

INITIAL OFFERING:



**0 OLD WASHINGTON RD
WALLER, TX, 77484**

Prepared By:

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SUMMARY

Bordering Waller city limits, in rapidly growing Harris County, this exceptional ±79.3-acre tract offers a rare opportunity to secure a large, contiguous property in one of the region's most active growth corridors.

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IDEAL LOCATION

Just south of Waller with convenient access to major regional corridors connecting to Houston and surrounding employment centers. Frontage on Old Washington Road with connectivity to major transportation routes serving northwest Harris County. Located in the path of westward expansion driven by residential, commercial, and industrial growth.

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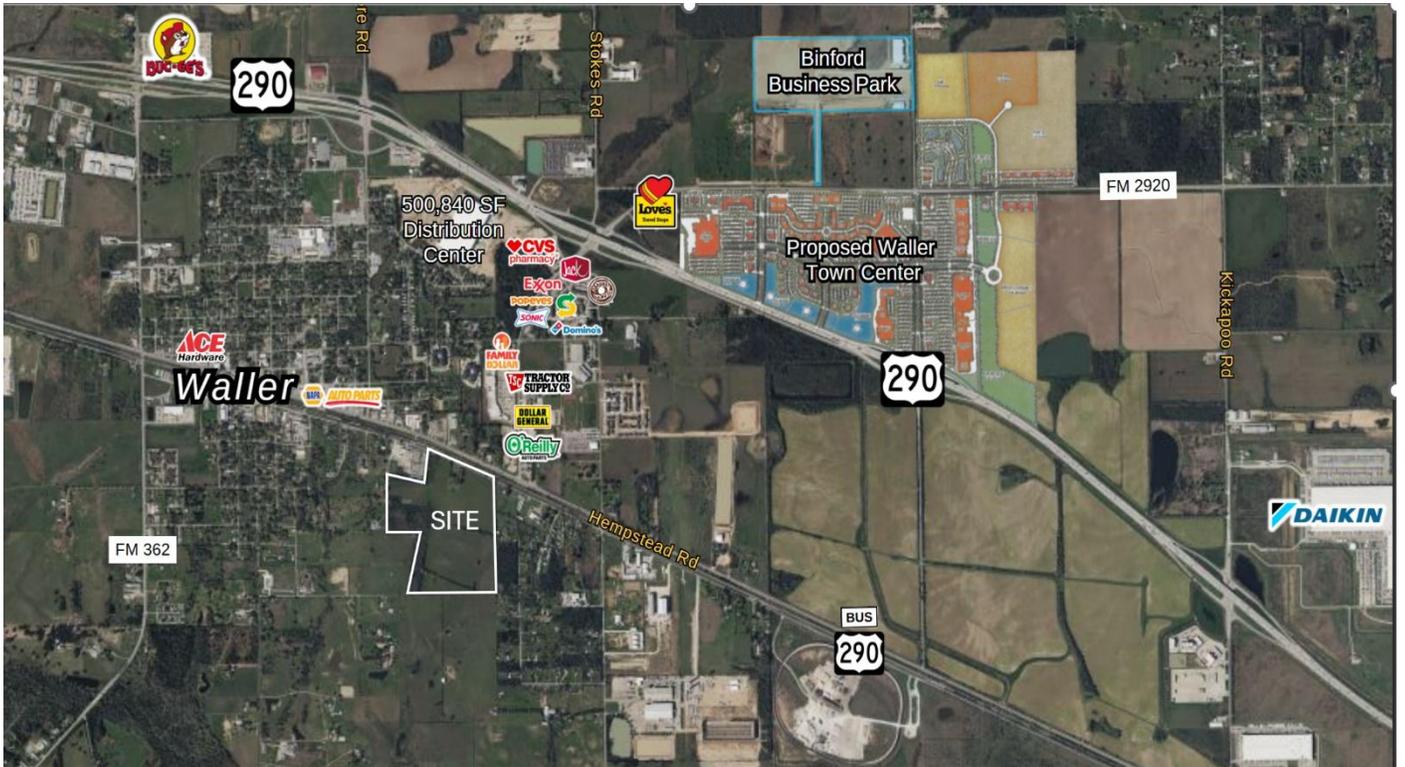
DEVELOPMENT ADVANTAGES

Large usable acreage suitable for efficient site planning and infrastructure layout. Under agricultural exemption, providing significantly reduced holding costs. Flexible utility access either at Old Washington managed by Waller, or development under Harris county regulation (i.e. no city restrictions) by a simple ETJ release.

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ATTRACTIVE INVESTMENT

With its strategic location, development flexibility, and existing agricultural exemption, the property is ideally suited for a master-planned residential community, mixed-use project, industrial, or long-term investment hold.



IDEAL LOCATION

- ✓ Located within the expanding sphere of influence of Houston's northwest growth corridor, one of the fastest growing segments in the state. Annual growth rate is above state average at 2.5-4%.
- ✓ Strong demand for residential housing drives by affordability and proximity to employment centers.
- ✓ Near future Blinn College, future Memorial Hermann Hospital, Daikin, and other large employers.
- ✓ Served by Waller Independent School District, an important consideration for residential and commercial appeal. WISD has experienced tremendous growth and is expanding with new schools.
- ✓ Increasing commercial activity and infrastructure investment in the Waller area has only been on the up tick year over year. With its small town appeal with close proximity to major metro areas.





DEVELOPMENT ADVANTAGES

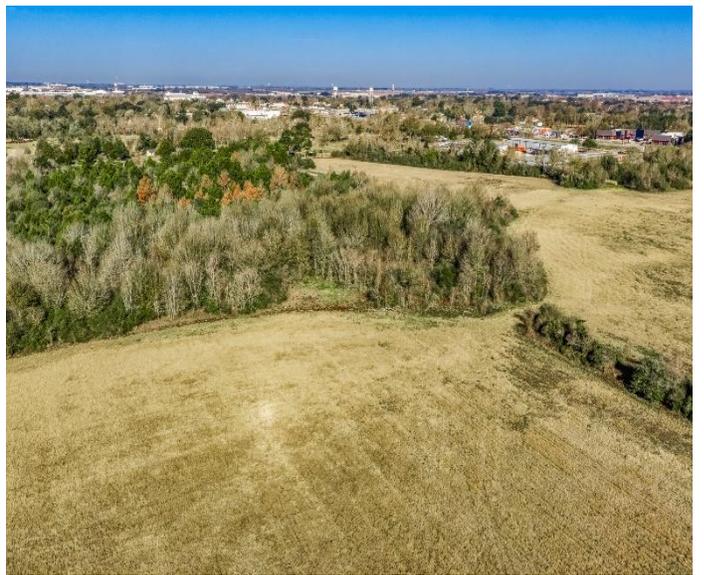
- ✓ With the property boundaries within Harris County and two small parcels within Waller County an end user can open the play book and greatly reduce permitting time to construction.
- ✓ Optionality on utilities. City of Waller utilities at Old Washington giving the end user a flexible arrangement of tools to satisfy project requirements. Electrical Substation and Waste Water Facility very close by. PWS and Commercial Septic's are a viable option with your toolkit.
- ✓ This site is flat, has multiple points of access, minimal zoning, and no floodplain or spillway.
- ✓ The property can lend itself to a phased development approach by keeping portions in agricultural tax exemption status while harvesting other portions at the right time for development.





ATTRACTIVE INVESTMENT

- ✓ How else do you get this close to town and still be within county authority.
- ✓ Diverse development opportunities for a wide range of product lines and timeframes.
- ✓ Capitalize on or hold potential as Waller continues to grow.
- ✓ Proximity to many major road arteries. Old 290, New 290, 99, and 362 just to name a few.
- ✓ A blank canvas with very little barriers to a multitude of development opportunities.



CONTACT INFORMATION:



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COMMERCIAL . RANCH . DEVELOPMENT

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