

Waller, TX

BUSINESS PROPOSAL



EVERMARK
COMMERCIAL GROUP
POWERED BY JLA REALTY

GROWTH ANALYSIS



Waller is shifting from a small rural town into a fast-growing residential and employment hub along US 290, creating exactly the kind of value-oriented, family-driven trade area where companies thrive. The analysis shows tens of thousands of new rooftops planned or underway, anchored by major master-planned communities and a very young, family-heavy demographic profile. This growth is reinforced by institutional investments like the new Blinn campus and major healthcare expansion, along with a strong manufacturing and logistics employment base that drives steady, everyday traffic. Waller stands out as a powerful long-term location, combining rapid population growth, the right customer profile, and durable daytime traffic drivers.

2x
population

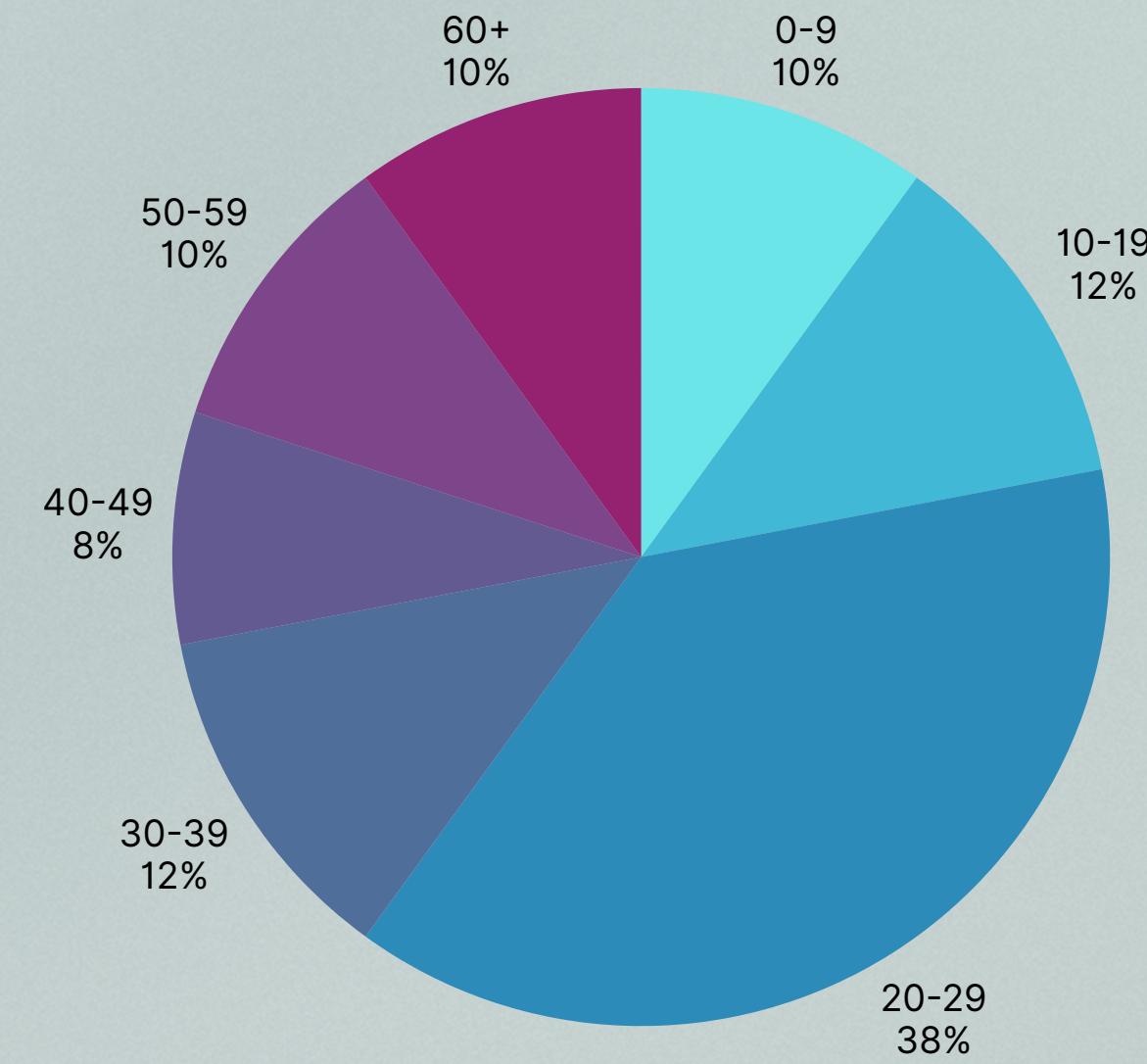
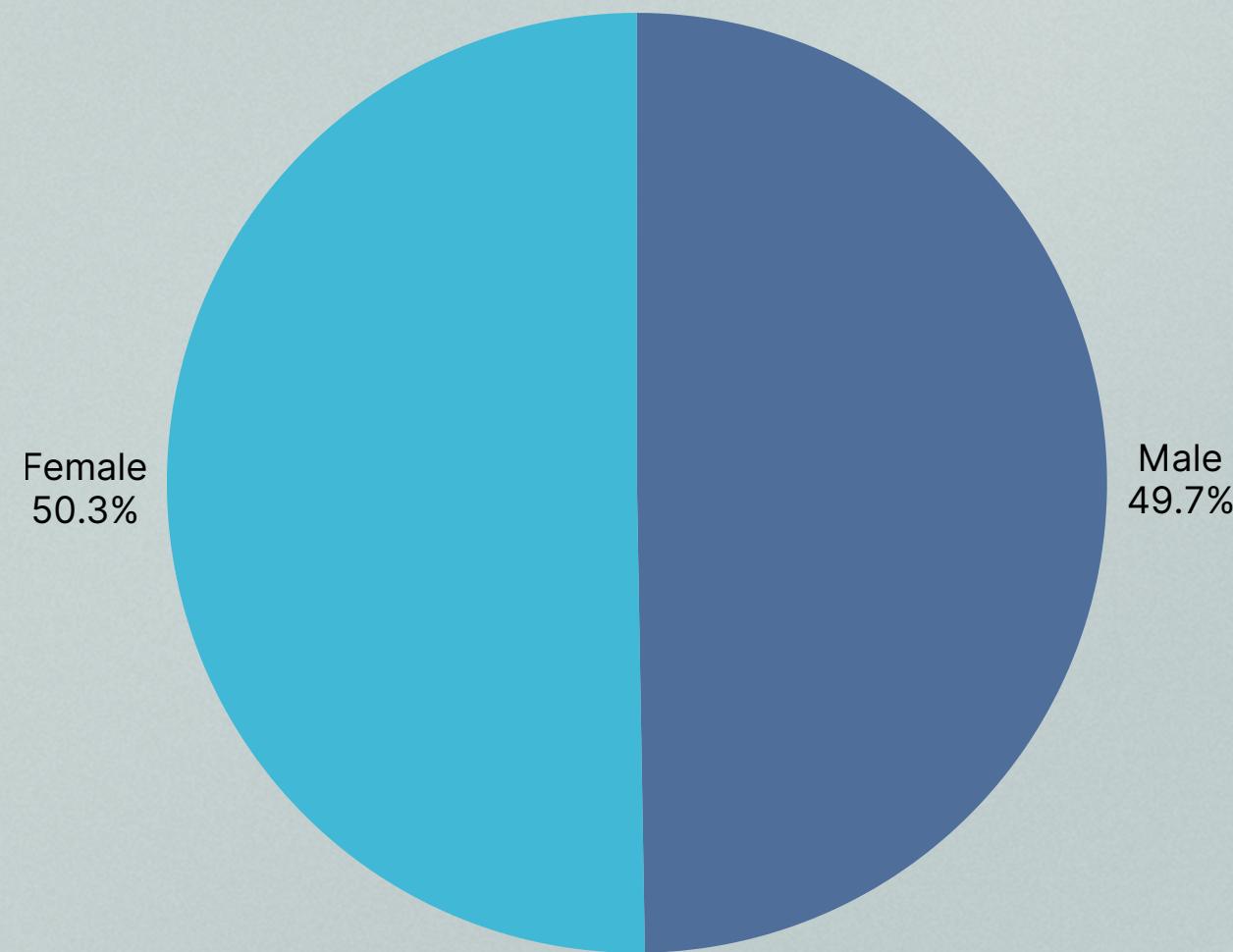
58,000+
New home projection

5-7 year projection

34.8%
Job Growth

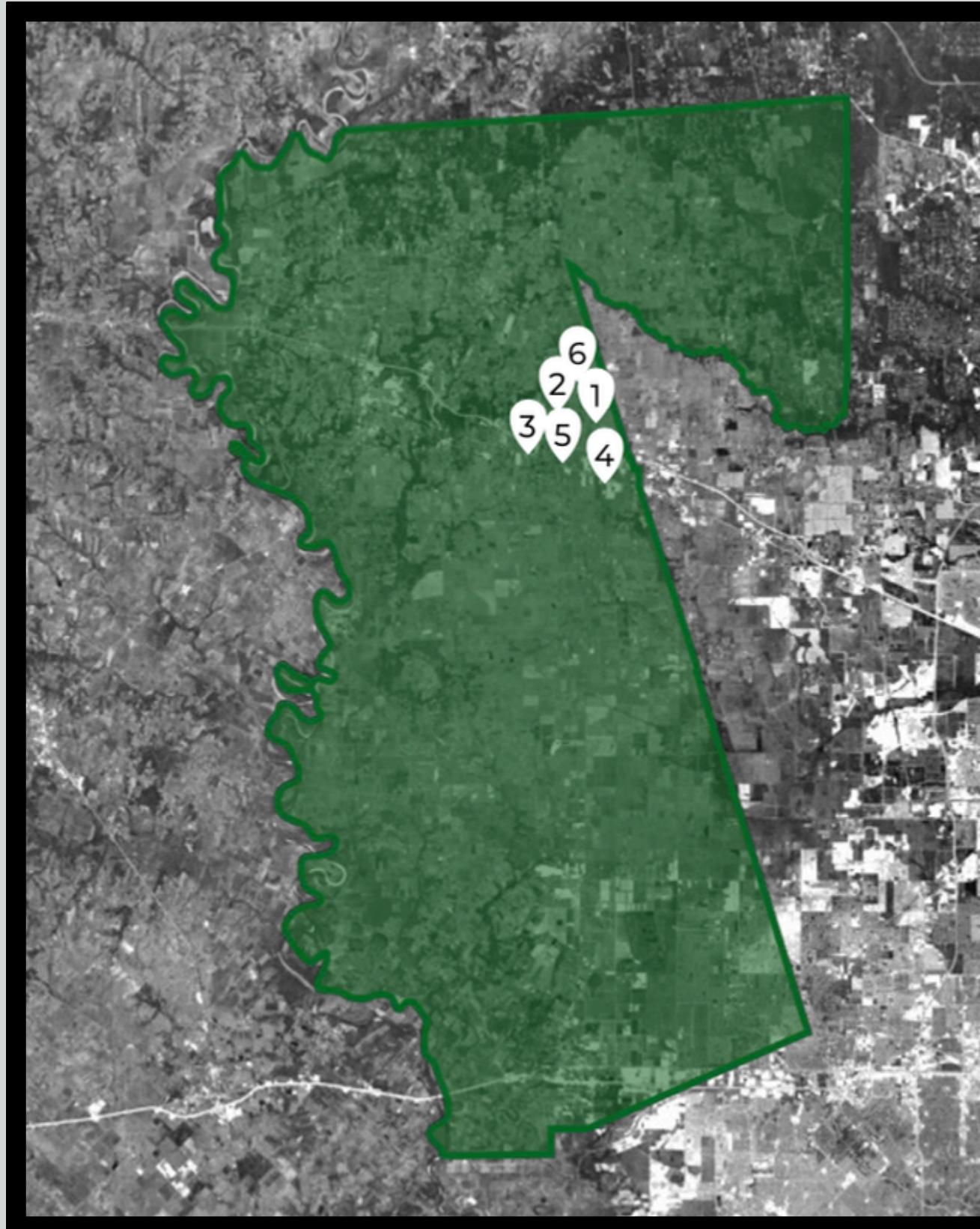
POPULATION

Waller County, Texas, has a youthful and balanced population of approximately 61,894, with a nearly even gender split (49.73% male, 50.27% female) and a median age of 28.7 years. The largest age group, 20 to 24, makes up 15.09% of residents, while children and teens under 19 form a significant portion, appealing to families. A steady working-age population and smaller senior segment further highlight Waller's growth potential as an ideal community for education, employment, and family life.



EDUCATION FIRST

Waller Independent School District



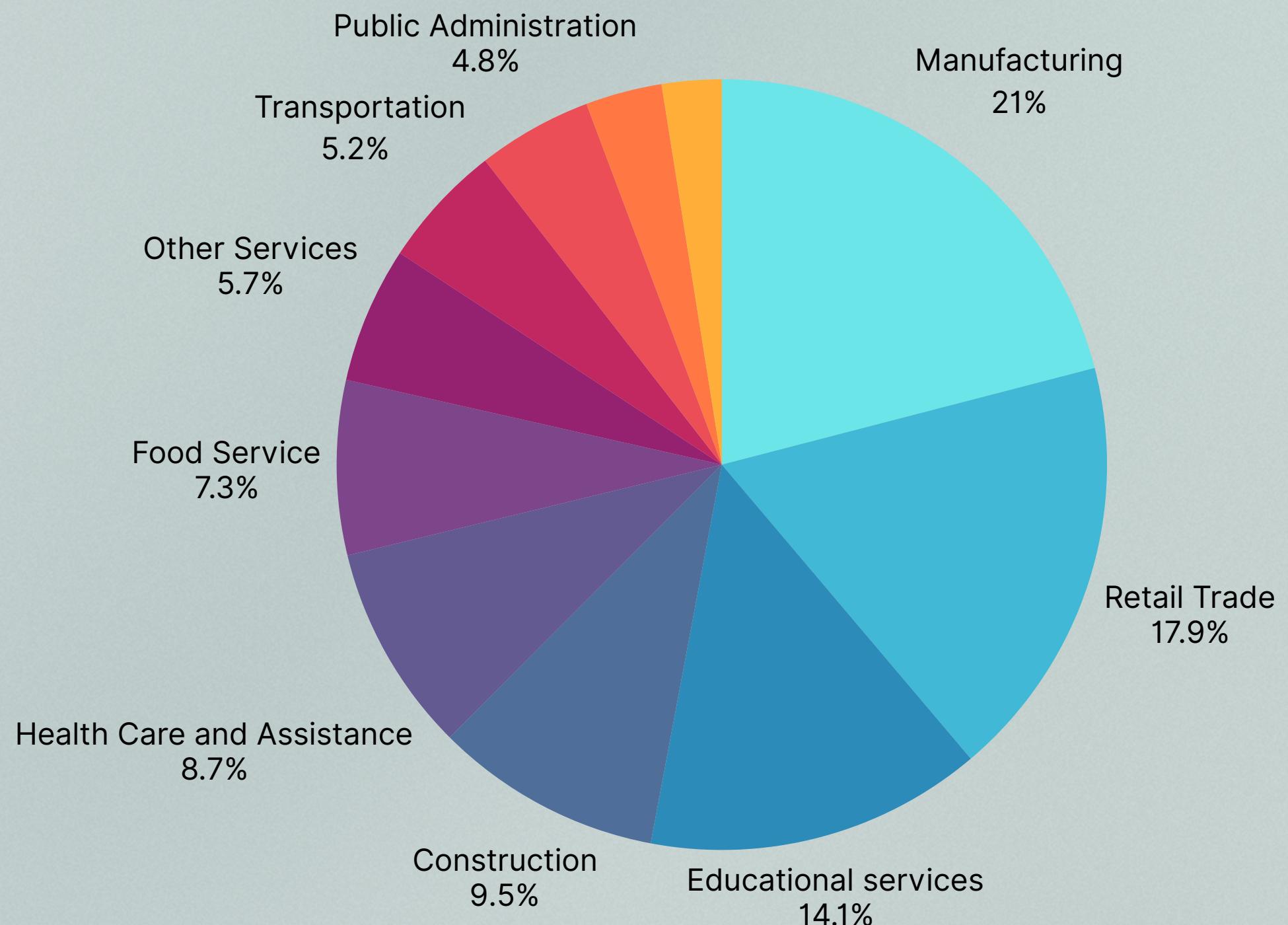
Top Ranked Schools

1. Waller High School - Class 6A by UIL
2. Field Store Elementary School
3. H.T. Jones Elementary School
4. I.T. Hollerman Elementary School
5. Waller Junior High
6. Wayne C. Schultz Middle School

Waller Independent School District serves approximately 8,386 students across grades PK-12, maintaining a student-teacher ratio of 16:1. Schools in the WISD rank in the top 12% in Texas, and the school district ranks top 500 in the United States, where it also earns an overall grade of 'B'. The district excels in diversity, achieving an impressive 'A' grade, and demonstrates strong performance in teaching quality and college preparation, both rated 'B+'.

EMPLOYMENT DISTRIBUTION

Waller County's economy demonstrated a robust and diverse employment distribution across various sectors. Leading the way was manufacturing, which accounted for 20.9% of jobs, followed closely by retail trade at 17.8%, and educational services at 14.1%. The construction sector contributed 9.5%, while health care and social assistance made up 8.7%. Accommodation and food services represented 7.3%, and other services (except public administration) accounted for 5.7%. Transportation and warehousing provided 5.2% of employment, and public administration contributed 4.8%. Professional, scientific, and technical services made up 3.2%, with finance and insurance rounding out the list at 2.5%. This diverse employment landscape highlights Waller County's economic stability and its ability to support a wide range of industries.



Business LANDSCAPE



The Waller area has rapidly evolved into a thriving commercial hub along Highway 290, drawing national retailers, industrial operators, and major logistics users. With over 58,000 vehicles traveling the corridor daily and steady traffic fueled by local schools, employers, and new neighborhoods, the market is experiencing strong, resilient growth. These factors position Waller as the next high-growth retail destination where early entrants gain a clear long-term advantage.

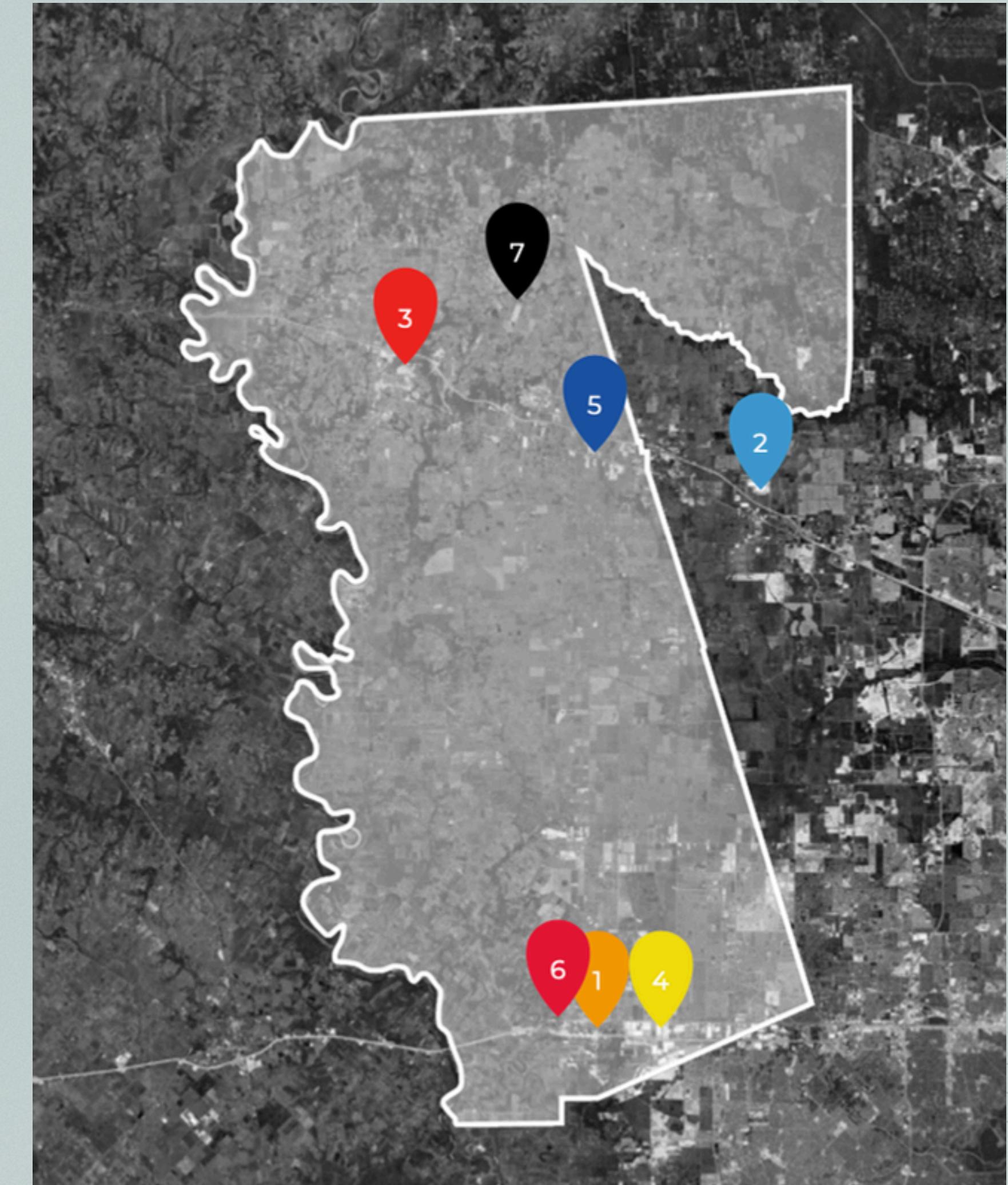
NOTABLE BUSINESSES



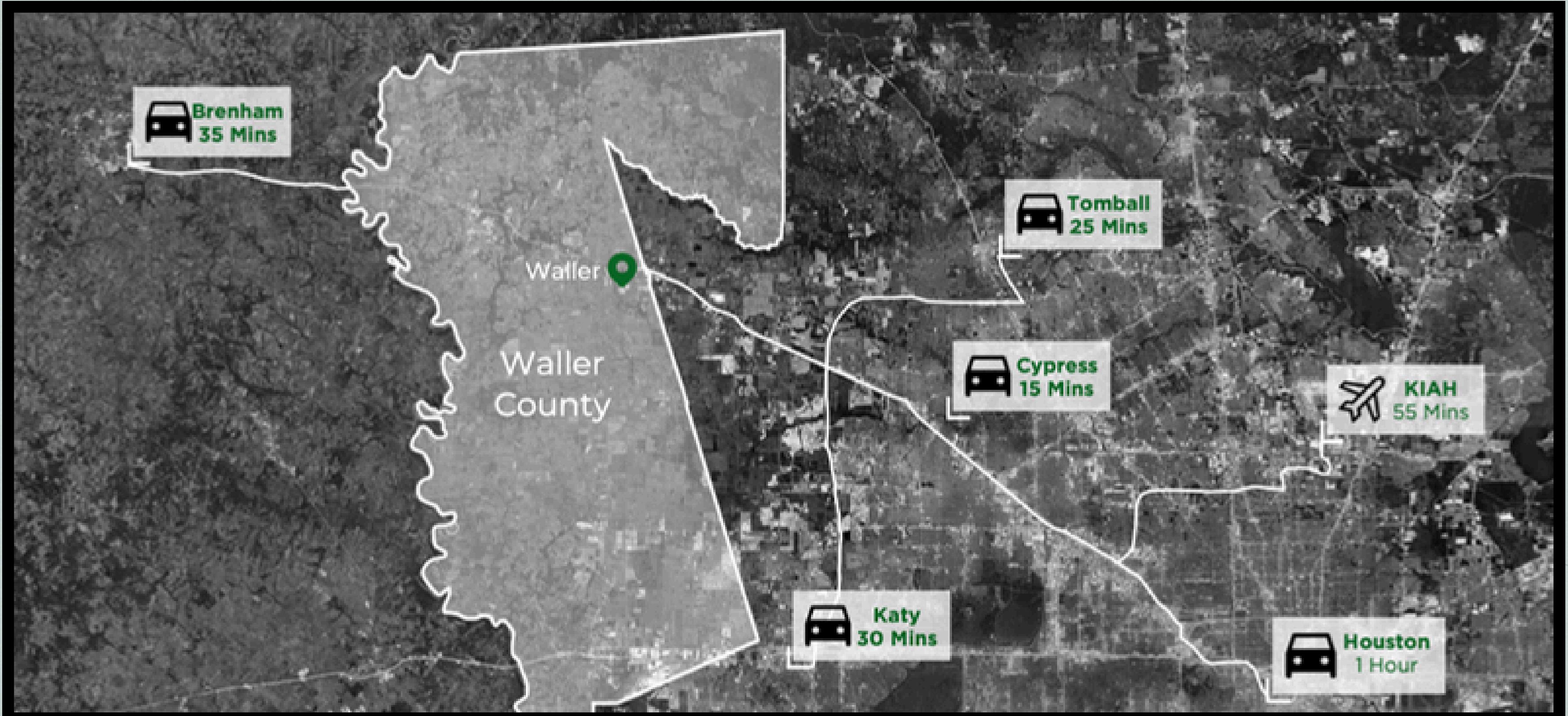
TESLA



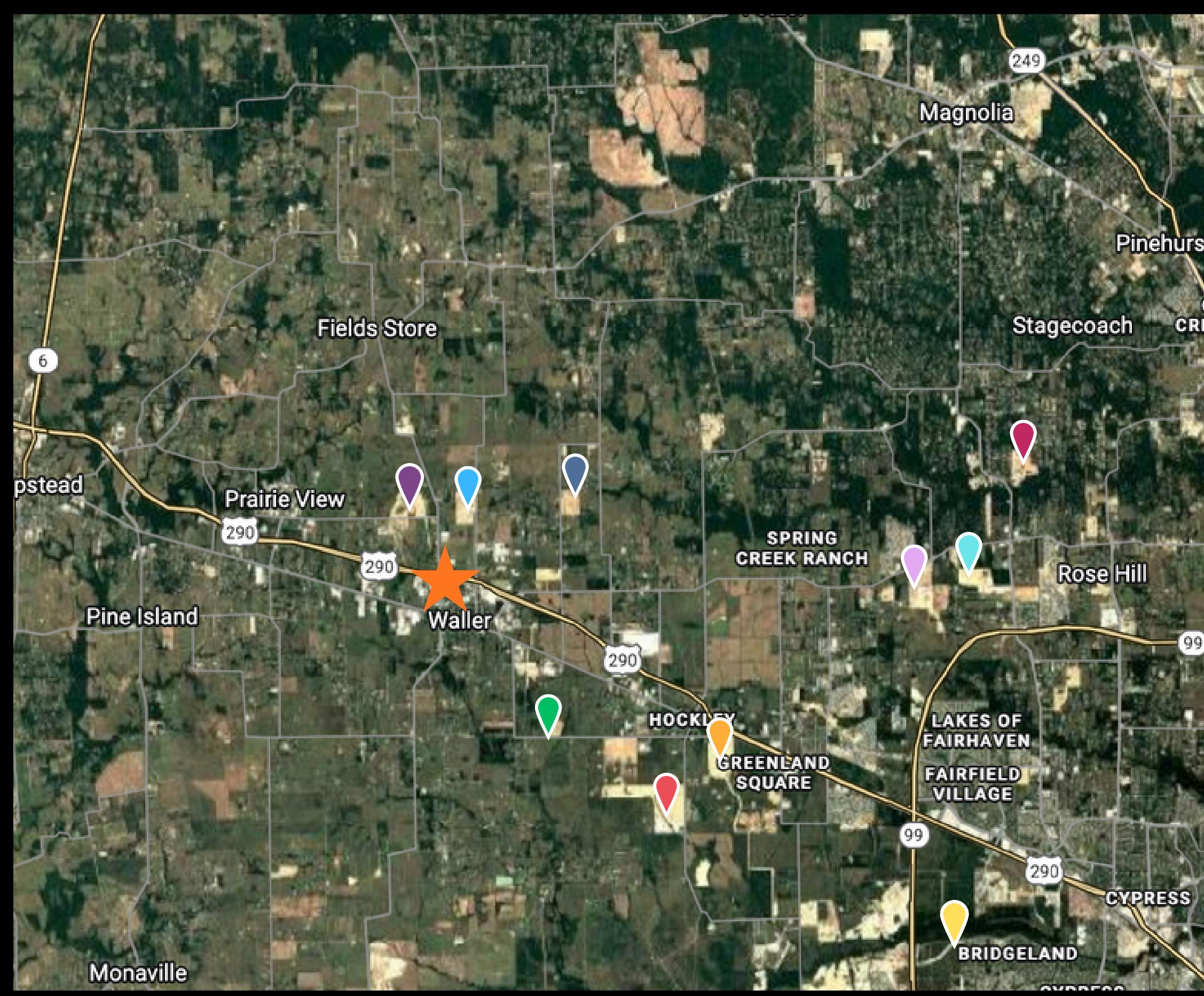
HONDA



COMMUTE TIMES



Residential DEVELOPMENTS



- Attwater - 1,203 homes
- Beacon Hill - 871 homes
- Bridgeland - 26,657 homes
- Grand Prairie - 3,286 homes
- Jubilee - 4,900 homes
- Paloma - 3,378 homes
- Grand Pines - 1,200 homes
- Oakberry Trails - 940 homes
- Everly - 1,000 homes
- Cypress Green - 2,500 homes

*This is a brief list of a few developments in the area.
There are several others not pictured.

A photograph of a modern interior room. In the foreground, a wooden chair with a light-colored cushion and a green, textured throw blanket is positioned. Behind it, a large, light-colored sofa with several pillows is partially visible. A tall, slender potted plant with long, thin leaves stands in the background. The room has a minimalist aesthetic with light-colored walls and a polished floor.

It all starts with a conversation.

Let's talk!

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