



Development Summary – September 2021

Investment, square footage, and employment figures are approximate.

Population (Census Bureau, 2019 est): City of Waller: 3,572 Waller ISD population (all ages): 39,548 (2019 est.)

Mobility: US290 6 lanes Waller to TX99 (Grand Parkway). Easy logistics via 290 to I-10, I-45, I-69, TX6

Workforce: 480,000 workers aged 25-54 (1.4M total) within 30-minute commute of Waller (JobsEQ/ACS 2018 data)

Retail: Retail Trade Area demographics and leakage analysis (Retail Coach, 2019)

RTA population 52K – avg HHinc \$86K - med HHinc \$61K – per capita \$30K - retail leakage \$719M

Buc-ee's Travel Center – 60,000sf travel center – 210 employees – 3000 to 5000 cars per day

Waller Town Center plan - 462 acres, 1.5Msf GLA, lifestyle center & power center, MF, med, hospitality

Hotels –Holiday Inn Express, Best Value, Best Western, Comfort Inn

NewQuest – 12 ac retail center planned - US290 @ Stokes Rd. LazyDays RV service center completed 02/2020

Wolff Beacon Hill park 294-ac tract - commercial, office, retail – Beacon Hill Rd end of 2021; 290 exit end of 2022

Industrial

AFGlobal – relocated 200 employees, & added 50 in Waller Industrial Park, 239Ksf facilities completed Dec 2019

Alegacy Mfg – 280 employees until pandemic effects on O&G sector

Burckhardt Compression – Swiss company established 1844 – Waller is Western Hemisphere headquarters
60,000 sf manufacturing and data center. 50 employees.

Daikin Mfg (Goodman HVAC) –2 miles east of Waller –Japanese-owned – hdqtrs for largest HVAC mfg in world
4,200,000 SF - \$410,000,000 investment – 200 trucks/day shipping at Waller facility

Employees - 08/2021: 8000

2nd largest industrial building in the U.S. – largest tilt wall building in the world – 94 acres under roof

Laney Drilling – 70 jobs in Alegacy Business Park – opened Feb 2020

R&L Carriers – LTL carrier – Terminal for west side of Houston – 50 acres, 135 jobs – opened 04/2021

HSI – aqua barriers – Waller company expanding from 18Ksf to 41Ksf. Construction completed 07/2020

Alegacy Business Park – 89 acres – sites avail - build-to-suit-to-lease – 38Ksf buildings available

Waller Industrial Park – 50+ acres available: tracts of 1, 5, 6, 16, and more – 81Ksf building available

Binford Business Park - total 95 acres – platted with utility extension underway – common detention

Four Seasons Industrial Park – 10 acres – spec buildings available from 6,000 to 12,000 square feet

City Infrastructure & Festivals – \$9.6M spent on downtown improvements in 2019-2021

Bond passed 2017 for new City Hall & Town Plaza, upgrade Civic Center - \$6.3M – Opened 04/2020

downtown sidewalks - \$2.2M grant – 16 block faces with trees & lighting – construction completed 04/2020

Safe Routes to Schools sidewalks - \$1.1M grant – connect downtown, junior high & apts – completion 08/2021

July 4 Freedom Festival - City & Ministerial Alliance sponsor jointly – 6000 attendance in 2018, 6500 in 2019

Residential growth – all are in City of Waller Retail Trade Area

Waller School District – residential developments:

Waller ISD - highest ISD future lot inventory in Houston region - 32,000+ lots (MetroStudy, June 2021)

Projected Waller ISD new housing units: 2020-24 = 7,200 2025-29 = 14,100 (PASA, 2020 study)

Stone Creek Ranch – U.S. 290 – about 9 miles from Waller – 1100 home buildout

Bauer Landing – FM 2920 – about 8 miles from Waller –1200 homes at buildout

Dellrose – Bauer Rd – 9 miles from Waller - buildout of 1500 homes – will have new elem & middle school

Johnson Dev Co -1,619 acres south of 290, 6 miles east of Waller – 2300 homes by 2028; 4700 buildout

Bridgelands –1700 homes by 2028; 6700 buildout in Waller ISD (west side of TX99 Grand Parkway)

City of Waller

Population growth 2010-19 was 2326 to 3458 or 48.7%

LongLake SF constr started Q12021 –270 acs, 900 lots, 1st section: \$180-240,000, \$205M buildout

Bold Fox Development – closed in April 2021 on 490 acres within City – projects MPC of 1200 homes

Stokes Rd - 94-acre tract - commercial, single family, & multi-family. 59 duplexes - construction in 2022

Waller ISD – \$295M bond passed 11/2019 – new 6A-size high school (3500), expanded junior highs. All open 08/2022.

TEA rated “A” in 2018 & 2019 – only 5 ISDs in Houston region: Waller, Friendswood, Montgomery, Tomball, Katy
7200 students, 2200 in HS. newest elementary opened Aug 2017; land purchased for elem & middle school.

WHS grad rate: 97.9% (4% over state avg) - over 50 Dual-credit college hours available

Career & Tech Ed: 2019 –24% of grads (160+) had certifications (TX= 3%) (welding 135, health care 109)

2020 - 85% of students in CTE; 70% on path to certification (524 HealthSci, 391 AgSci, 330 Mfg)