

RETAIL LAND INVESTMENT OPPORTUNITY

FM 362 & Knebel Road | Waller, TX 77484 | 41.2 Acres

Tailored by Design Realty Team | United Real Estate Houston

What follows is not a speculative pitch. It is a documented opportunity in one of the fastest-growing counties in the United States — confirmed by population data, infrastructure investment, and now, independent validation from one of Houston's most respected commercial real estate developers. The market has spoken. The question is who answers first.

41.2 TOTAL ACRES	Waller County FASTEST-GROWING IN TEXAS	#2 FASTEST-GROWING IN U.S.	~25 MIN NEAREST FULL-SERVICE GROCERY
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THE PROPERTY

- **Primary Parcel:** 25.6 acres — hard corner at FM 362 & Knebel Road
- **Expansion Parcel:** 15.6 contiguous acres
- **Total Campus:** 41.2 acres, available together or separately
- **Frontage:** FM 362 hard corner with direct Hwy 290 access
- **MUD Infrastructure:** Installed and active
- **Natural Gas:** Currently being installed on the property
- **Fiber Optic:** Ezee Fiber optic live on Knebel Road
- **Zoning:** Unrestricted — commercial, retail, mixed-use
- **Water / Sewer:** MUD district in place
- **Visibility:** High-traffic corridor, 2 min from Buc-ee's off Hwy 290
- **Proximity:** Beacon Hill Blvd interchange under construction
- **Education:** Blinn College Career Center opening Fall 2026
- **Technology Campus:** Blinn College Technology Division opening 2028
- **Medical:** Memorial Hermann — 41 acres committed at Beacon Hill

THE MARKET: A COUNTY IN MOTION

Waller County is the #2 fastest-growing county in the United States. That number does not capture what is actually happening on the ground. In the immediate radius of this property, 26 subdivisions are currently being built and occupied. Another 30 are planned. Separate master-planned luxury communities are coming online. 50,000 additional homes are already being planned. 21,000 luxury homes are projected to be completed and occupied by end of 2028. These are not projections built on hope — they are active developments with buyers already moving in.

THE RETAIL GAP — CONFIRMED BY A THIRD PARTY

The nearest full-service grocery store is approximately 25 minutes from this site.
Tens of thousands of new residents. Zero full-service retail anchor within reach.
That is not a gap in the market. That is an open door.

THIRD-PARTY VALIDATION: THE MARKET AGREES

Cecilia Maddox has been stating this case for months. In April 2026, one of Houston's most respected commercial real estate developers — NewQuest Properties — confirmed it publicly in their own words, upon breaking ground on the largest retail development in Waller County's history.

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As it stands, Waller and surrounding rural counties have been unserved by major retailers. Texas Heritage Marketplace will fill in that gap.

— Austin Alvis, President & Chief Development Officer, NewQuest Properties | April 2026

NewQuest is building Texas Heritage Marketplace — a \$400 million, 165-acre mixed-use development in Waller County anchored by Target, Lowe's, Academy Sports + Outdoors, Burlington, and an unnamed membership-based wholesale club. More than 90% of the retail space was preleased within 18 months. Tenants include Chase Bank, Whataburger, Ulta Beauty, James Avery, and multiple restaurants.

Here is the critical distinction: Texas Heritage Marketplace is located in west Katy, on the I-10 corridor — approximately 33 minutes from the city of Waller. It does not serve this market. It cannot serve this market. The families buying homes in Waller's 26 active subdivisions are not driving 33 minutes to Katy for groceries any more than they are driving 25 minutes in the other direction. The retail gap that Austin Alvis named publicly in April 2026 has not been closed for Waller. It has been confirmed.

Waller is still waiting. The door is still open. And the Hwy 290 corridor — anchored by this 41.2-acre hard corner at FM 362 & Knebel Road — remains the unmet answer to a need that one of Houston's most respected developers has already put on record.

INFRASTRUCTURE ACTIVATING NOW

Natural Gas — Currently being installed on the property — completing the utility package for full commercial development.

Fiber Optic — Ezee Fiber optic is already live on Knebel Road at the front of the 41.2-acre campus.

Blinn College Career Center — Satellite campus opening in Waller, Fall 2026 — bringing workforce development directly to the corridor.

Blinn Technology Division — Opening 2028 — adding skilled-trade and technology training to the area's employment pipeline.

Beacon Hill Interchange — New Hwy 290 on/off ramp and frontage road construction underway, directly improving access to this corridor.

Grand Parkway Widening — Segment E widening from four to six lanes begins mid-2026 — increasing regional connectivity.

Memorial Hermann — 41 acres committed at Beacon Hill for a major medical campus — bringing healthcare workers and patients to the area.

THE CUSTOMER BASE: ALREADY HERE AND GROWING

26	30	50,000	21,000
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SUBDIVISIONS ACTIVE NOW	MORE PLANNED	ADDITIONAL HOMES IN PLANNING	LUXURY HOMES BY END OF 2028
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These residents are shopping. They are driving 25 minutes for groceries. They are making do without the retail infrastructure that comes standard in every comparable Houston-area growth corridor. The first full-service anchor to plant a flag in Waller on the 290 corridor does not just serve a market — it defines one.

WHY THIS SITE. WHY NOW.

- Hard corner location at FM 362 & Knebel Road — one of the most visible intersections right off the Waller Hwy 290 corridor
- 41.2 contiguous acres with MUD infrastructure installed — shovel-ready for the right tenant
- Natural gas being installed now; Ezee Fiber optic already live at the property
- Adjacent to the Beacon Hill Boulevard interchange — the gateway to Waller's master-planned growth
- Surrounded by 26 active subdivisions and 30 more planned — the rooftops are already there
- No full-service retail anchor within 25 minutes — the retail void is documented and confirmed
- Independent developers have already identified this county as "unserved by major retailers"
- Blinn College bringing workforce and young families to the immediate area beginning Fall 2026

Cecilia Maddox | Tailored by Design Realty Team, Lead | United Real Estate Houston
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I would welcome a conversation at your convenience.
The opportunity is real. The window will not stay open indefinitely.