



RIVERSTONE
LAND AND RANCH

38604 FM 3346
Hempstead, TX 77445

BLAKE JONES 979.220.0061

www.riverstoneecos.com | 809 University Drive East, College Station, TX 77840



OFFERING SUMMARY

Sale Price:	\$1,450,000
Price / Acre:	\$71,428.57 / Acre
Lot Size:	±19.6 Acres
Location:	Waller County – Hempstead, Texas
Utilities:	Electric Onsite; Well & Septic Needed
Property Type:	Recreational / Ranch Land
Creek Frontage:	±580 Feet
Road Frontage:	±520 Feet
Property Depth:	±1,625 Feet

PROPERTY HIGHLIGHTS

- ±19.6 acres of scenic Texas countryside
- ±0.8-acre pond stocked with largemouth bass,
- ±580 feet of creek frontage
- Gently rolling topography ranging from ~170' to 200', with an elevated, ideal homesite
- Open pastureland complemented by scattered mature trees for shade and privacy
- Well-suited for a custom homesite, recreational use, or a private weekend retreat
- Enjoy peaceful rural living with quick access to everyday conveniences, including nearby H-E-B, shopping, and dining



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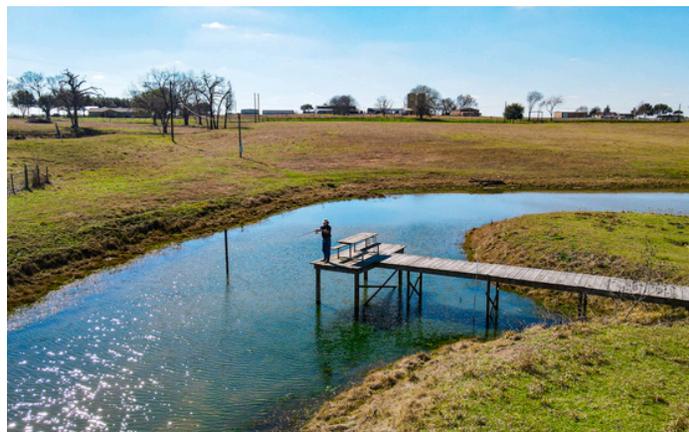
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Future
H-E-B

Hempstead, TX

McDonald's PROSPERITY BANK DQ Pizza Hut
Walmart Jack in the box SUBWAY SONIC TACO BELL

Prairie View, TX

Chick-fil-a Slurpee Checkers
PVAMU DOLLAR GENERAL Starbucks



Waller, TX

Arlan's MARKET TRACTOR SUPPLY CO. FAMILY DOLLAR
O'Reilly AUTO PARTS CVS pharmacy
BLINN COLLEGE DISTRICT. DAIKIN



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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.

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 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.

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 duties 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.

<u>Riverstone Companies, LLC</u>	<u>9008522</u>	<u>info@riverstonecos.com</u>	<u>(979) 431-4400</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>James Jones</u>	<u>545598</u>	<u>info@riverstonecos.com</u>	<u>(979) 431-4400</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Blake Jones</u>	<u>837977</u>	<u>blake.jones@riverstonecos.com</u>	<u>(979) 220-0061</u>
Licensed Supervisor of Sales Agent/ Associate Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date