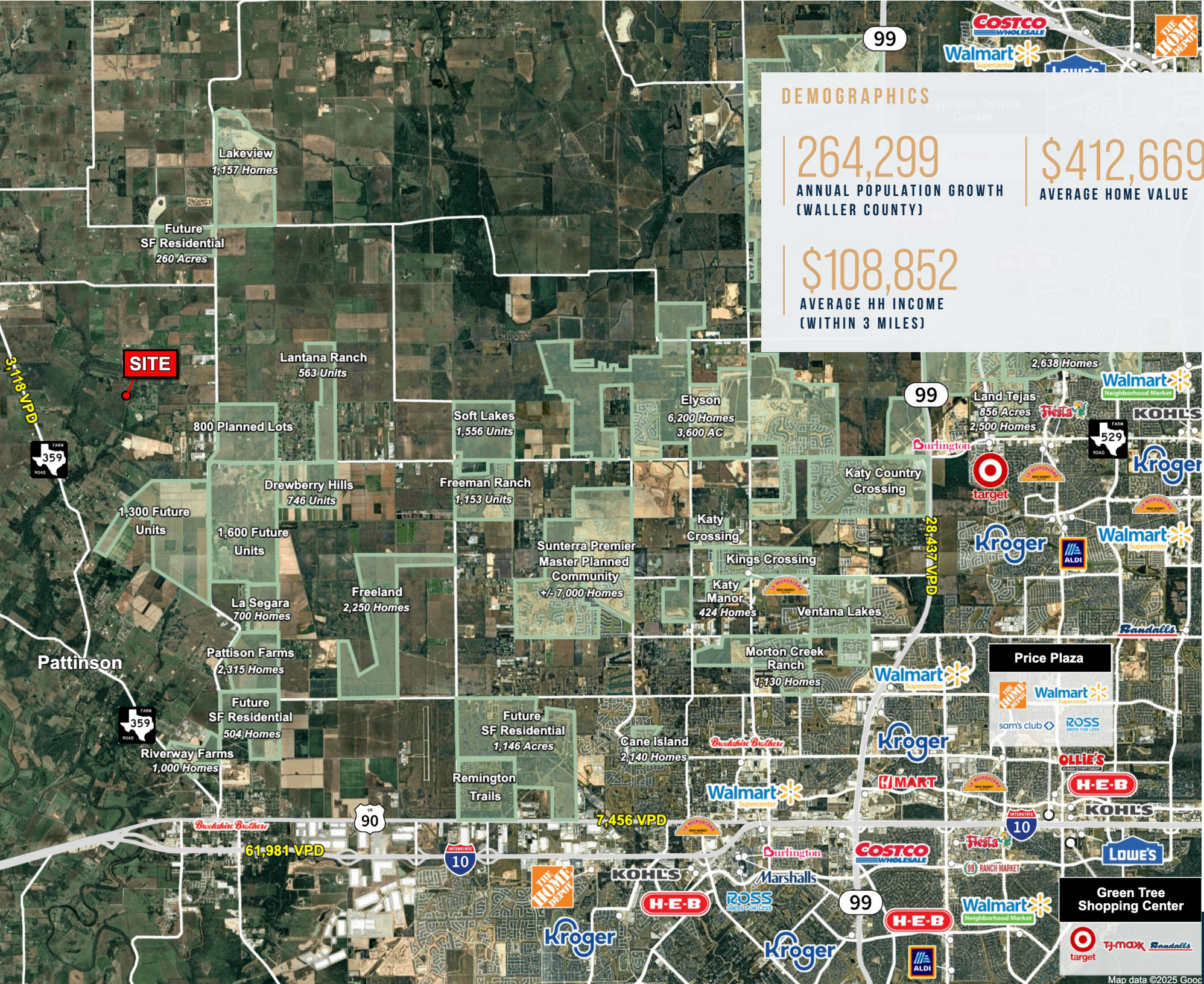
PROPERTY INFORMATION

This ±156 AC property is located in Brookshire, Texas, which offers a unique blend of authentic small-town charm and a direct gateway to a vibrant future. With its prime location right on the vital Interstate 10 corridor, the community provides the tranquility of open Texas landscapes while being just a short, convenient drive from the economic and cultural powerhouse of Houston. This is an ideal property for investment/development.

HIGHLIGHTS

-  NEAR THE INTERSECTION OF FM 529 AND FM 362
-  LOCATED IN THE PATH OF GROWTH NEAR GROWING DEVELOPMENT LIKE BLUESTEM (SIGNORELLI) AND LAKEVIEW (WEEKLEY)
-  NO FLOOD PLAIN
-  AGRICULTURE EXEMPTION IN PLACE
-  CALL BROKER FOR PRICING





DEMOGRAPHICS

264,299

ANNUAL POPULATION GROWTH
(WALLER COUNTY)

\$412,669

AVERAGE HOME VALUE

\$108,852

AVERAGE HH INCOME
(WITHIN 3 MILES)

SITE

Lakeview
1,157 Homes

Future
SF Residential
260 Acres

Lantana Ranch
563 Units

800 Planned Lots

Soft Lakes
1,556 Units

Elyson
6,200 Homes
3,600 AC

Land Tejas
856 Acres
2,500 Homes

2,638 Homes

1,300 Future
Units

1,600 Future
Units

Drewberry Hills
746 Units

Freeman Ranch
1,153 Units

Sunterra Premier
Master Planned
Community
~/- 7,000 Homes

Katy
Crossing

Katy Country
Crossing

99

Walmart
Neighborhood Market

KOHL'S

Kroger

target

Walmart
Supercenter

ALDI

Pattinson

La Segara
700 Homes

Freeland
2,250 Homes

Katy
Manor
424 Homes

Kings Crossing

Ventana Lakes

28,437 VPD

Pattison Farms
2,315 Homes

Future
SF Residential
504 Homes

Riverway Farms
1,000 Homes

Future
SF Residential
1,146 Acres

Cane Island
2,140 Homes

Morton Creek
Ranch
1,130 Homes

Walmart
Supercenter

Price Plaza

Walmart

sam's club

ROSS
GOODS FOR LESS

Kroger

OLLIE'S
GOODS FOR LESS

H-E-B

KOHL'S

61,981 VPD

90

10

7,456 VPD

Walmart
Supercenter

MART

Walmart
Neighborhood Market

LOWE'S

Kroger

H-E-B

ROSS
GOODS FOR LESS

Kroger

H-E-B

Walmart
Neighborhood Market

Green Tree
Shopping Center

target

TJ-MAXX

Randalls

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CONTACT US

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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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 dues 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 dues 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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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