

May 27, 2026

Dear Retail Developer / Investment Partner,

RE: Shovel-Ready Retail Development Site — Corner of FM 362 & Knebel Road, Waller, Texas | 25.6 Acres (+15.6 Acres Contiguous, Available Separately or Combined)

I am writing to bring to your attention one of the most compelling retail land opportunities available today in the greater Houston area — a fully utility-serviced, 25.6-acre hard corner parcel located at the intersection of Farm to Market Road 362 and Knebel Road in Waller, Texas. An additional contiguous 15.6-acre tract is available, bringing the total potential to 41.2 acres for a developer seeking greater scale.

Waller County is not simply growing — it is **exploding**. According to the U.S. Census Bureau's most recent data, Waller County is the fastest-growing county in Texas and the second-fastest-growing county in the entire United States, with a 5.7% population growth rate in a single year. With over 24 active residential subdivisions and plans for approximately 50,000 new homes, the area is set to double its population within the next five to eight years.

Memorial Hermann has already taken notice. The health system has purchased 41 acres at nearby Beacon Hill for a major new medical facility — bringing thousands of healthcare workers, patients, and visitors directly into this trade area. Medical-adjacent retail, pharmacy, urgent care, and dining concepts are immediately viable on this site.

Yet despite this extraordinary growth and institutional investment, **retail development has not kept pace**. The thousands of families moving into surrounding communities have limited nearby retail options. This gap represents a rare, time-sensitive opportunity for a forward-thinking retail developer or investor.

Why This Property Stands Apart:

- **Utilities Already In Place.** The Harris-Waller Municipal Utility District (MUD) is fully installed on the property — eliminating 12 to 18 months of typical development timeline and a significant capital outlay.
- **Hard Corner Location.** FM 362 and Knebel Road are primary traffic corridors in the Waller growth corridor, offering exceptional visibility and dual-road access.
- **Flexible Acreage.** The 25.6-acre primary parcel is development-ready today, with an option to expand to 41.2 acres via the adjacent 15.6-acre tract — ideal for phased retail development.

- **Institutional Validation.** Memorial Hermann's 41-acre Beacon Hill medical campus purchase confirms what the data already shows — major institutions are betting on this corridor.
- **Strategic Access.** Located minutes from US-290 and the Grand Parkway, with 1.4 million people within a 30 to 35 minute commute radius.
- **Major Economic Momentum.** Tesla's 1.2-million-square-foot Megapack facility, Grundfos, TMEIC, and over \$2 billion in additional committed investment are already driving job growth and household formation throughout Waller County.

This is the kind of site that comes along once in a market cycle — positioned directly in the path of growth, infrastructure-ready, and surrounded by the institutional and residential demand that makes retail development not just viable, but urgent. Whether your focus is grocery-anchored retail, a neighborhood shopping center, QSR pad sites, or a mixed-use concept, this property is ready for your vision.

I welcome the opportunity to discuss this property in further detail, share supporting market data, and arrange a site visit at your earliest convenience. Please feel free to reach out directly.

Sincerely,

Cecilia Maddox

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Enclosure: Property Pitch Sheet · FM 362 & Knebel Road, Waller, TX · 25.6 Acres (+15.6 Acres Available)