

FOR SALE

partners

# ±46.981 Acres – Major Highway Frontage

US Hwy 290 | Waller County, TX



JAMES R. MUSE PKWY

OWENS ROAD

BEACON HILL BLVD

MEMORIAL  
HERMANN

±46 ACRES  
FOR SALE

Hines  
±78 AC  
Build-to-Suit

WOLFF  
COMPANIES

±144 AC  
Available

NEW FRONTAGE ROAD  
EST. COMPLETION Q4 2024

290

290

FARM  
362  
ROAD



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## Site Features

- ±46.981 acres available in Waller County
- More than 1400' of frontage on US Hwy 290
- Outside 500-year floodplain - nearly 300' above sea level
- Tax incentives available
- Utilities in close proximity to the site
- New exit ramp and frontage road
- Located adjacent to Beacon Hill, a 294-acre deed-restricted, master-planned business park
- Site is located 40 miles northwest of Houston in the economic development zone of the Waller County Economic Development Partnership
- Major employers in Waller county include Daikin, Igloo, Amazon, Goya, and Medline



**Marc Peeler**

Partner

📞 832 746 0745

✉ marc.peeler@partnersrealestate.com

**Cobo Fajardo**

Associate

📞 713 275 9614

✉ cobo.fajardo@partnersrealestate.com

**Kimberly Mathis**

Account Manager

📞 713 275 9619

✉ kimberly.mathis@partnersrealestate.com

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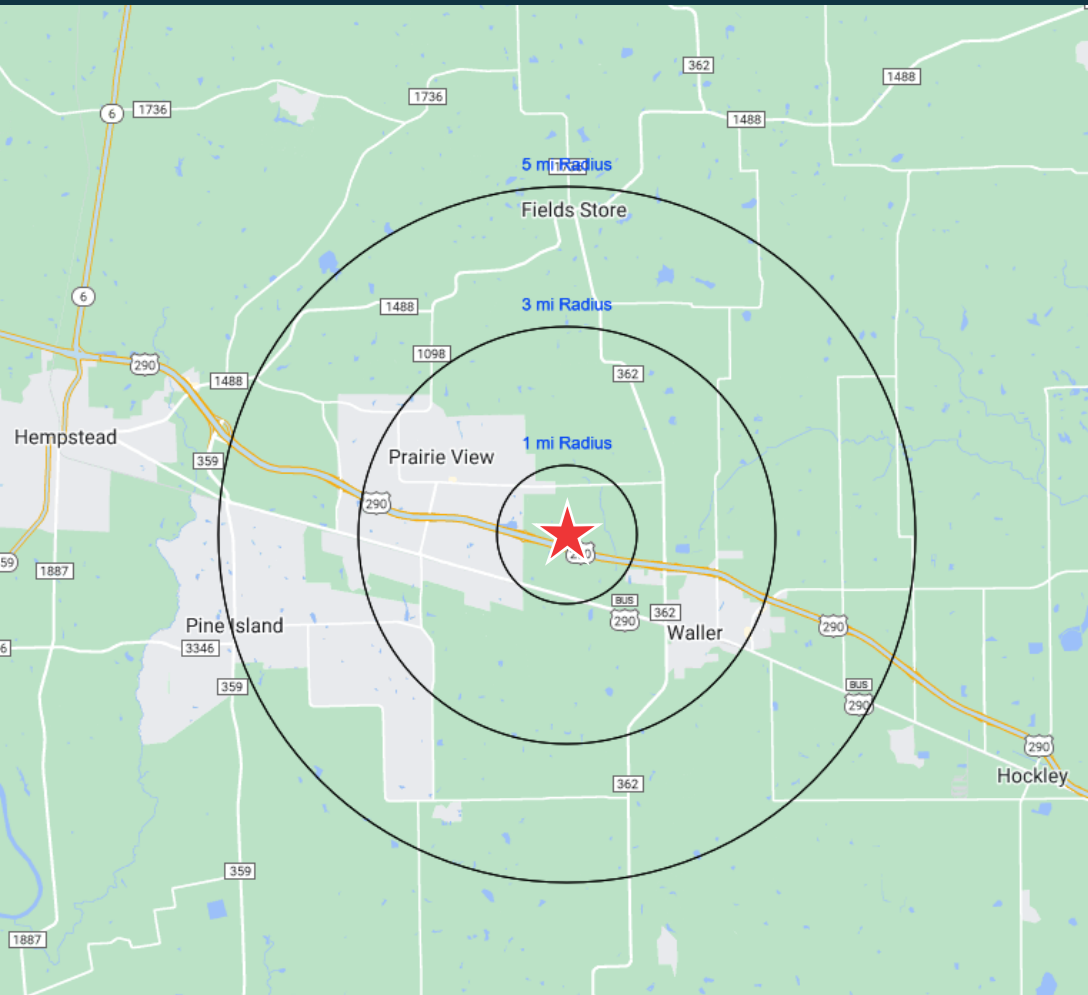
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# ±46.981 Acres – Major Freeway Frontage

US Hwy 290 | Waller County, TX



POPULATION	1 MILES	3 MILES	5 MILES
Estimated Population (2024)	1,246	6,382	18,850
Projected Population (2029)	1,356	7,084	20,398
Census Population (2020)	1,189	5,432	17,133
Census Population (2010)	1,166	4,554	12,913
Median Age	28.2	30.3	27.0
HOUSEHOLDS			
2024 Households	445	2,027	4,518
2029 Household Projection	509	2,339	5,251
AVERAGE HOUSEHOLD INCOME			
Estimated Avg Household Income (2024)	\$94,878	\$96,360	\$100,019
Projected Avg Household Income (2029)	\$87,263	\$87,660	\$90,302
Estimated Per Capita Income (2024)	\$33,912	\$31,007	\$25,659
HOUSEHOLD SIZE			
1 Person Households	141	522	1,222
2 Person Households	136	726	1,631
3 Person Households	62	317	676
Housing Units Owner-Occupied	191	1,049	2,511
Housing Units Renter-Occupied	254	978	2,007

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📞 832 746 0745

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**Kimberly Mathis**  
Account Manager

📞 713 275 9619

✉️ kimberly.mathis@partnersrealestate.com

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	Phone
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marc Peeler	627894	marc.peeler@partnersrealestate.com	713-275-9606
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date