



2302 Main St.

PRIME COMMERCIAL REAL ESTATE
OPPORTUNITY IN WALLER, TEXAS

OFFERED AT
\$2,275,000



PRESENTED BY:

WALLER COUNTY LAND COMPANY

Established 1985



2302 Main St.

PROPERTY OVERVIEW



Listing Agent:
Timothy J. Phelan | 281-723-9656 |
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Prime Multi-Purpose Property in Downtown Waller - Near City Hall & City Park.

This exceptional 11,250 SF building, built in 1935 and recently refurbished offers a rare opportunity to invest in a prime location in the heart of Waller. Situated just steps from City Hall and the City Park, this property benefits from both foot traffic and a vibrant community atmosphere. The building is currently 2/3 leased, with two established tenants: a gym and a hair salon occupying all but 3,800 SF. The remaining 3,800 SF located on the north end of the building offers flexibility for various uses.

In addition to the 11,250 SF building, the property includes nearly two full lots, totaling 12,426 SF, providing significant room for future development or expansion. This offers investors an immediate cash flow from the existing tenants while also presenting long-term potential for growth in a rapidly expanding area.

Waller is experiencing significant growth, with a small-town charm that is attracting major commercial and residential developments. The location offers convenient access to Highway 290, the Grand Parkway, FM 2920, and FM 362, making it easy to reach the greater Houston area.

Key Features:

- 11,250 SF building with recent refurbishments
- 2/3 leased with established tenants: Gym and Hair Salon
- 3,800 SF available for lease
- 12,426 SF of additional land for future development/expansion
- Prime location in downtown Waller, near City Hall and City Park
- High-growth area with commercial and residential developments booming
- Excellent access to Hwy 290, Grand Parkway, FM 2920, and FM 362
- Ideal for investors seeking immediate cash flow with expansion opportunities

This property offers an attractive combination of steady rental income and the potential for future growth. Whether you're an investor or a business owner looking for a property with ample space for operation and expansion, this opportunity is one not to be missed.

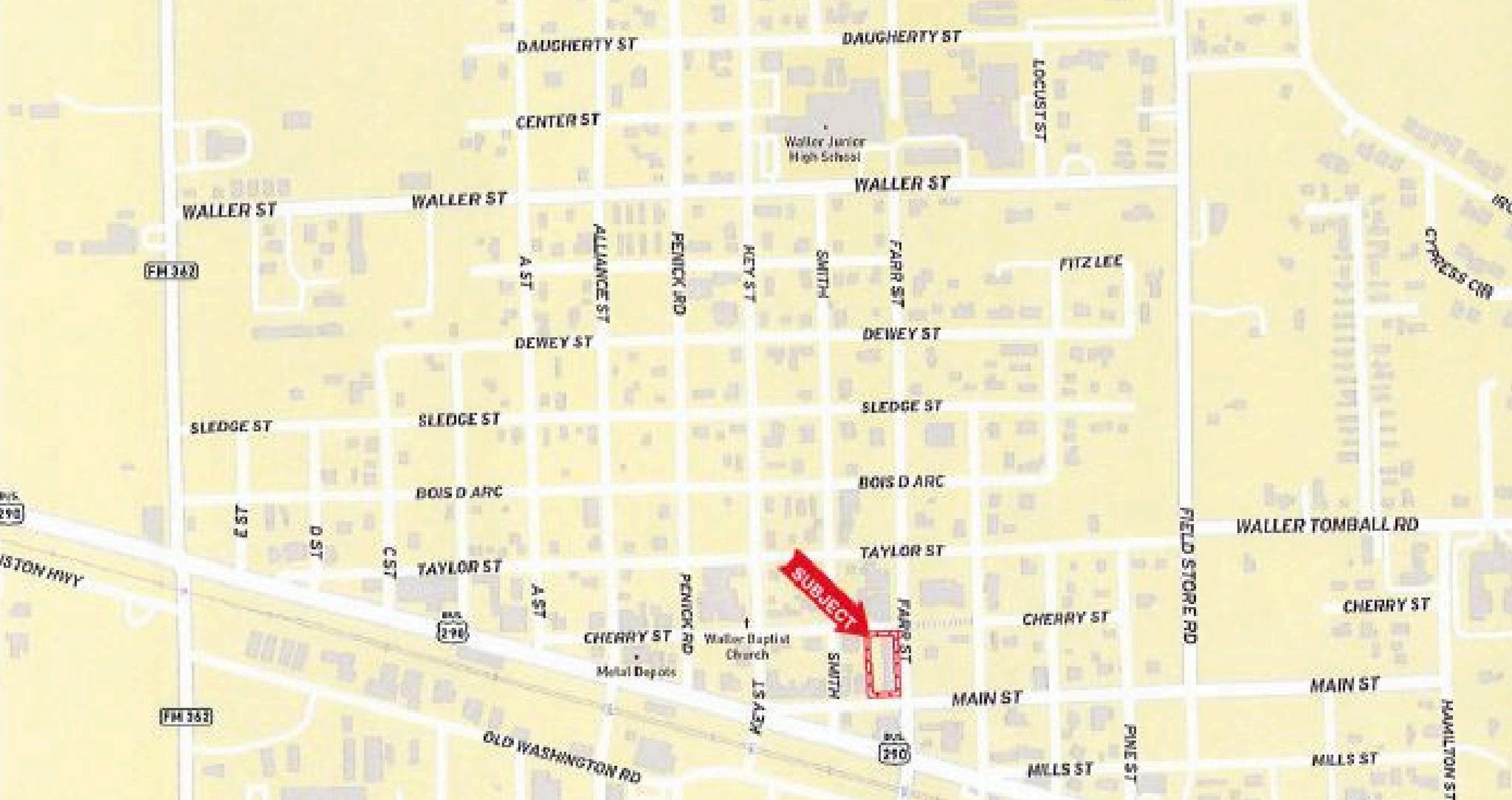


Highlights

- ✓ 11,250 Sq. Ft. building
- ✓ Income producing property
- ✓ Approximately, 12,426 SF for future development/expansion
- ✓ Easy access to Hwy 290
- ✓ Waller County is growing
- ✓ Lots of parking on the street



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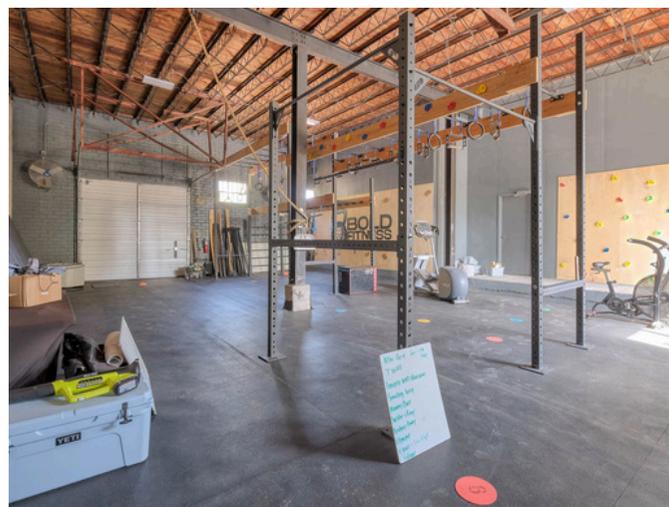
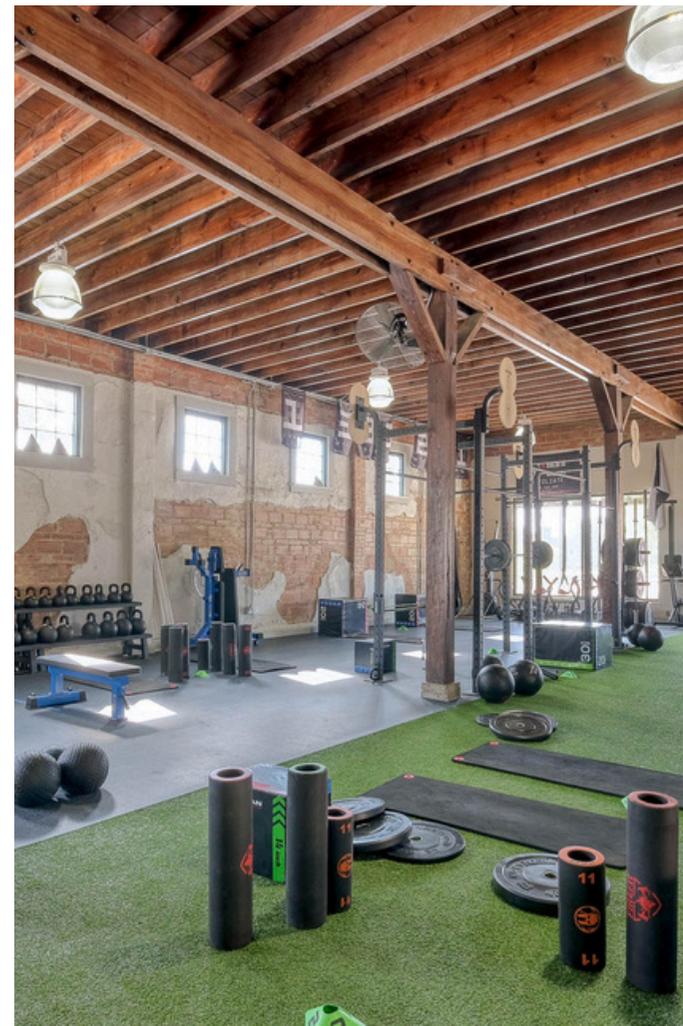
2302 Main St., Waller, TX 77484

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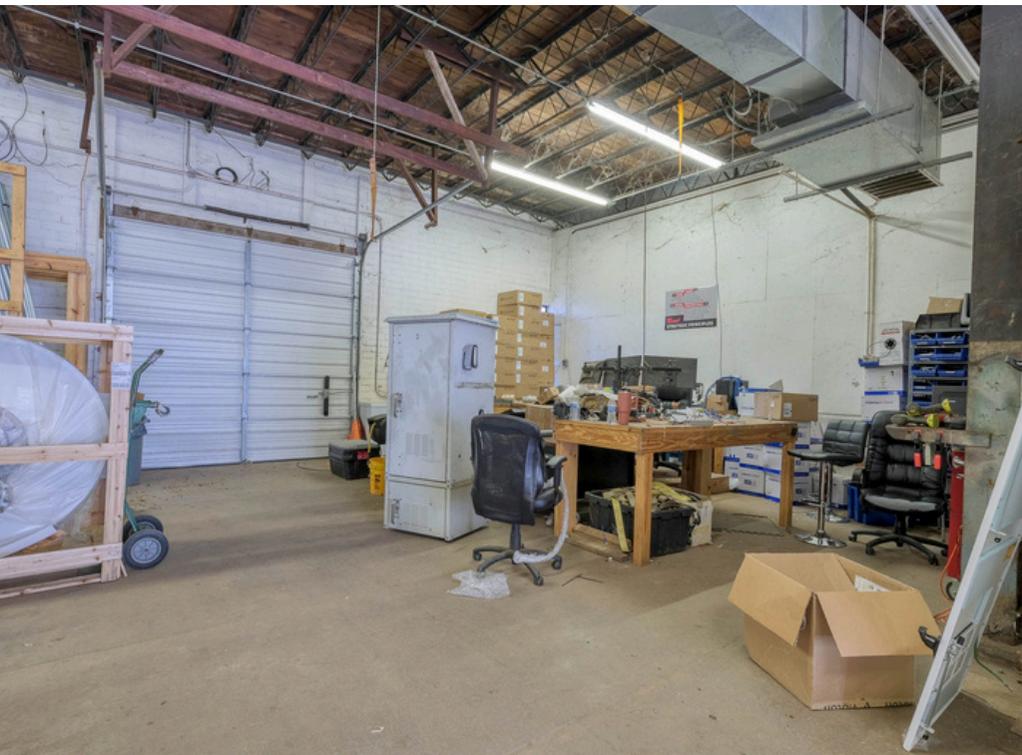
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CONTACT INFORMATION

We are always available to provide you with the latest information.

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