



ANDRUS

ESTD LAND GROUP 1824

4073 FM 3318 BROOKSHIRE, TX 77423
WALLER COUNTY

90± ACRES | \$3,950,000



SCAN FOR
PROPERTY TOUR

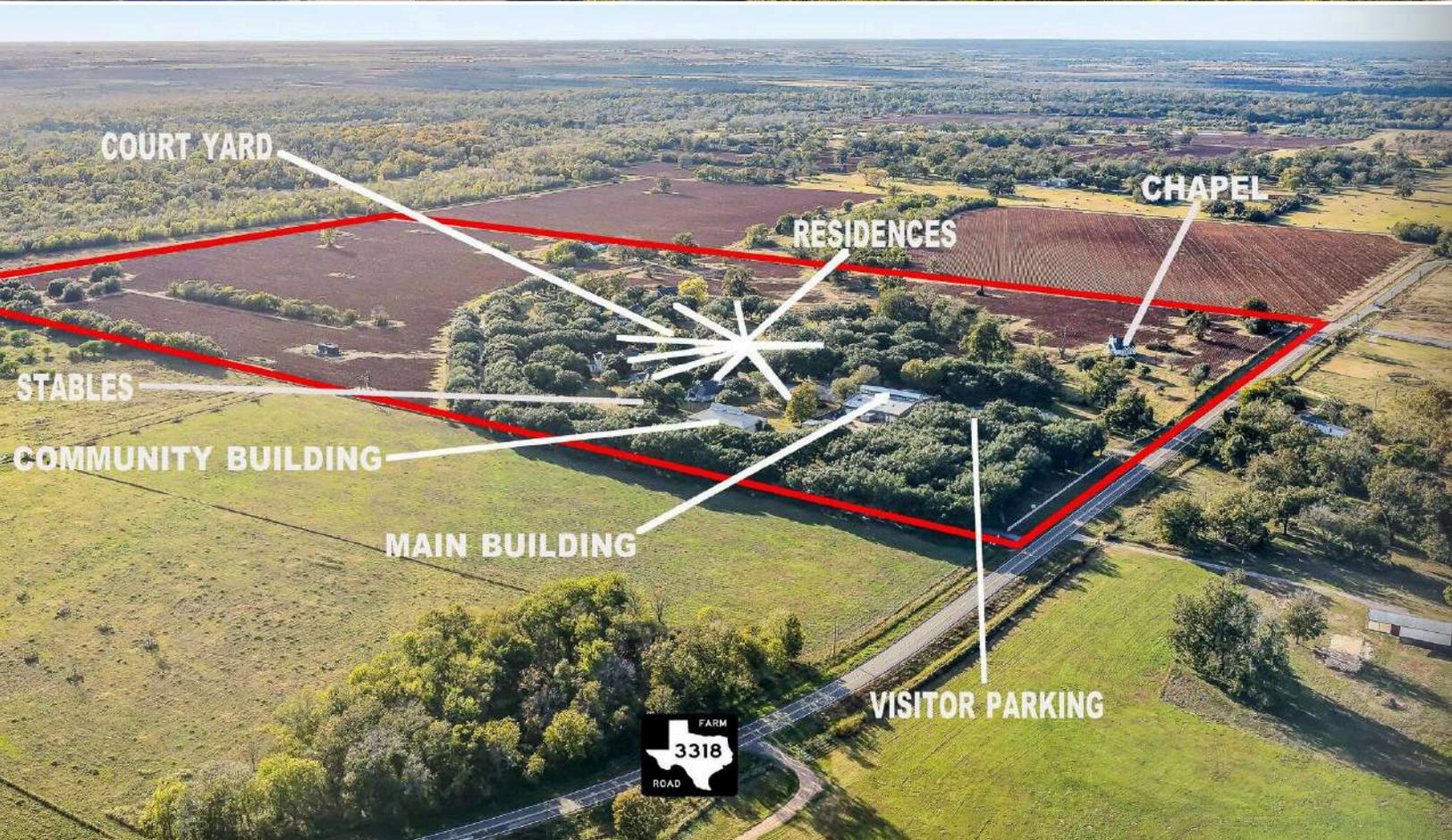


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WILLOW RIVER FARMS Brookshire, TX



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PROPERTY DESCRIPTION.

Spanning 90.672 acres, this purpose-built special-use campus offers approx. 70,513 SF across twelve well-planned buildings constructed from 1990–2003. The 12,667 SF fellowship and reception center features a spacious meeting hall, four conference or dining rooms, a commercial kitchen, and restrooms. A 6,133 SF meeting facility provides adaptable open space and additional restrooms, while the 1,319 SF chapel offers an intimate sanctuary with its own restroom. Nine dormitory buildings, ranging from 4,924 to 8,502 SF, include three two-story structures and feature living areas, kitchens, utility rooms, private offices, and multiple bedrooms with private or Jack-and-Jill baths. This property delivers exceptional versatility for retreats, ministries, residential programs, training centers, or future redevelopment.



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PROPERTY FEATURES

Home, Barn, Work Shop, Water Well, Electricity, Hwy-County Rd Frontage, Lodge, Development Potential, Guest Ranch, Cabins



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PROPERTY HIGHLIGHTS

90.67-acre fully improved special-use campus
Approx. 70,513 SF across twelve buildings (1990–2003 construction)
12,667 SF fellowship/reception center with commercial kitchen
6,133 SF meeting facility with flexible open layout
1,319 SF chapel building with dedicated sanctuary

Nine dormitory buildings (4,924–8,502 SF), three are two-story
Dorms include living areas, kitchens, utility rooms, offices, and multiple bedrooms with private or Jack-and-Jill baths
Significant onsite infrastructure supporting large-group operations
Ideal for retreats, ministries, rehabilitation programs, education/training, residential programs, or redevelopment
Rare combination of scale, acreage, and turnkey improvements



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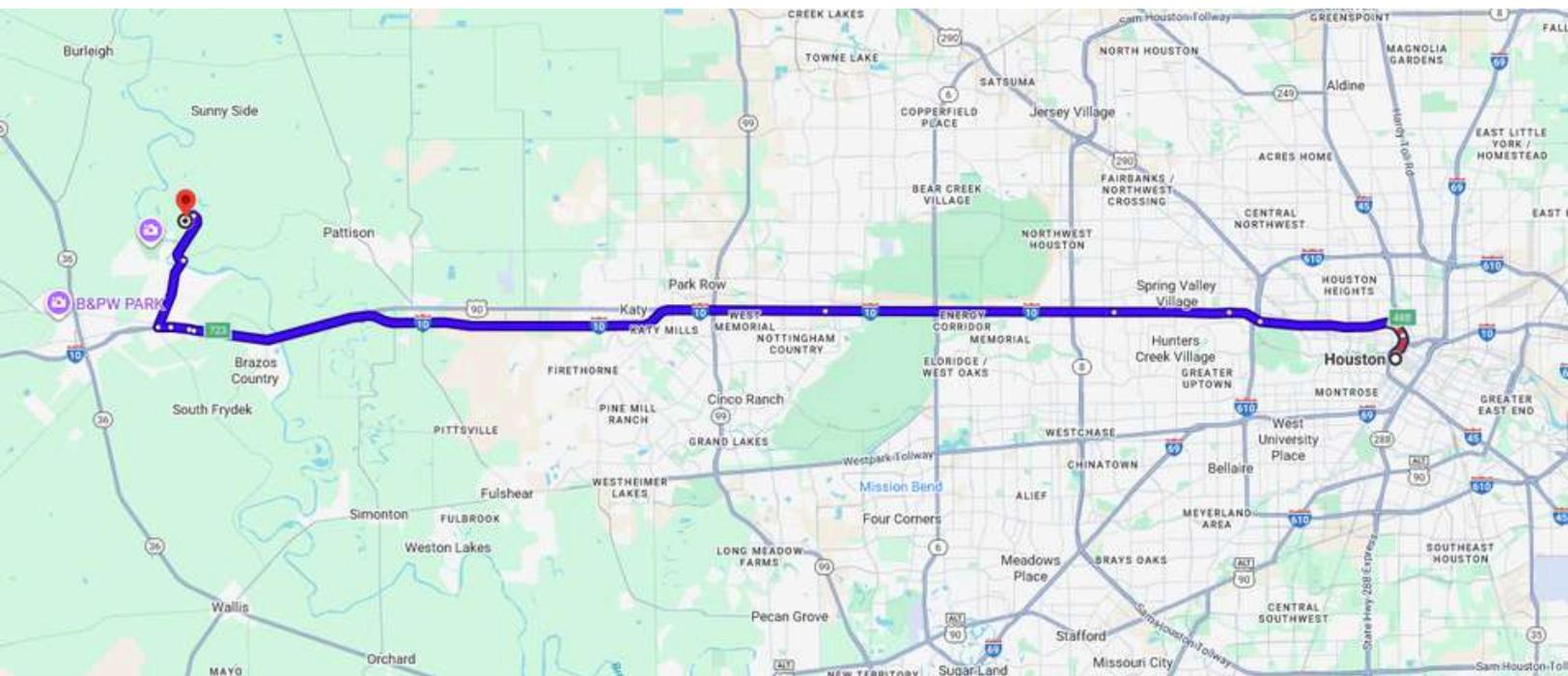
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NAVIGATION DIRECTIONS

From Houston, TX:

Travel I-10 westward from Houston. Take Exit 815. After the exit, proceed toward Brookshire. Property is located on/near FM 3318 just off the exit.

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

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