

3.4 AC IN PATTISON

NORTH OF BROOKSHIRE, TEXAS
3272 Farm to Market 362 Pattison TX 77423



FOR SALE

AVAILABLE
3.4 AC

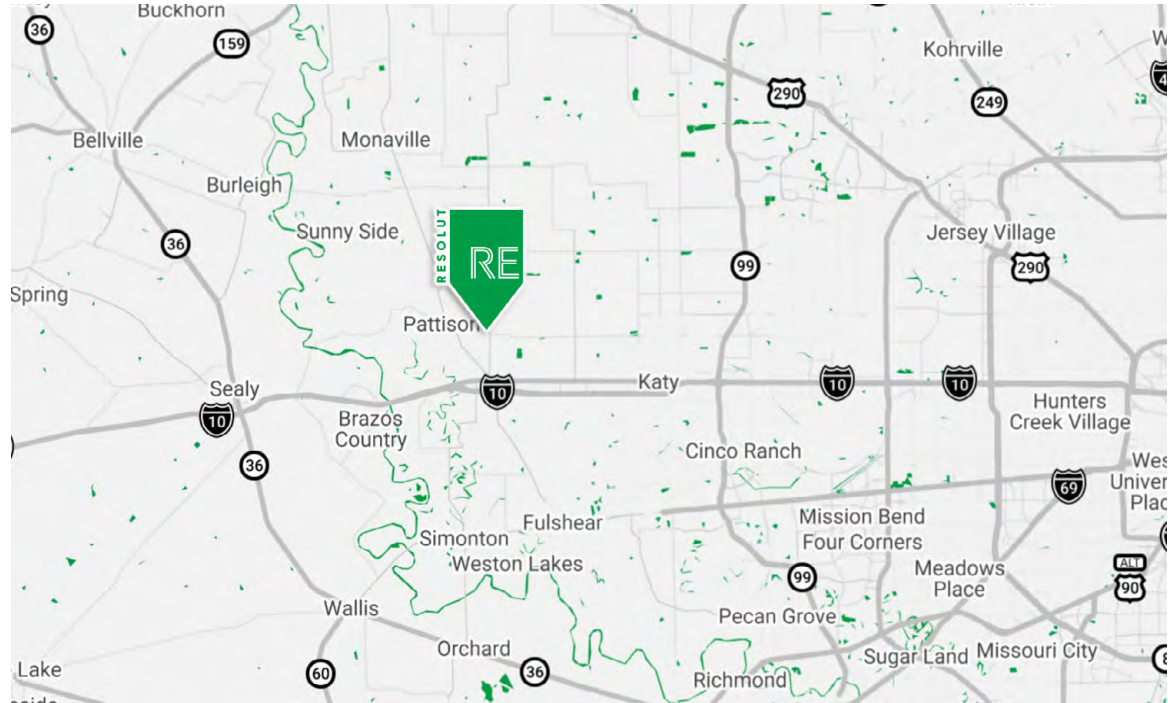
PRICE
\$465,000.00
*(Estimate provided by Landlord
and subject to change)

Gustavo Lopez
glopez@resolutre.com
(281) 445-0033

Sydney Martin del Campo
smartindelcampo@resolutre.com
(281) 445-0033

PROPERTY HIGHLIGHTS

- Unrestricted raw land in the City of Pattison for any use
- Utilities off site, electrical and gas conveniently located nearby
- Total of 3.4 acres includes two lots, 0.67 acres fronting FM 362
- 180' frontage on F.M. Highway 632
- High visibility to local traffic
- 2.5 mile north of rapidly growing Brookshire, Texas
- Azalea, a 270-acre community by Maple Development that will total 850 lots
- La Segarra, a 215-acre community by Bold Fox Development that will total roughly 700 lots
- Sunterra Lakes, Master Planned Community, 1,462 acres with +/- 4,000 planned homes
- Waller County Mobility Bond Projects:
Total Bond amount, \$280 million for funding over two dozen road projects to support residential and commercial growth. Includes widening of FM 529 from Grand Parkway to FM 362, with construction anticipated to start between 2027 and 2028



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



4,536
POPULATION
3-MILE RADIUS



\$88,684
AVG HH INCOME
3-MILE RADIUS

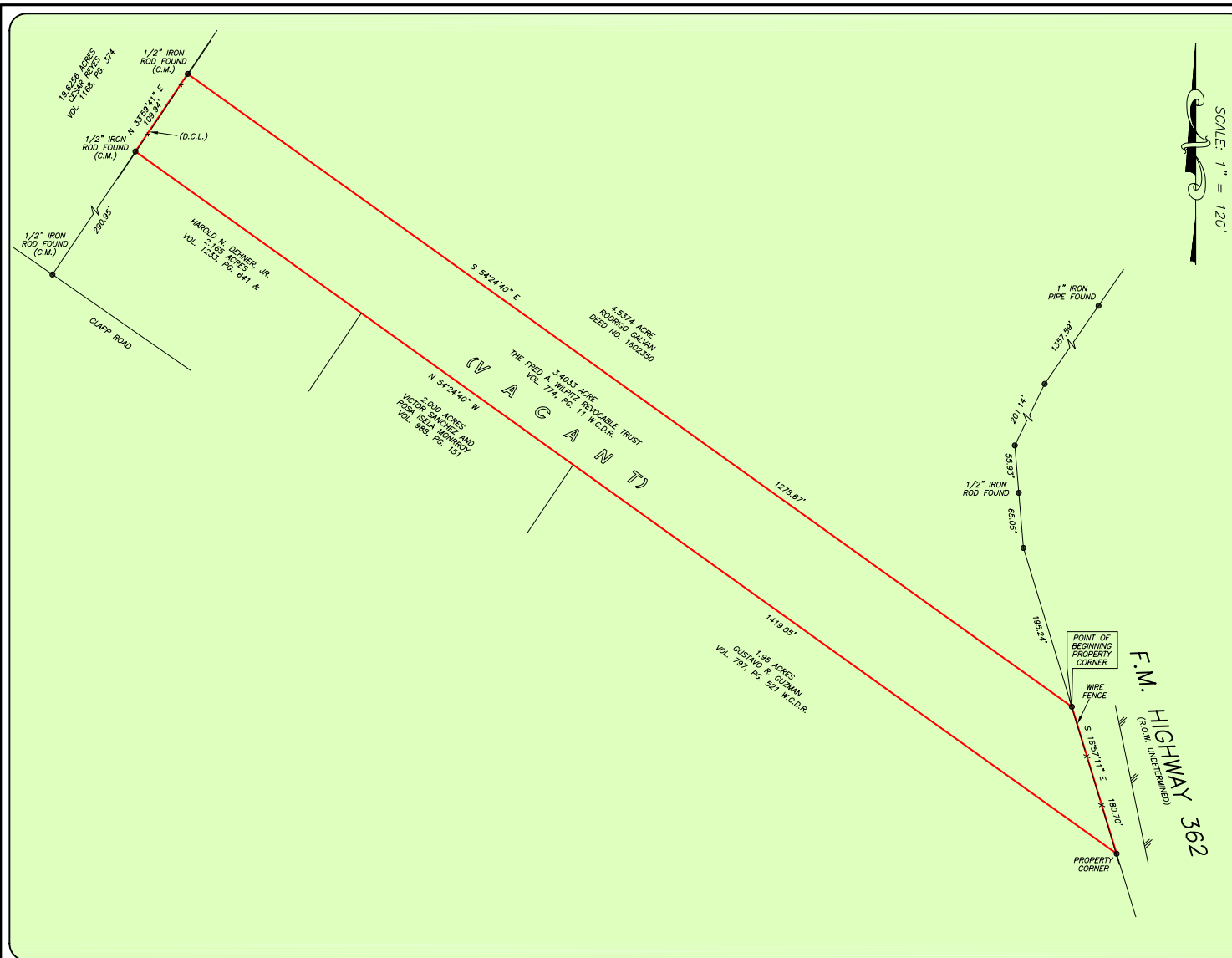


2,882
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
FM 362: 4,692 VPD
Morton Road: 978 VPD
(Placer AI 2024)

3.4 AC IN PATTISON | 3272 Farm to Market 362 Pattison TX 77423



GF NO. 17473031707 STEWART TITLE
 ADDRESS: FM HIGHWAY 362
 BROOKSHIRE, TEXAS 77423
 BORROWER: MARIBEL LORENZO

3.4031 ACRES
SITUATED IN THE
C.D. MIXON SURVEY, A-226 &
W.M. SNYDER SURVEY, A-339
 OF WALLER COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48473C 0350 E
 MAP REVISION: 02/18/2009
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

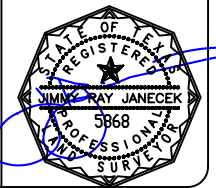
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 774, PG. 11, DRWCT

DRAWN BY: JB

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK
 PROFESSIONAL LAND SURVEYOR
 NO. 5868
 JOB NO. 17-03472
 APRIL 11, 2017

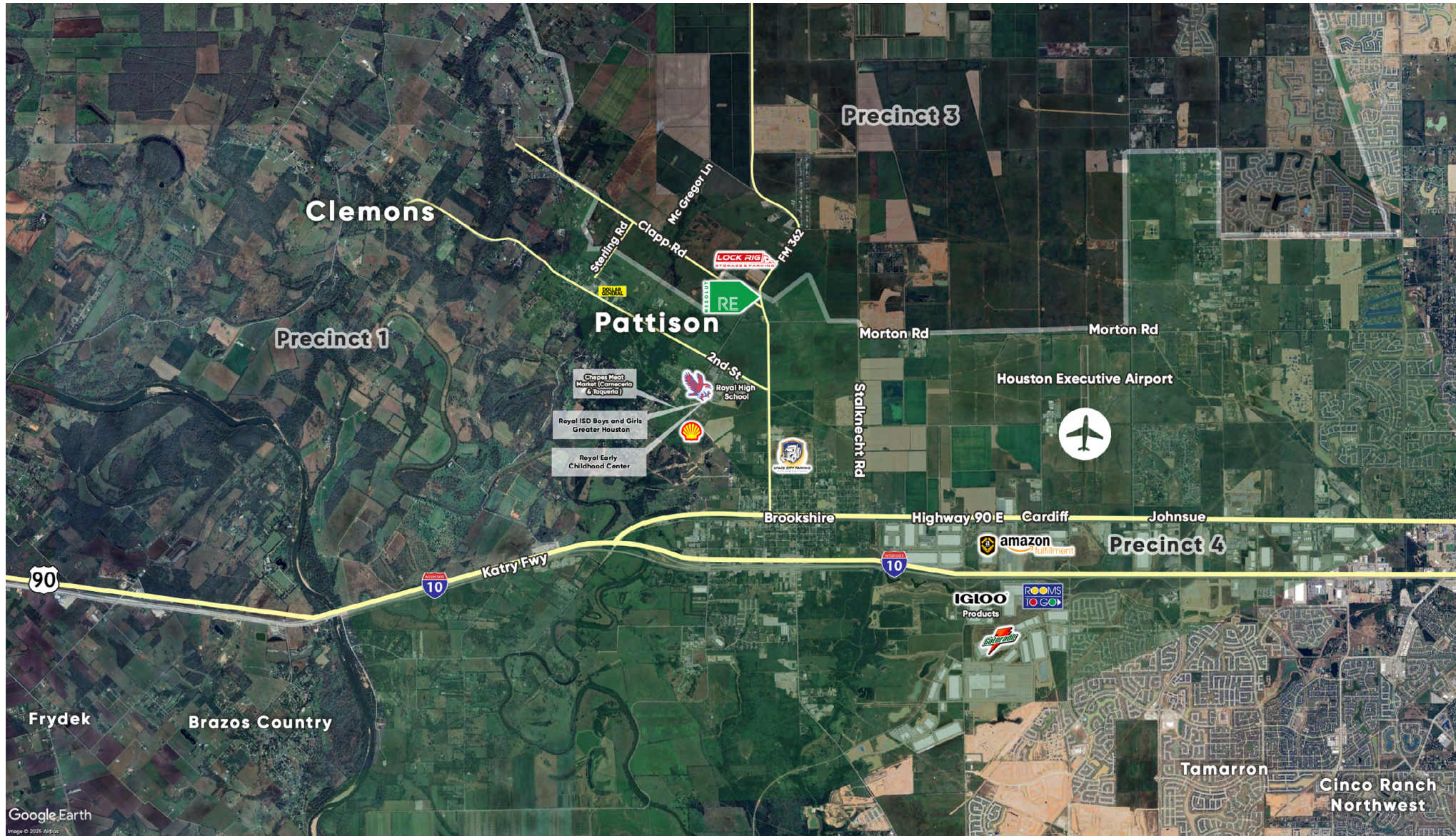


stewart
 OF HOUSTON
 JANE MATHEWS
 281-357-8277



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionlandsurveyors.com
 281-496-1586 281-496-1867 210-829-4941 FAX 210-829-1555
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700





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.

11-03-2025



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 on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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. **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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
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Sales Agent/Associate's Name	License No.	Email	Phone