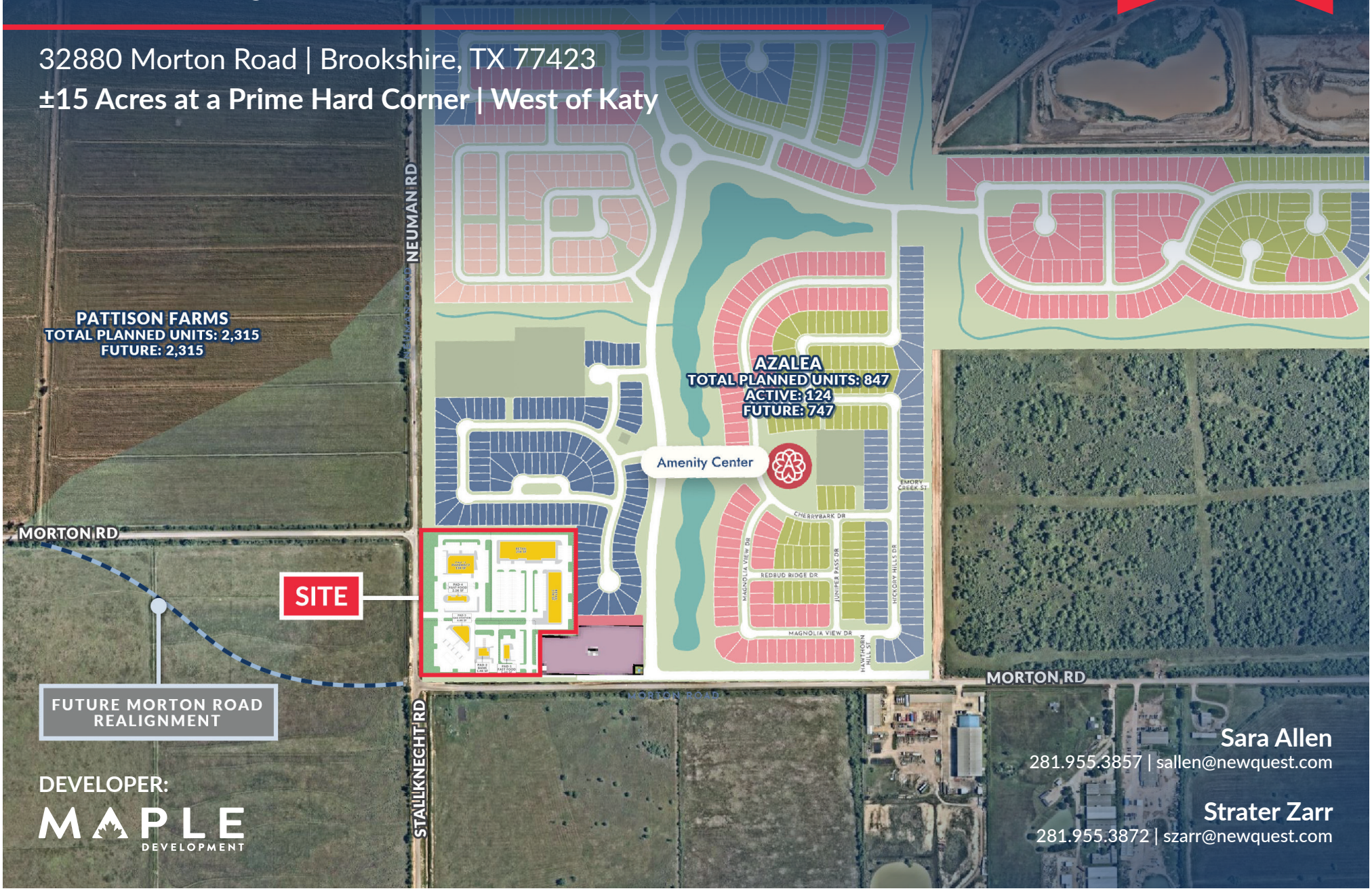
NewQuest

AZALEA SQUARE COMMERCIAL RESERVES

For Sale

32880 Morton Road | Brookshire, TX 77423

±15 Acres at a Prime Hard Corner | West of Katy



DEVELOPER:

MAPLE DEVELOPMENT

Sara Allen
281.955.3857 | sallen@newquest.com

Strater Zarr
281.955.3872 | szarr@newquest.com

Project Highlights

Commercial Reserves Available For Sale in Brookshire, Texas

- Hard corner of Morton Road and Neuman Road
- Located west of Katy, Texas in the pathway of growth
- Access off major thoroughfares such as I-10 & the Grand Parkway
- Surrounded by rapid residential development
- Morton Road will be realigned
- 3,751 total active/existing homes within 3 miles
- 20,796 houses planned within 3 miles

Sara Allen
sallen@newquest.com
281.955.3857

Strater Zarr
szarr@newquest.com
281.955.3872

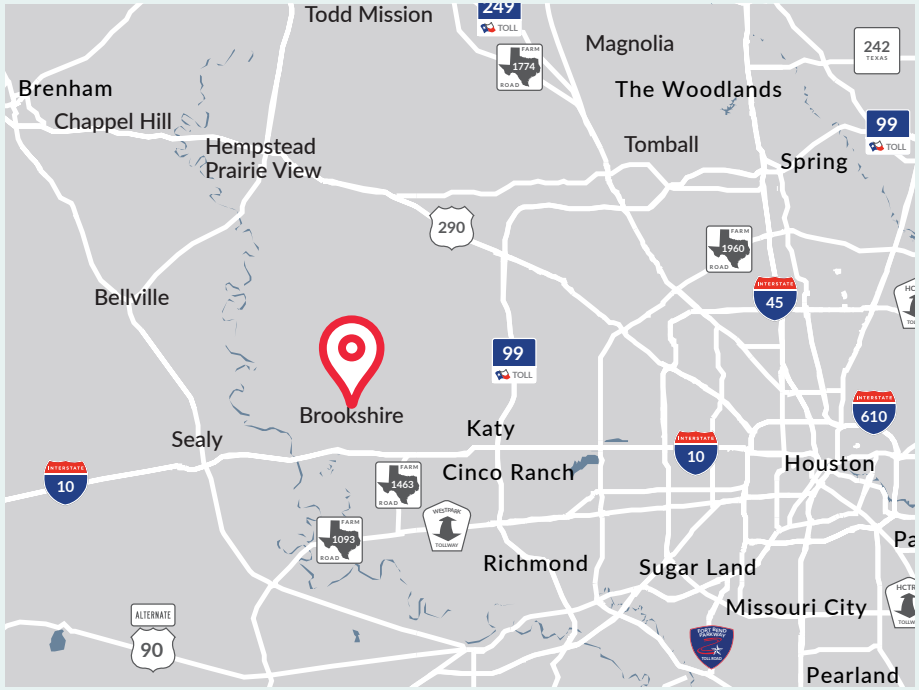
Approximate Size:	±15 acres (will subdivide)
Price:	Contact Broker for Pricing
Utilities:	Waller County MUD 43
School District:	Royal ISD
Engineering/Detention	Off Site

89% POPULATION GROWTH
within 7 miles from 2020 to 2026

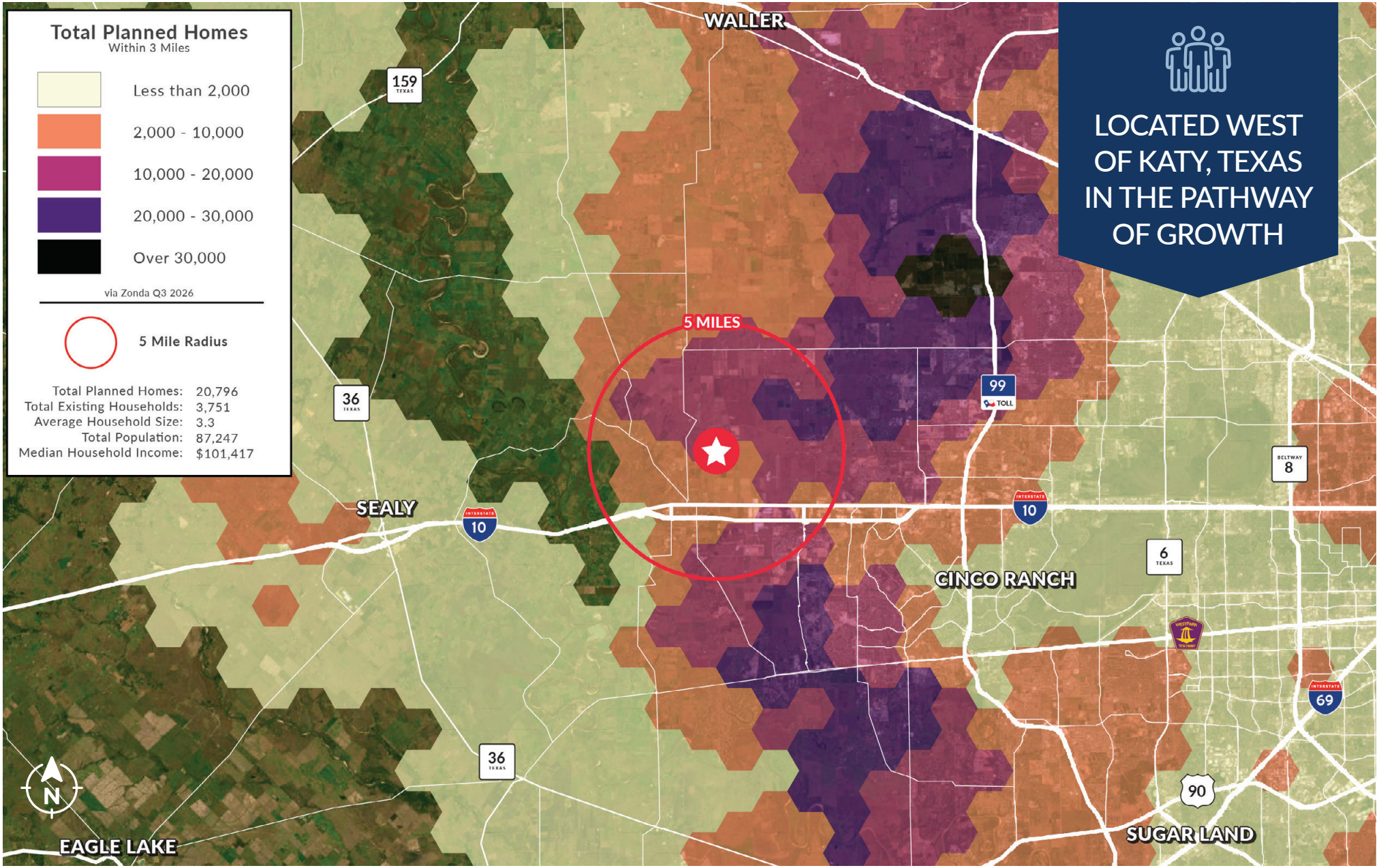
$192K AVERAGE HOUSEHOLD INCOME
within 7 miles

81,804 POPULATION
within 5 miles

2020 Census, ESRI 2026



Aerial



TxDOT Traffic Counts as of 2026

09.26 | 05.26

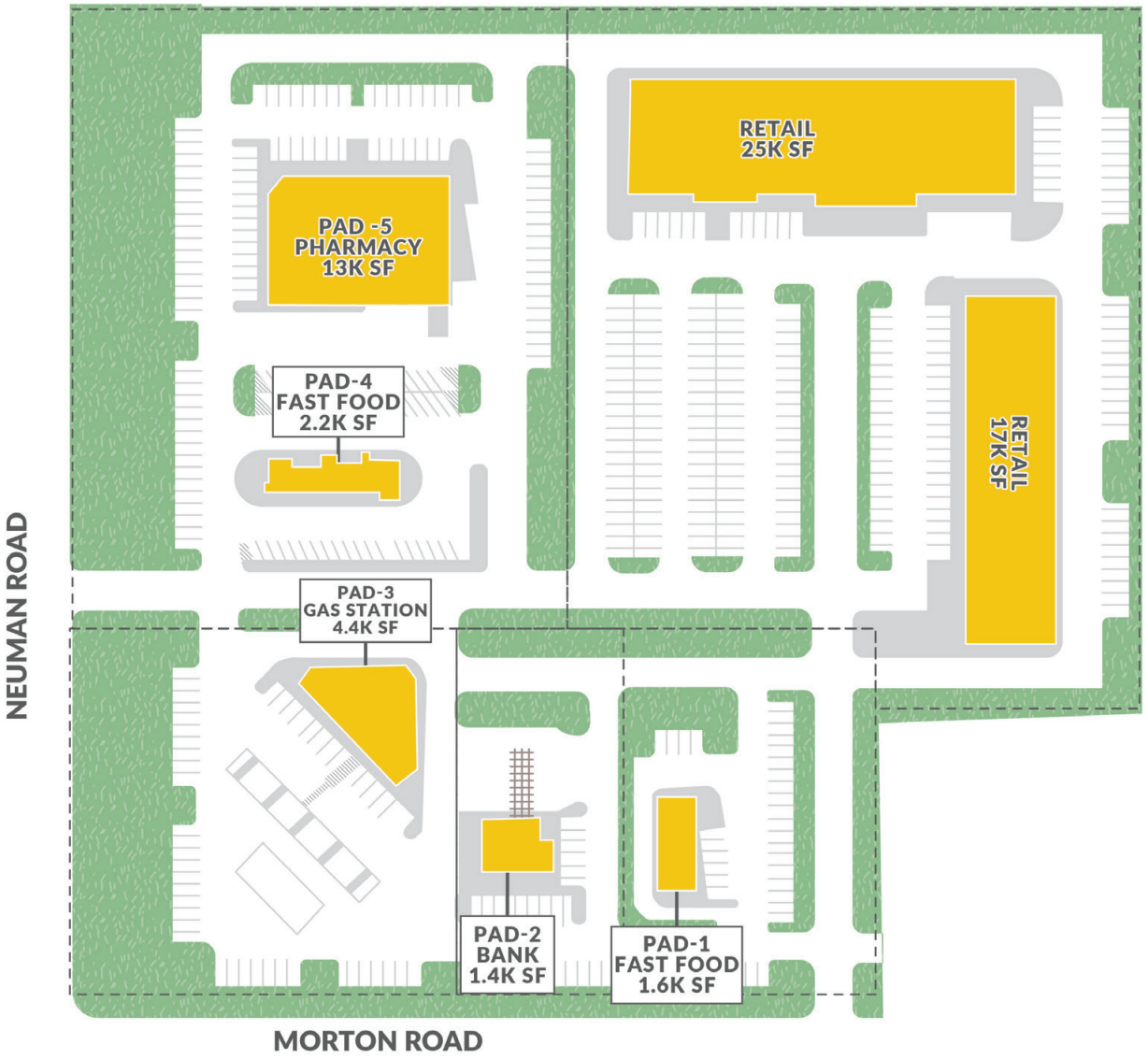
Aerial



TxDOT Traffic Counts as of 2026

09.26 | 05.26

Proposed Land Plan



11.26 | 10.26

Demographics

2020 Census, ESRI 2026

USPS POSTAL COUNTS	3 MILES	5 MILES	7 MILES
Q2 2026	1,391	6,349	28,604

POPULATION	3 MILES	5 MILES	7 MILES
Current Households	1,364	5,377	26,194
Current Population	3,936	17,913	81,804
2020 Census Average Persons per Household	2.93	3.25	3.19
2020 Census Population	4,090	13,975	43,201
Population Growth 2020 to 2026	-4%	28%	89%
2026 Median Age	35.6	35.7	35.2

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	19.1%	15.6%	12.3%
2 Person Households	26.8%	27.5%	27.3%
3+ Person Households	17.6%	18.1%	19.0%
Owner-Occupied Housing Units	78.6%	82.8%	86.6%
Renter-Occupied Housing Units	72.5%	71.9%	72.8%

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	25.5%	43.0%	48.7%
Black or African American	24.7%	14.6%	12.7%
Asian or Pacific Islander	0.6%	4.7%	9.2%
Other Races	30.6%	19.7%	11.9%
Hispanic	54.7%	41.3%	31.3%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	$90,872	$144,687	$192,031
Median Household Income	$77,448	$101,103	$149,825
Per Capita Income	$29,390	$47,604	$62,001

EDUCATION	3 MILES	5 MILES	7 MILES
Estimated High School Graduate	28.8%	20.0%	13.3%
Estimated Bachelor's Degree	15.5%	26.6%	35.4%
Estimated Graduate Degree	3.7%	10.8%	18.5%

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.

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.

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 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 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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sara Allen	**573241**	**sallen@newquet.com**	**281.955.3857**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.