

## FOR SALE

Sterling Rd
PATTISON, TX 77338

Selling Price: \$1,395,000

**Total Acres: 24.76** 





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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.

"The World of Real Estate is a phone call away."

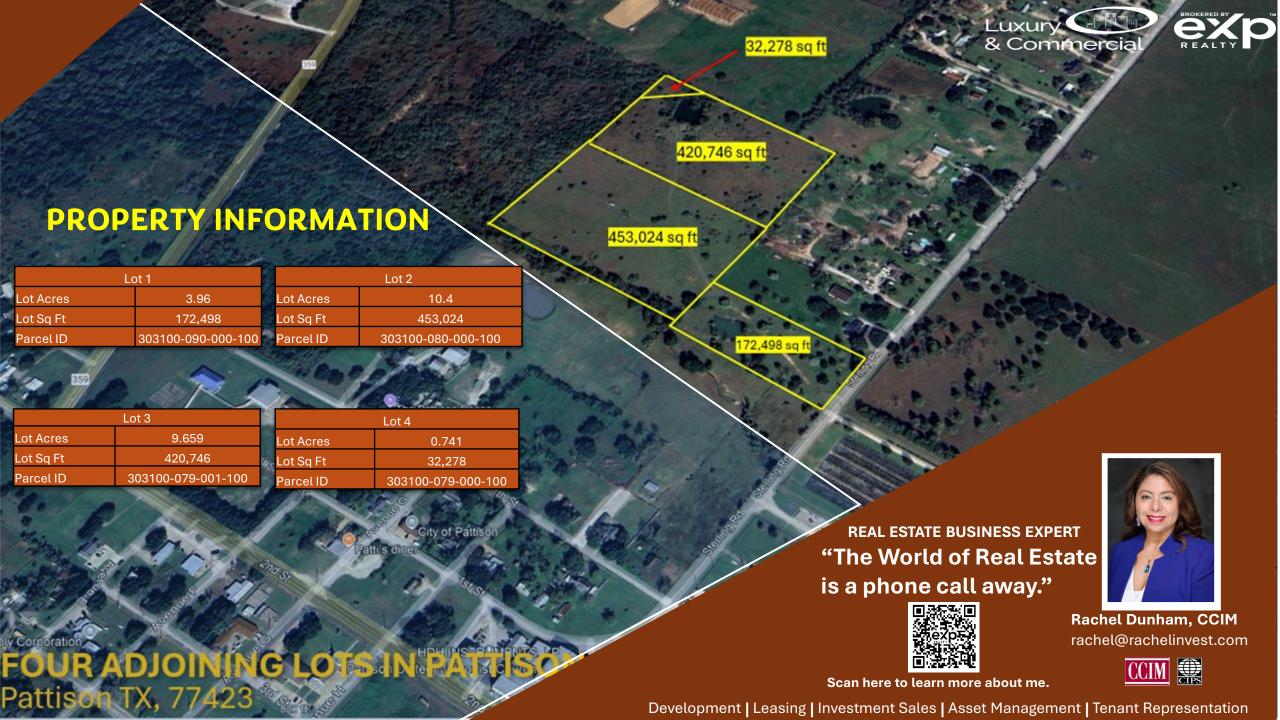


Rachel Dunham, CCIM rachel@rachelinvest.com



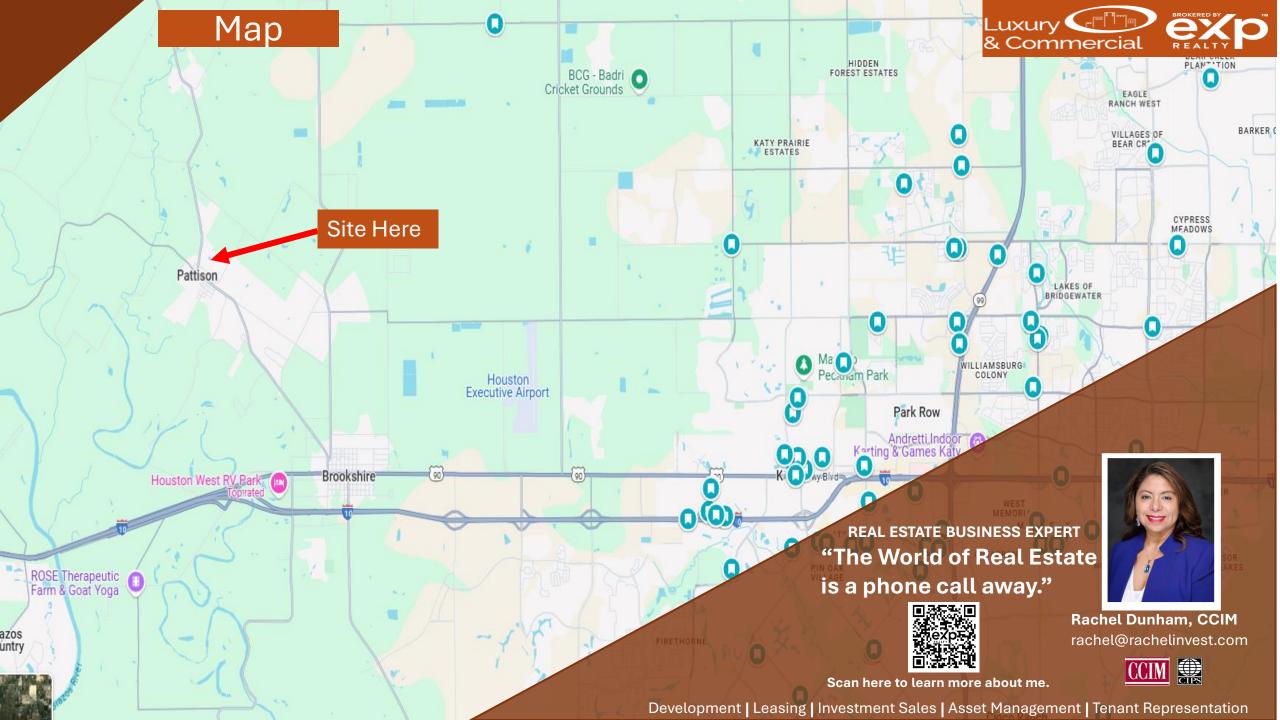


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#### **Traffic Count**

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	<u> </u>	33.5	34 4

25 - 45	720	2,767	7,055
45 - 65	799	2,321	5,197
Over 65	500	1,035	2,137

835

260

Under 20 20 - 25 2,951

939

7,204

1.696

#### **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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