



Land Advisors
ORGANIZATION



CLEAR CREEK RESERVE

531 ENTITLED SINGLE FAMILY LOTS





Clear Creek Reserve

PLEASE CONTACT

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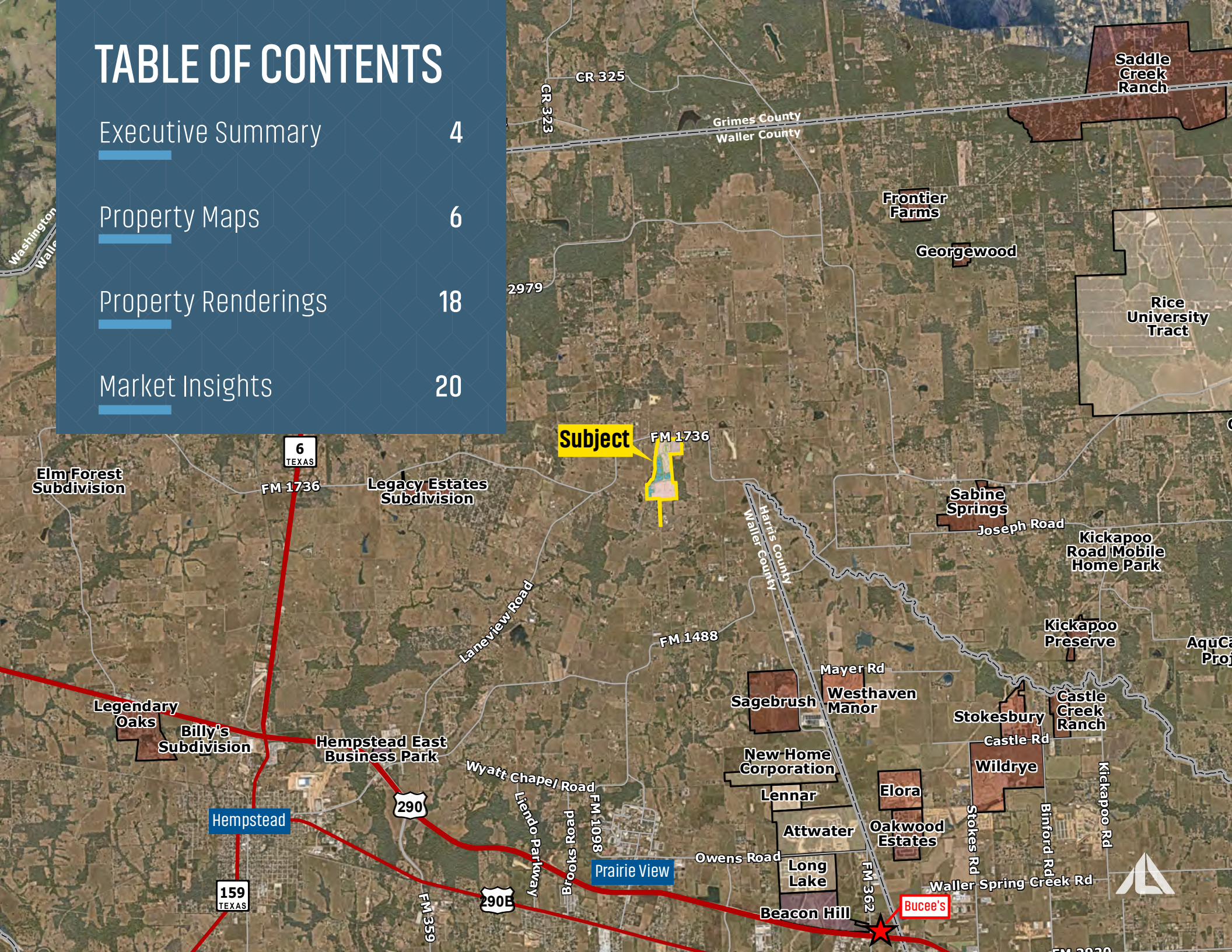
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01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



LOCATION

Located at 28583 FM 1736, north of FM 1488, east of Hwy 6 in Hempstead, Waller County, Texas 77445



SIZE

172.8± Acres



PRICE

\$55,000 per acre



LOTS

Planned for 531 - 50' lots
50' x 120'
50' x 100'



SCHOOL DISTRICT

Waller ISD

- Field Store Elementary
- Schultz Junior High
- Waller High School



ENTITLEMENTS

- MUD creation is completed
- Traffic Study completed
- Wetlands Study completed
- TxDOT Driveway Permit completed
- Waller County General Plan - Approved
- Waller County Drainage Study - Approved
- Discharge Permit in process with TCEQ
- CCN De-Annexation Approved by PUC
- Engineer Cost Estimates from LJA Engineering



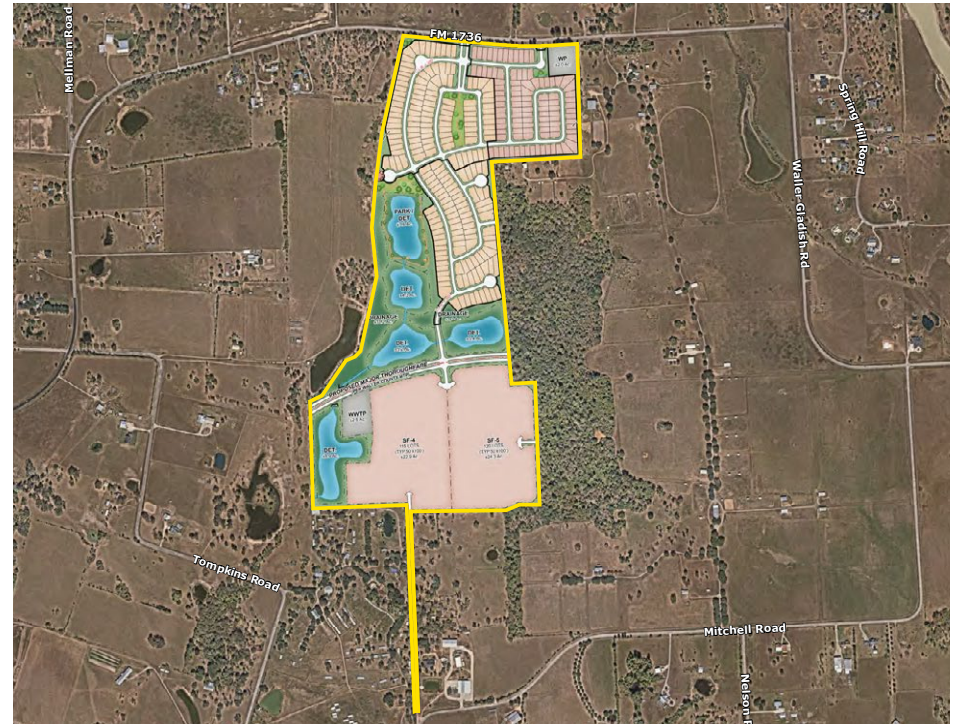
MUD

Waller County MUD 67



TAX RATES

Waller-Harris ESD 200	0.100000
Waller County	0.532596
Waller County FM	0.023591
Waller ISD	1.062600
Waller County MUD #67 (proposed)	1.250000
Total Tax Rate	2.968787



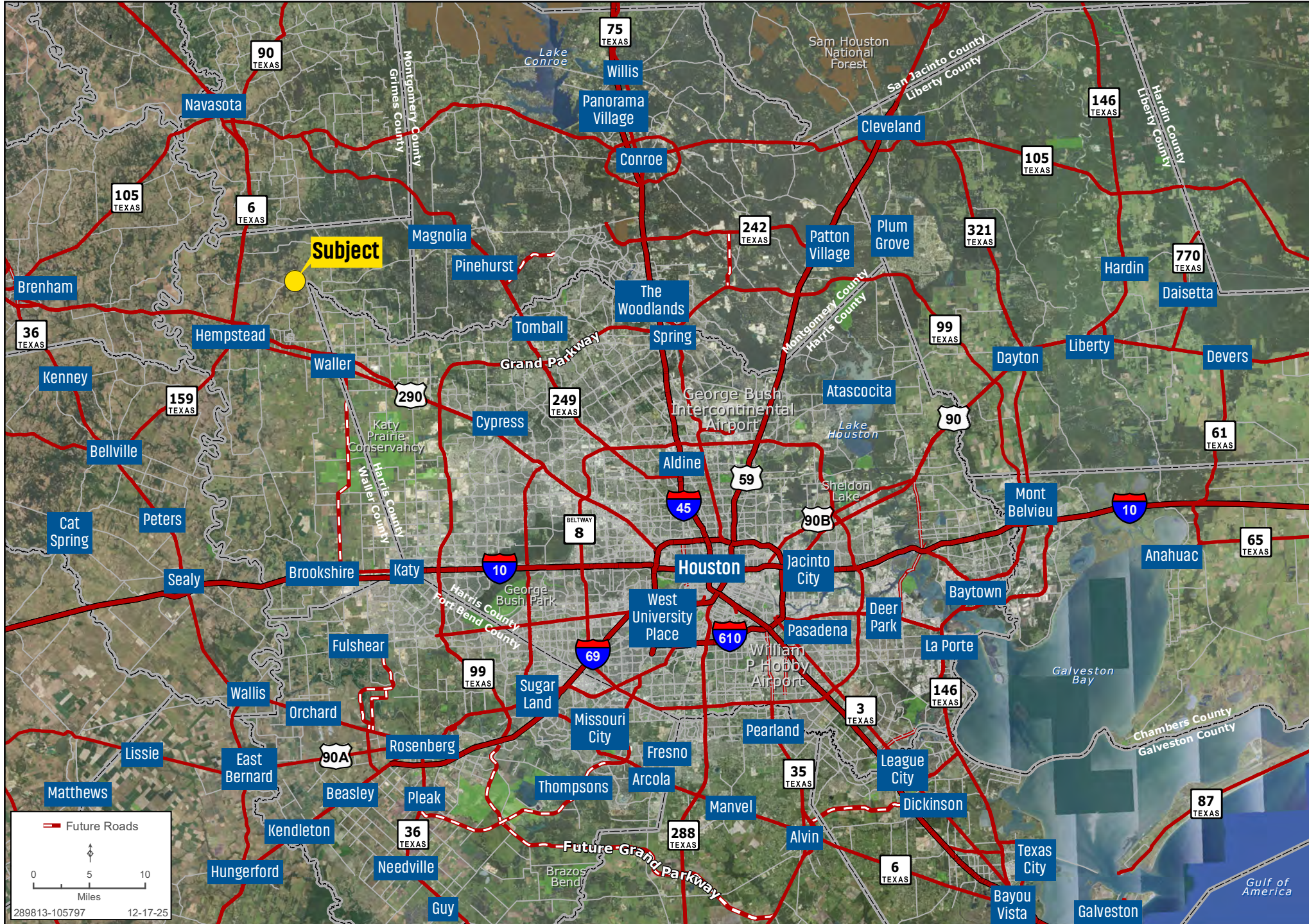
02

PROPERTY MAPS



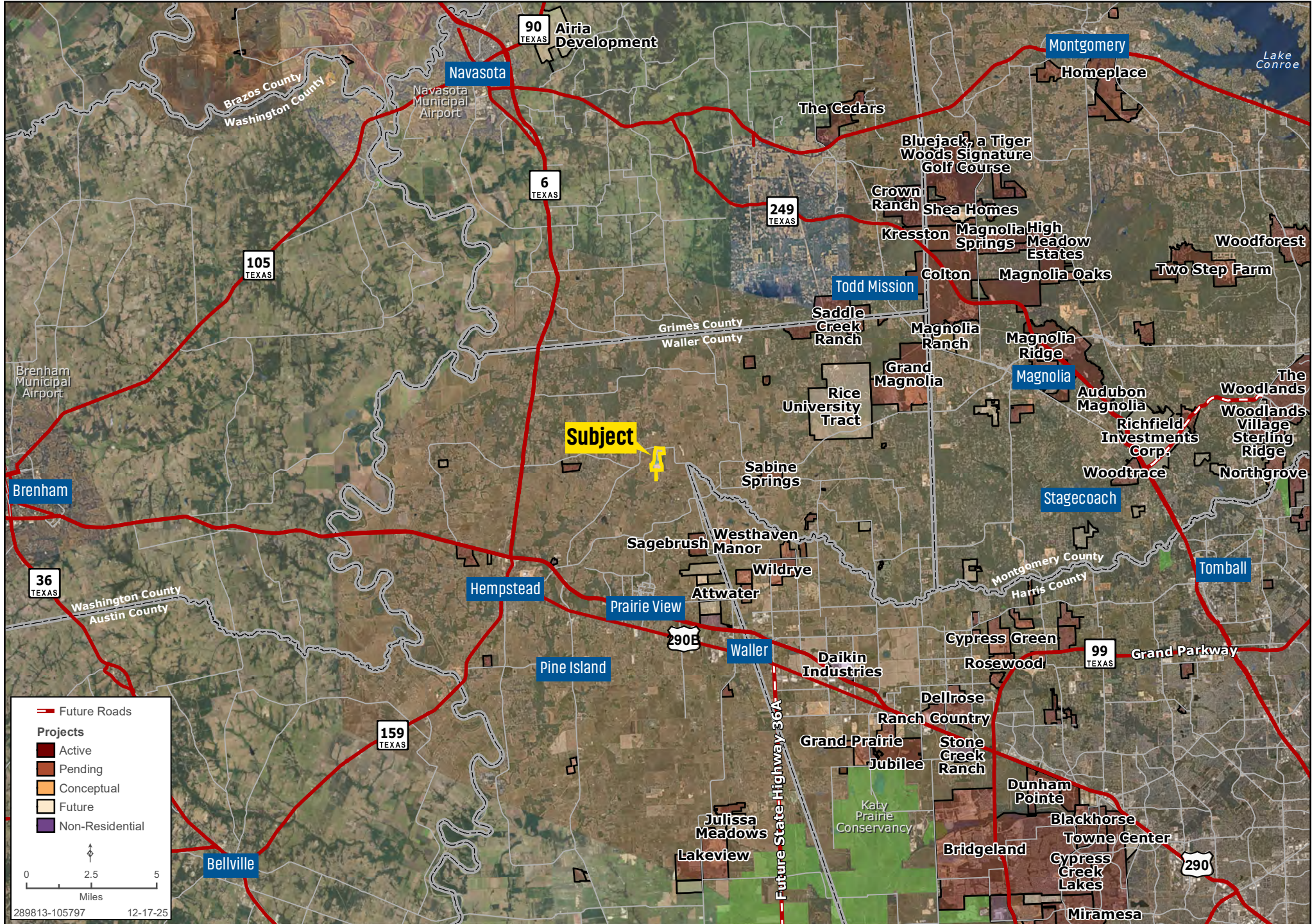
METRO | CLEAR CREEK RESERVE

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REGIONAL | CLEAR CREEK RESERVE

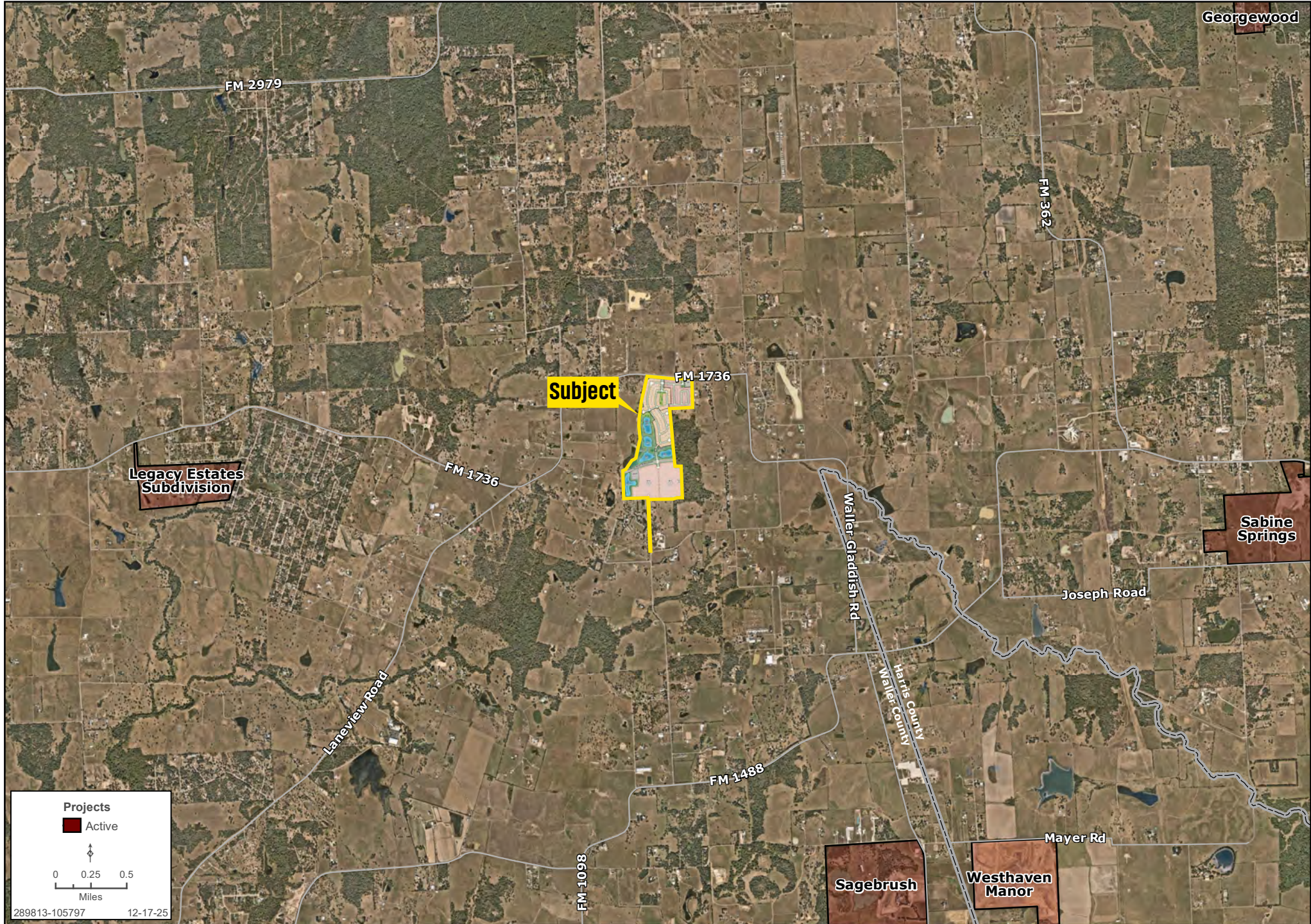
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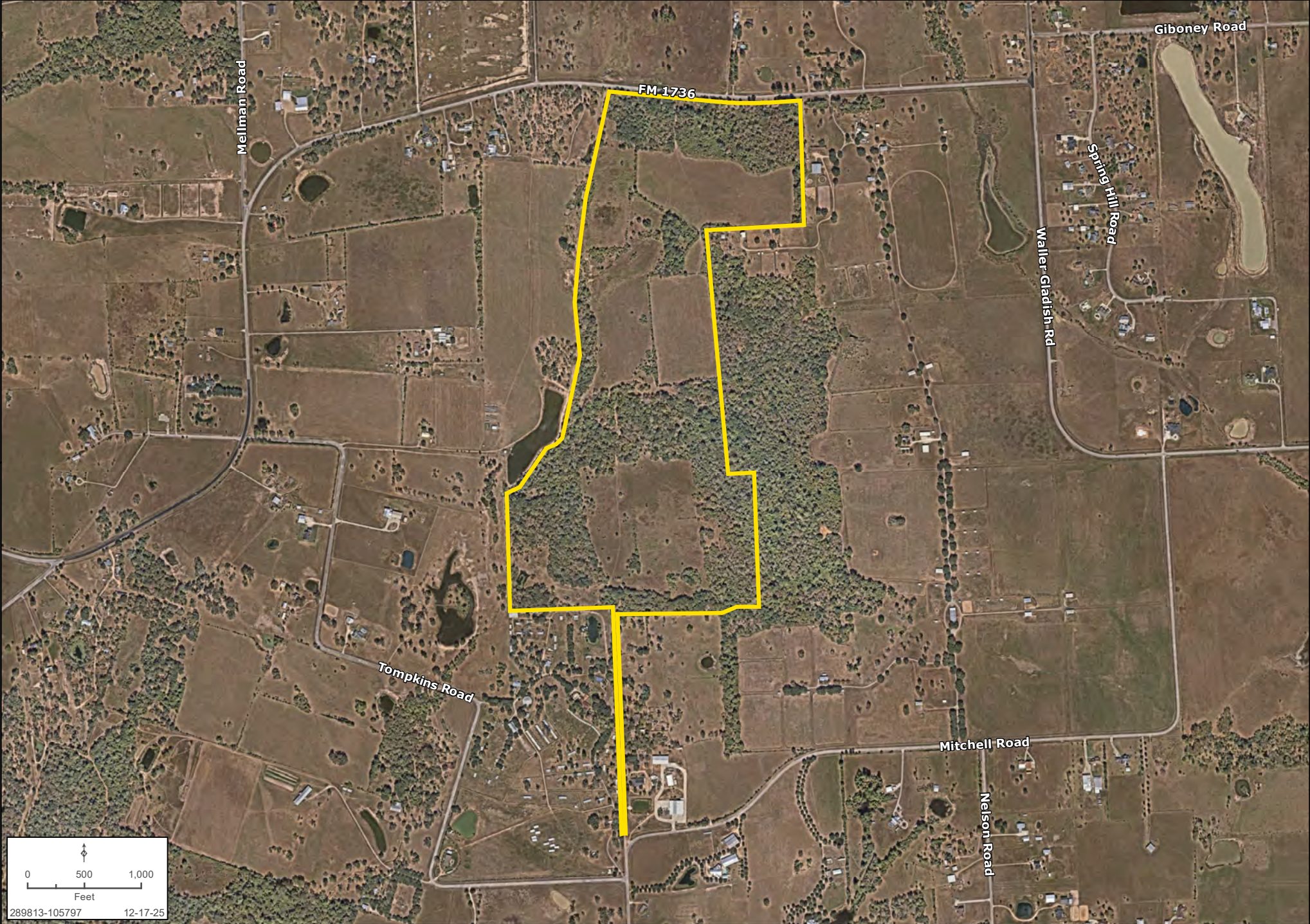
AREA | CLEAR CREEK RESERVE

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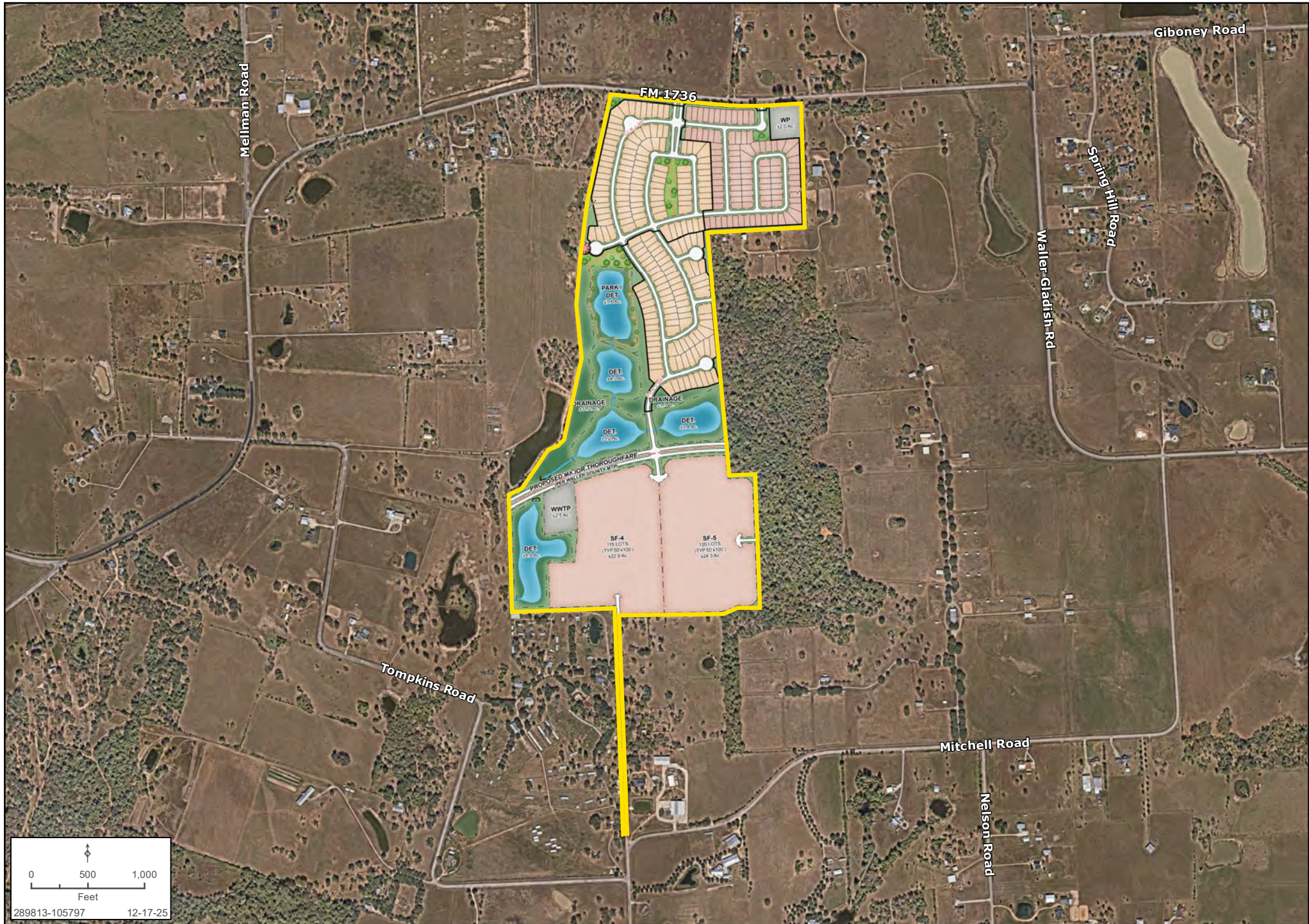
DETAIL | CLEAR CREEK RESERVE

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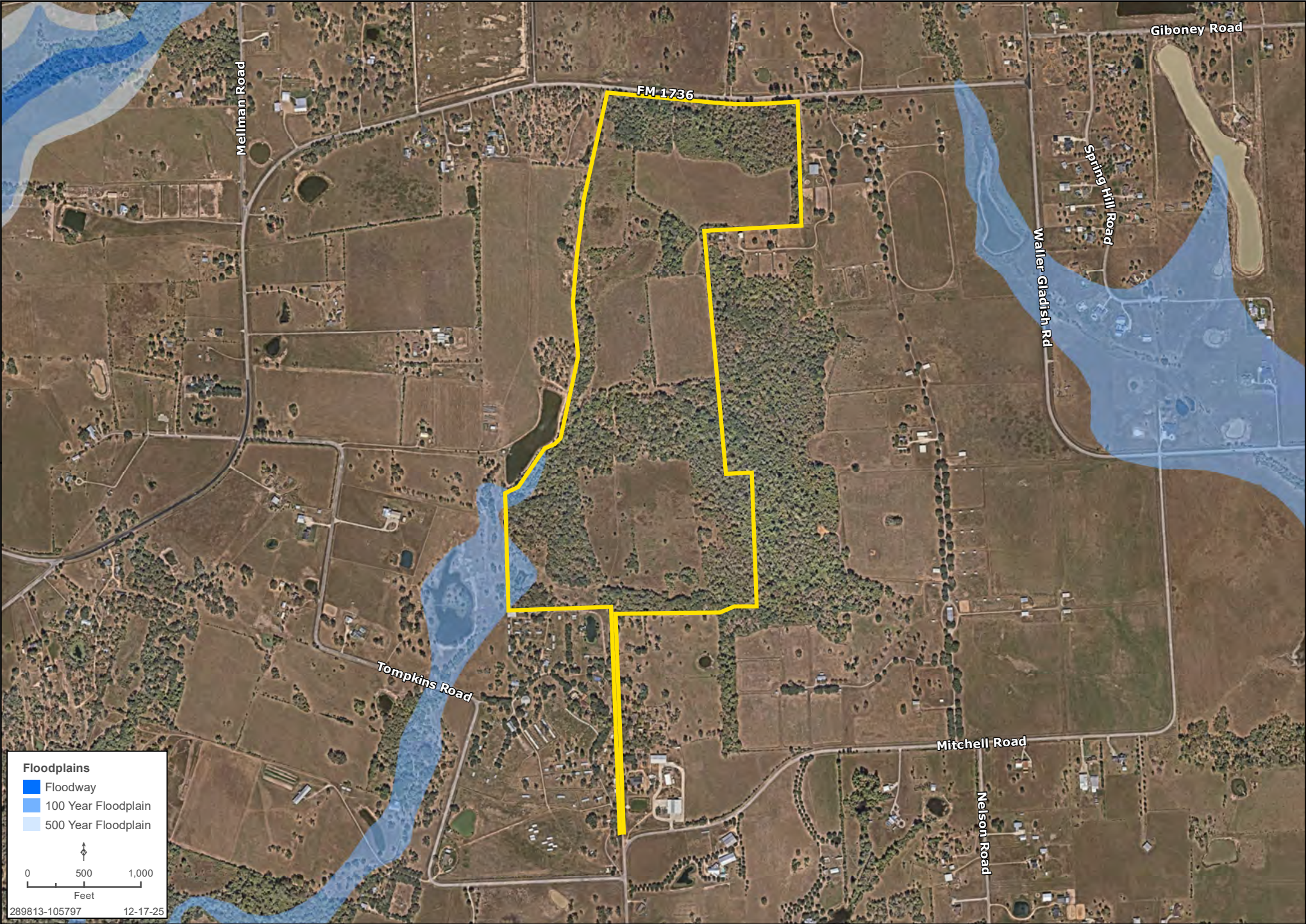
SITE PLAN | CLEAR CREEK RESERVE

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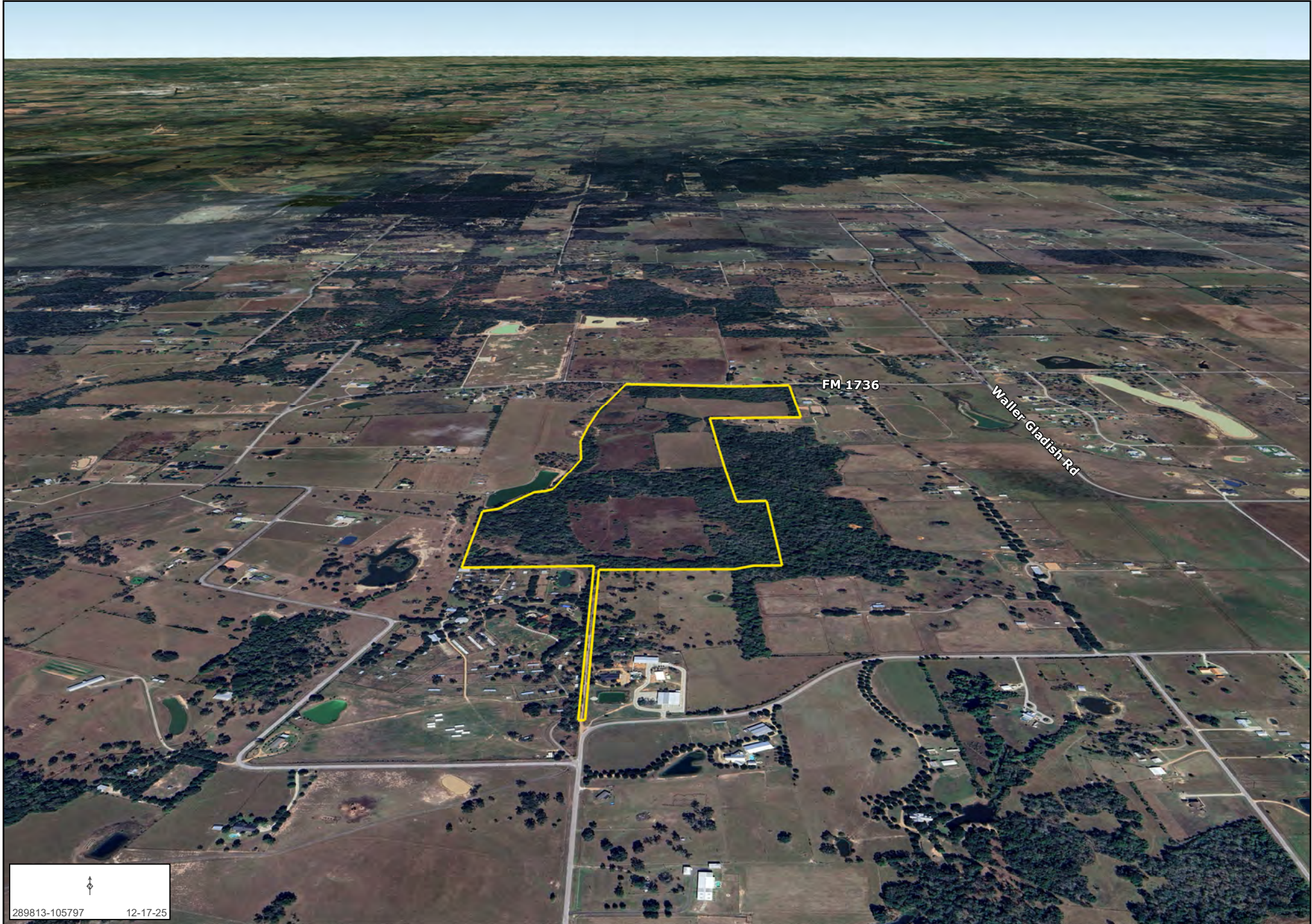
FLOODPLAINS | CLEAR CREEK RESERVE

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OBLIQUE FACING NORTH | CLEAR CREEK RESERVE

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OBLIQUE FACING EAST | CLEAR CREEK RESERVE

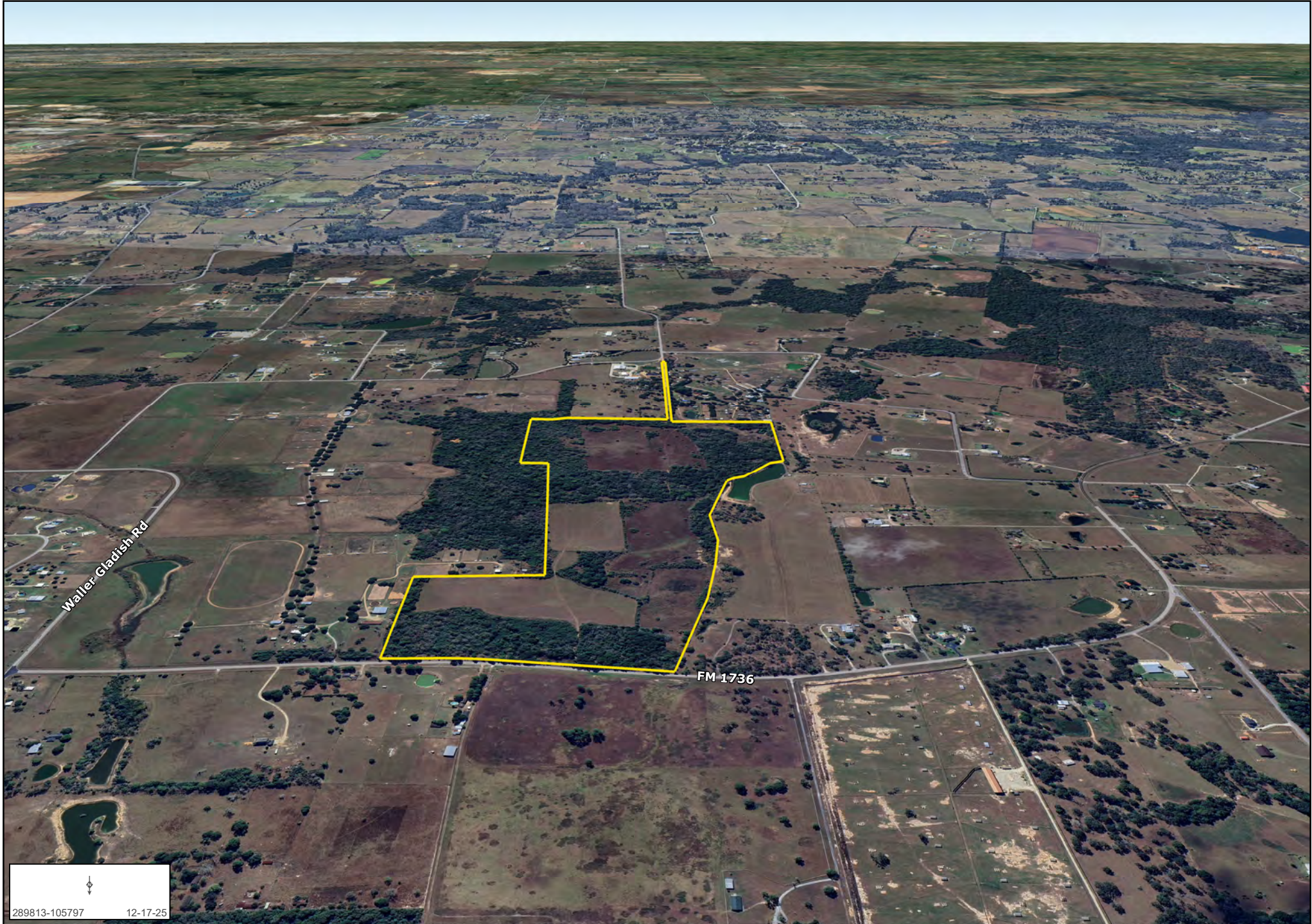
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OBLIQUE FACING SOUTH | CLEAR CREEK RESERVE

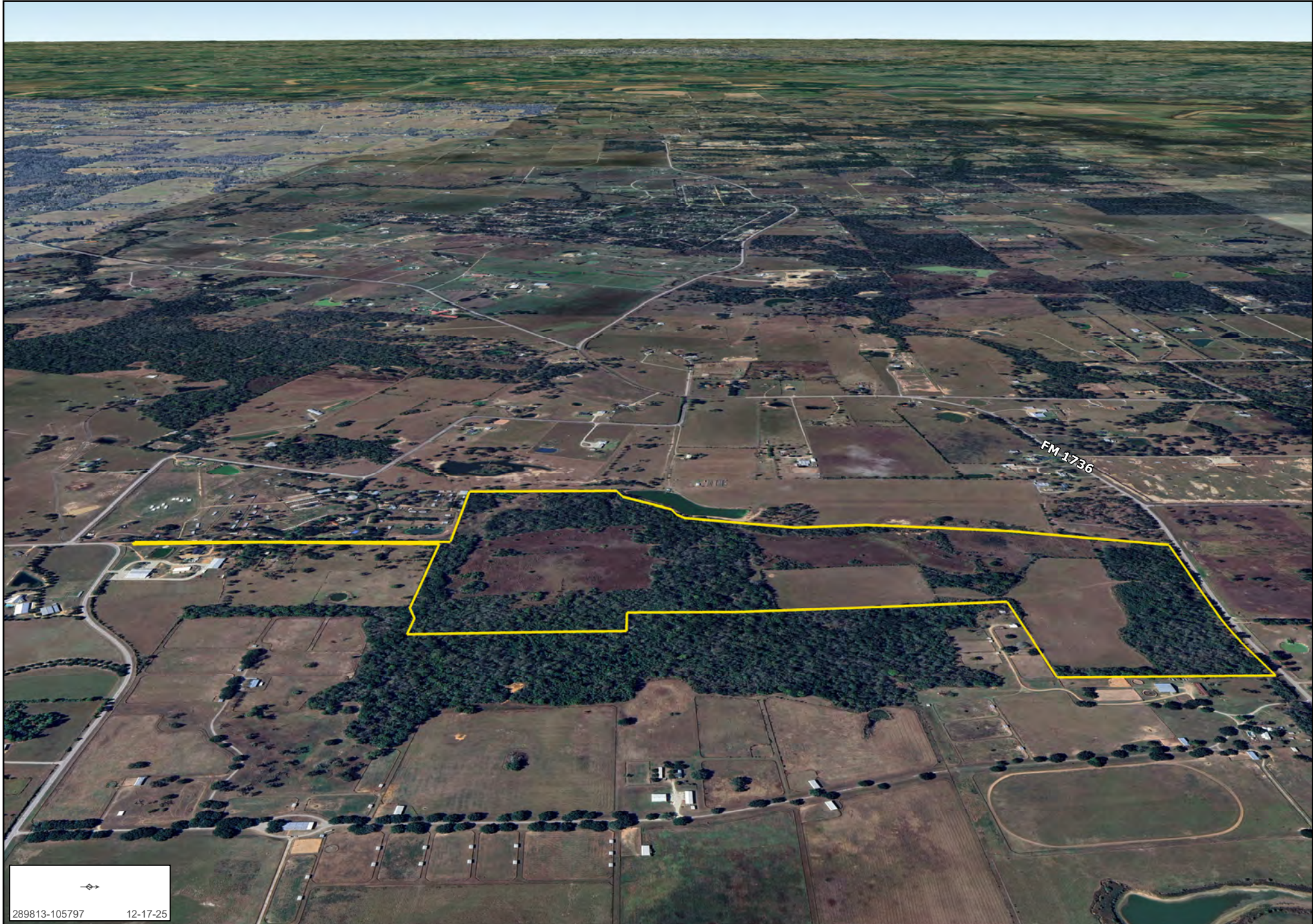
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OBLIQUE FACING WEST | CLEAR CREEK RESERVE

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03

PROPERTY RENDERINGS



PROPERTY RENDERINGS



04 MARKET INSIGHTS



HOUSTON MARKET REPORT

HOU

MARKET INSIGHTS • 3Q25



5.0%

Houston Unemployment Rate



-0.7%

YoY New Home Starts Down



1.5%

YoY New Home Closings Up

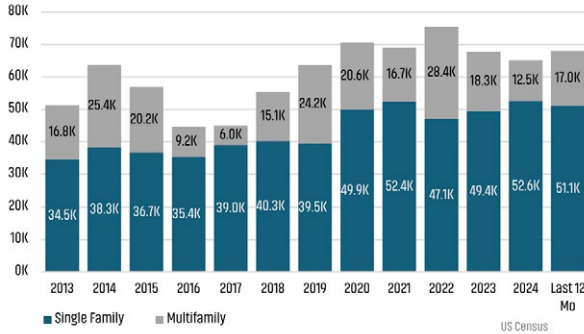


\$457,769

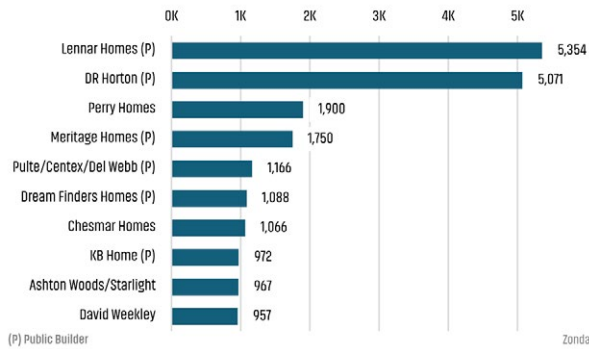
Average New Home Price

NEW HOUSING TRENDS¹

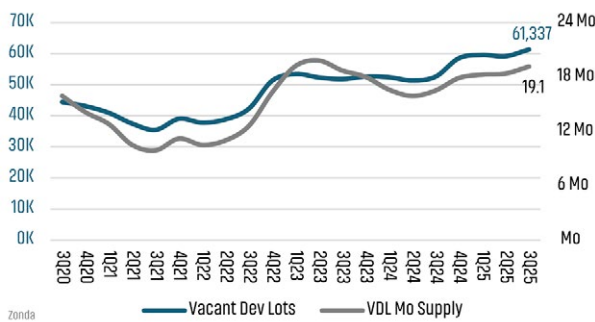
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Sep 2024: 38,170
 Sep 2025: 37,900
 Change: -0.7%

ANNUALIZED NEW HOME CLOSINGS

1.5%

Sep 2024: 37,896
 Sep 2025: 38,456

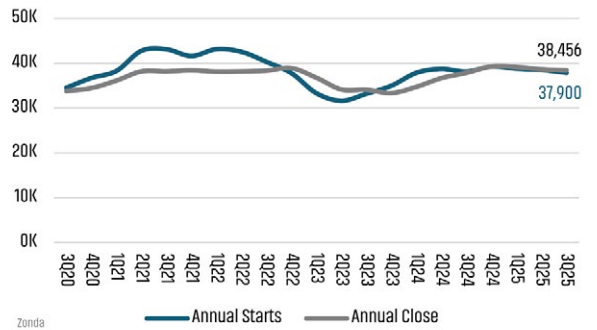


AVERAGE NEW HOME PRICE



Sep 2024: \$466,141
 Sep 2025: \$457,769
 Change: -1.8%

Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Aug 2024: 84,080
 Aug 2025: 87,518
 Change: ▲ 4.1%

MONTHS OF INVENTORY

Aug 2024: 4.4 Mo
 Aug 2025: 5.4 Mo
 Change: ▲ 1.1 Mo

MEDIAN SALE PRICE

Aug 2024: \$335,750
 Aug 2025: \$335,000
 Change: ▼ -0.2%

ANNUALIZED SALES VOLUME

Aug 2024: \$35.1B
 Aug 2025: \$37.6B
 Change: ▲ 7.1%

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

HOUSTON

Aug 2024	Aug 2025
4.8%	5.0%
▲ 0.2%	

TEXAS

Aug 2024	Aug 2025
4.2%	4.1%
▼ -0.1%	



TOTAL NONFARM EMPLOYMENT (in thousands)

HOUSTON

Aug 2024	Aug 2025
3,426	3,453
▲ 0.8%	

TEXAS

Aug 2024	Aug 2025
14,125	14,281
▲ 1.1%	



EMPLOYMENT CHANGE

HOUSTON

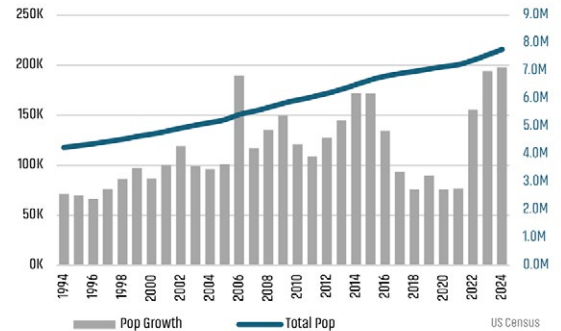
Annualized Employment Change
1.2%

TEXAS

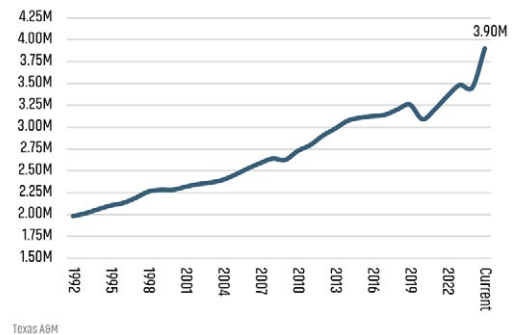
Annualized Employment Change
1.4%



Population Growth & Total Population



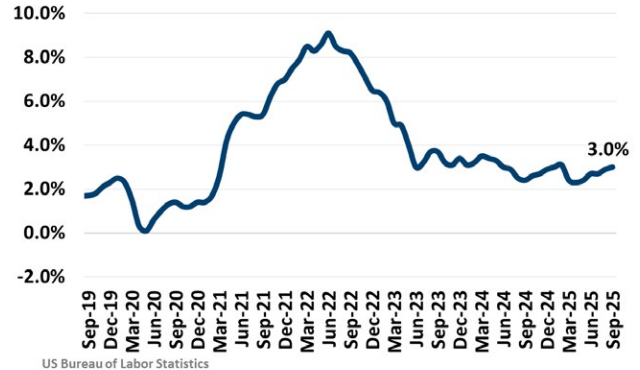
Total Employment



30 Year Fixed Mortgage Rate

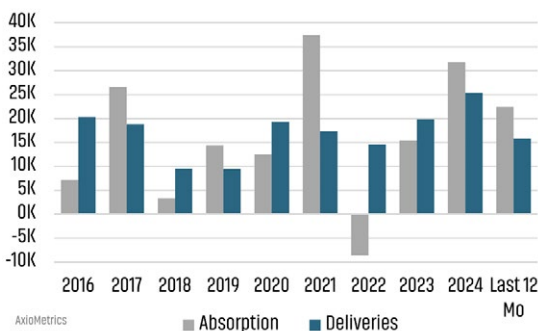


US Inflation Rate

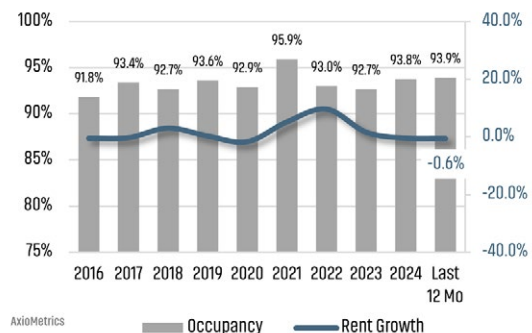


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



Sources: (3) Bureau of Labor Statistics
*Seasonally Adjusted



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.

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.

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.

Texas Land Advisors Houston, LLC	508971		713-647-7800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Kirk Laguarta	328092	klaguarta@landadvisors.com	713-647-7800
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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