



OFFERING MEMORANDUM

4 ACRES - 32927 KNEBEL ROAD

WALLER, TEXAS 77484

Marcus & Millichap

OVERVIEW AND HIGHLIGHTS

32927 KNEBEL ROAD

A four-acre site sitting at the southeast corner of FM 359 and Knebel Road in Waller, Texas. The property features ample frontage and visibility on both FM 359 and Knebel Road and sits in very close proximity to a number of new master planned communities. The property is free of floodplain and easements and utilities will be available through Harris-Waller County MUD 12. We feel the highest and best use of the property to be gas station or retail.

| | |
|---------------|---|
| PROPERTY SIZE | 4 Acres |
| PRICE | Contact Broker |
| SCHOOL | Waller ISD |
| FLOODPLAIN | None |
| UTILITIES | Harris-Waller County MUD 12 |
| FRONTAGE | 612.59' on FM 359 Road & 396.53' on Knebel Road |
| DETENTION | To Be Determined |



| DEMOGRAPHICS | 2 | 5 | 10 |
|----------------------------|----------|----------|----------|
| Residential Count | 639 | 16,910 | 52,951 |
| Avg HH Income | \$95,056 | \$85,887 | \$93,427 |
| 2023-2028 Projected Growth | 720 | 18,243 | 59,716 |

FOR MORE INFORMATION CONTACT:

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171 ACRES | 563 LOTS

WALLER, TEXAS





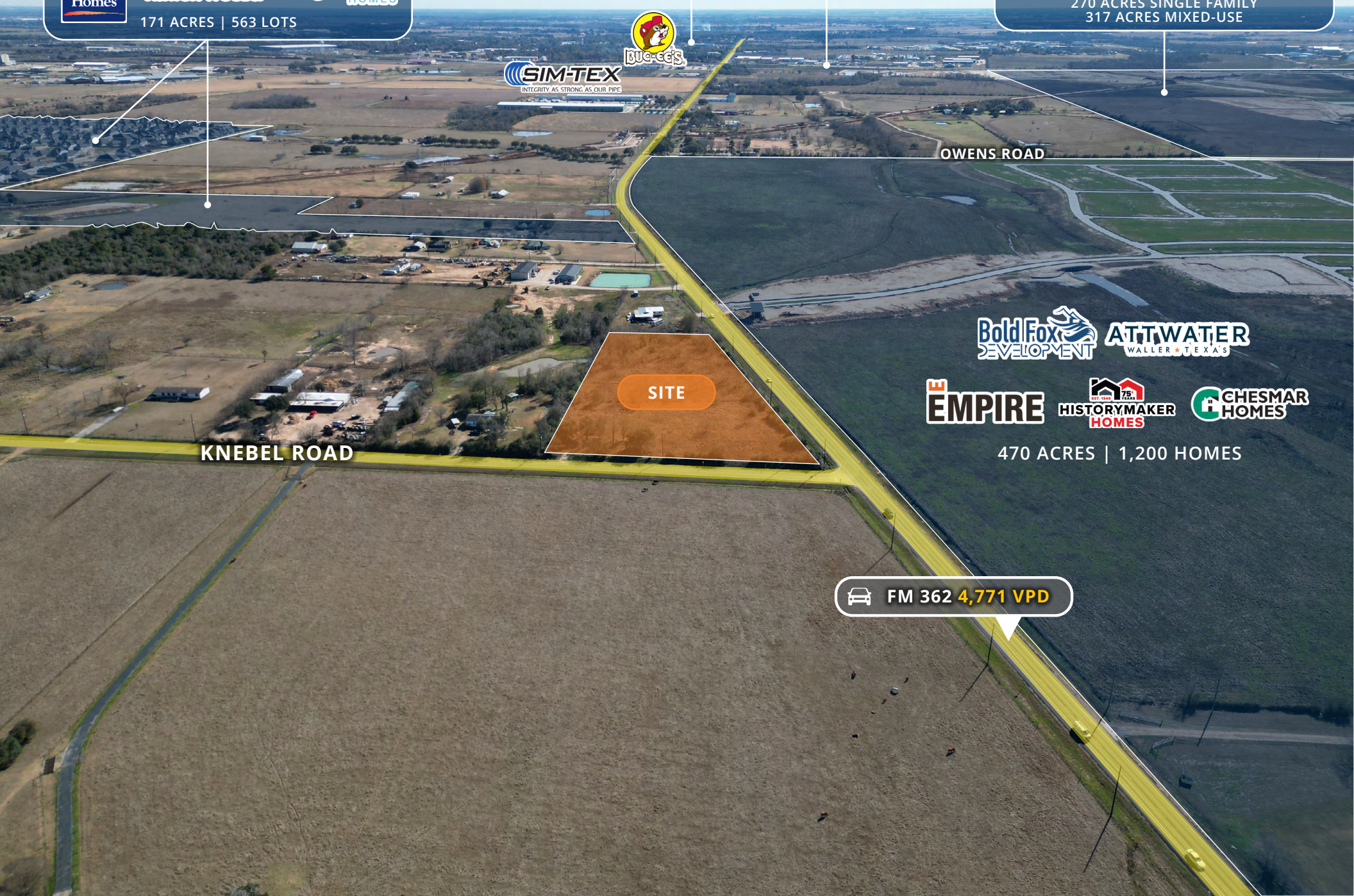




 US 290 **58,496 VPD**
 1.7 MILES





BEACON HILL
 587 TOTAL ACCESS
 270 ACRES SINGLE FAMILY
 317 ACRES MIXED-USE






OWENS ROAD

KNEBEL ROAD

SITE







470 ACRES | 1,200 HOMES


 FM 362 **4,771 VPD**



Hines

BEACON HILL
587 TOTAL ACCESS
270 ACRES SINGLE FAMILY
317 ACRES MIXED-USE



**PRAIRIE VIEW
A&M UNIVERSITY**

HEMPSTEAD, TEXAS



97 ACRES
300 HOMES

OWENS ROAD



470 ACRES | 1,200 HOMES



FM 362 **4,771 VPD**

SITE

KNEBEL ROAD

Maple
DEVELOPMENT GROUP
MAPLE MEADOWS
245 ACRES
931 HOMES

LGI
HOMES
FUTURE SINGLE
FAMILY

CAMERON ROAD

 **FM 362 4,771 VPD**

Bold Fox
DEVELOPMENT

ATTWATER
WALLER • TEXAS

EMPIRE

HISTORYMAKER
HOMES

CHESMAR
HOMES

470 ACRES | 1,200 HOMES

SITE

KNEBEL ROAD

 Inspire
Communities™
FUTURE
RESIDENTIAL

Hines
528 ACRES
1,400 HOMES


 GREENBRICK
PARTNERS
FUTURE SINGLE
FAMILY

 ASHTON GRAY
David
Weekley
Homes

 KHOvnanian
Homes
 ASHTON WOODS.
Brightland
HOMES
171 ACRES | 563 LOTS

KNEBEL ROAD

SITE

 FM 362 4,771 VPD

 Bold Fox
DEVELOPMENT

 ATTWATER
WALLER • TEXAS

 EMPIRE

 HISTORYMAKER
HOMES

 CHESMAR
HOMES

470 ACRES | 1,200 HOMES

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Activity ID ZAG0040037

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