



21310 BINFORD ROAD WALLER, TX 77484
± 13.02 ACRES | \$2,800,000

JONATHAN SELLERS

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PROPERTY HIGHLIGHTS

- ± 13.02 ACRES
- ± 9,900 SF Metal Storage Building
- ± 2,400 SF Office Building
- On Septic and Well Water
- Stabilized Gravel Paving
- Detention on property
- Back of property is cleared



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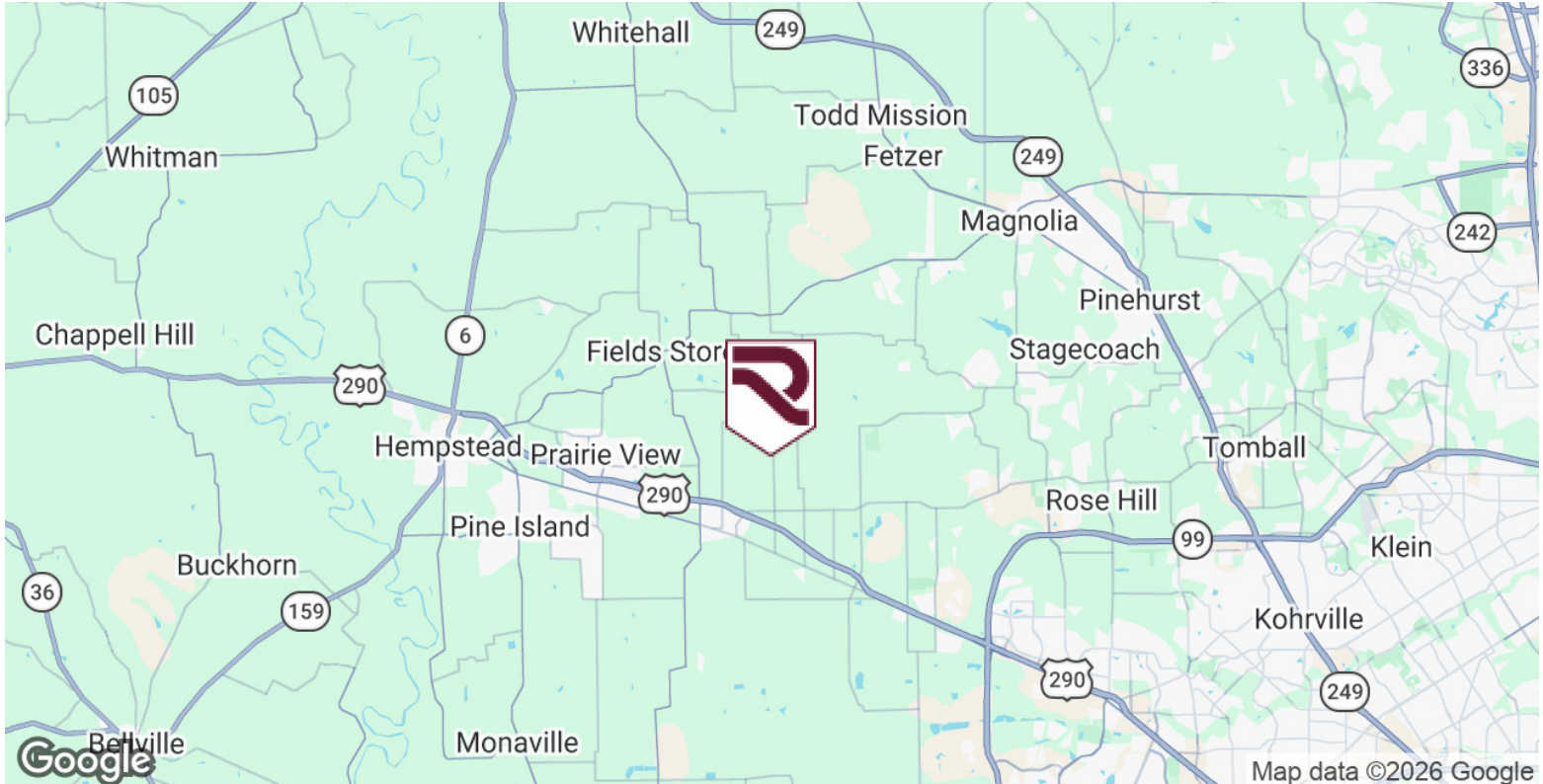
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WALLER, TX 77484



AREA DEVELOPMENT & WORKFORCE EXPANSION

- New Blinn Workforce & Technical Education Complex (17,000 SF) opening Summer 2026
- Advanced training labs in manufacturing, mechatronics, medical, HVAC, carpentry, and construction
- Located minutes from Daikin Texas Technology Park
- Positioned near Blinn's future 100-acre Waller Campus (opening Fall 2027)
- Growing base of manufacturers and service providers
- Multiple future industrial developments planned across the Waller corridor
- Expanding skilled labor pool supporting long-term industrial demand



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