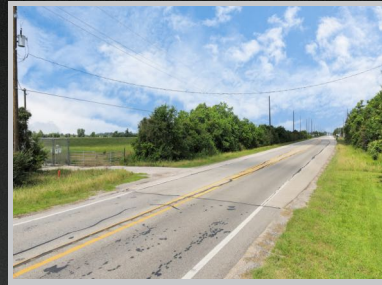


# FOR SALE

**\$10,105,920.00     \$8.00/SF**

## 29-Acres Mixed-Use Potential on Signalized

SWC of FM 2920 @ Kickapoo, Waller, Texas 77484



### DESCRIPTION

This prime 29-acre parcel commands attention as it sits prominently on the signalized hard corner of FM 2920 and Kickapoo Rd, strategically positioned just one mile from Hwy. 290 and Daikin Texas Technology Park. With easy access to major thoroughfares, including the Grand Parkway, and located a mere 28 miles from Houston via Hwy. 290, this property boasts a highly desirable location in a rapidly evolving area.

Ideal for both commercial and multifamily endeavors, this expansive tract offers endless possibilities for investors and developers alike. Whether envisioning a vibrant retail center, mixed-use development, or upscale multifamily community, the versatility of this parcel ensures it meets a broad spectrum of investment objectives.

Seize this rare opportunity to develop a prime tract in one of Texas's most dynamic growth corridors. For more information or to schedule a site visit, please contact Steve Mattox at 281.639.8316.

Invest in the Future of Waller, Texas - A Premier Development Awaits. Serious Offers Will be Considered.

### FEATURES

Frontage:	Approx. 1000' - FM 2920 Approx. 1300' - Kickapoo Rd
Floodplain:	No
Zoning:	Unrestricted

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Marlowe Commercial Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

**Steve Mattox**

Managing Director

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