



FOR SALE

Sterling Rd
PATTISON, TX 77338

Selling Price: \$1,395,000

Total Acres: 24.76

FOUR ADJOINING LOTS IN PATTISON
Pattison TX, 77423

Image © 2025 Airbus

Luxury
& Commercial



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PROPERTY OVERVIEW

This property features 4 adjoining unimproved lots totaling 24.76 acres along quiet and scenic Sterling Road in Pattison, TX. Located in fast-growing Waller County, this expansive property features level, open terrain with direct road frontage, making it ideal for residential development, a private ranch, recreational use, or commercial investment. With no known restrictions, the land offers flexibility to suit a variety of needs.

Enjoy peaceful country living while still being just minutes from I-10, Katy, and Brookshire. Whether you're looking to build your dream home, develop multiple homesites, start a commercial venture, or simply invest in Texas land, this property presents endless potential in a highly desirable area. Land Includes 2 ponds and has city water.



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Rachel Dunham, CCIM
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PROPERTY INFORMATION

Lot 1		Lot 2	
Lot Acres	3.96	Lot Acres	10.4
Lot Sq Ft	172,498	Lot Sq Ft	453,024
Parcel ID	303100-090-000-100	Parcel ID	303100-080-000-100

Lot 3		Lot 4	
Lot Acres	9.659	Lot Acres	0.741
Lot Sq Ft	420,746	Lot Sq Ft	32,278
Parcel ID	303100-079-001-100	Parcel ID	303100-079-000-100



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Map

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Site Here

Pattison

BCG - Badri
Cricket Grounds

HIDDEN
FOREST ESTATES

KATY PRAIRIE
ESTATES

EAGLE
RANCH WEST

VILLAGES OF
BEAR CREEK

BARKER C

CYPRESS
MEADOWS

LAKE OF
BRIDGEWATER

WILLIAMSBURG
COLONY

Ma
Pecanum Park

Park Row

Andretti Indoor
Karting & Games Katy

Brookshire

Houston West RV Park
Toprated

ROSE Therapeutic
Farm & Goat Yoga

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	Traffic Count		
FM 359	7,377	AADT 2022	(TxDOT)

	Household Income		
2023 Median Income	\$78,618	\$65,074	\$91,026
Under \$25k	106	247	638
\$25k - \$50k	252	909	1,395
\$50k - \$100k	297	1,075	2,208
\$100k - \$150k	131	456	1,397
Above \$150k	264	446	2,078

	Age		
2023 Median Age	40.4	33.5	34.4
Under 20	835	2,951	7,204
20 - 25	260	939	1,696
25 - 45	720	2,767	7,055
45 - 65	799	2,321	5,197
Over 65	500	1,035	2,137

	Housing Occupancy		
2023 Ratio	10:01	20:03	10:01
Occupied	959	2,671	6,972
Vacant	91	462	744

	Renter To Homeowner		
2023 Ratio	3:10	1:04	1:04
Renters	230	595	1,504
Homeowners	820	2,538	6,212

	Employees		
Agriculture	105	217	590
Construction	231	614	1,333
Manufacturing	355	835	1,781
Wholesale Trade	57	57	465
Retail Trade	223	625	1,602
Transportation, Warehousing	242	286	703
Information	17	30	179
Finance, Insurance	51	136	544
Professional Services	353	563	1,711
Educational, Health Care	632	1,196	2,594
Arts, Entertainment, Food	222	341	900
Management, Business, Science, Arts	871	1,423	5,391
Public Administration	45	64	401
Other Services	117	192	497
Total 2023	2,629	7,935	17,767

	Tax Rate -City Of Pattison	
Waller-Harris Esd 200	0.09664	
Waller County	0.47297	
Waller County Fm	0.02304	
Royal ISD	1.11401	
Total Estimated Tax Rate	1.7067	

DEMOGRAPHICS

Within a 1-to-5-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.

	Population		
Year	1 Mile	3 Miles	5 Miles
2023	3,227	10,212	23,835
2022	3,397	9,988	22,560
2021	3,318	9,911	21,984
2020	3,179	9,586	19,605
2019	4,038	9,916	19,650



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Contact me for any additional questions

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