

US 290 AND KICKAPOO, 197 ACRES

Property Type:	Mixed Use Land	Acres:	197
County:	Harris	Sq Ft:	10,933,560
Address:	US 290	Price:	Please call for price.
City:	Hockley		
State:	TX		
Zip:	77447	Lease Price:	
Key Map:	323		

Map



Description

REMAINING 197+/- ACRES AT US 290, KICKAPOO AND KERMIER. LOCATED ACROSS FROM THE NEWLY CONSTRUCTED "DAIKIN" \$410 MILLION DOLLAR AIR-CONDITIONER FACTORY AND CAMPUS. (SEE RECENT HOUSTON BUSINESS JOURNAL ARTICLE OF JAN/26/2018 AND HOUSTON BUSINESS JOURNAL OF JAN/09/15) ** 44.6395 ACRES SOLD IN SEPTEMBER 2016 TO "BROAD OCEAN" AND 10 ACRES SOLD IN JANUARY 2018 TO POWER PLUMBING, INC.

Area Info

THIS TRACT IS IDEALLY LOCATED ON THE SOUTH SIDE OF US 290 APPROXIMATELY 2 MILES EAST OF WALLER, TEXAS. APPROXIMATELY 9 MILES WEST OF THE GRAND PARKWAY. THE GRAND PARKWAY, WHEN COMPLETE, WILL LOOP HOUSTON (186+/-MILES). WITH THE INTRODUCTION OF THE "DAIKIN" \$410 MILLION DOLLAR PLANNED FACTORY AND CAMPUS DIRECTLY ACROSS FROM THE SUBJECT PROPERTY, PLUS EMPLOYING 4,000 EMPLOYEES, AND INCREASING TO 7,000 EMPLOYEES BY 2020 AS REPORTED IN THE LATEST HOUSTON BUSINESS JOURNAL, THIS SUBJECT PROPERTY IS AN IDEAL INVESTMENT OR DEVELOPMENT OPPORTUNITY. IN ADDITION, LARGE RETAIL DEVELOPMENTS EXIST AT US 290 AND THE GRAND PARKWAY, INCLUDING BRIDGELAND'S 11,000 ACRE RESIDENTIAL DEVELOPMENT. (SEE AERIAL) US 290 AND FM 2920 HAS A

"WALLER TOWN CENTER" PLANNED (SEE CONCEPT).

Ideal Use

APARTMENTS, INDUSTRIAL, RESIDENTIAL, COMMERCIAL

Restrictions

NONE CURRENTLY. MAY IMPOSE SOME (NOISE, ETC.)

Access

APPROXIMATELY 4,750 FEET ADJACENT TO US 290 AND 2,759 FEET ON KICKAPOO ROAD, AND 3,750+/- FEET ON HEMPSTEAD HIGHWAY.

Minerals

SURFACE

Divisible

MAY DIVIDE (PRICE WILL DEPEND ON SIZE AND LOCATION) CAN DIVIDE IN SECTIONS 1, 2, 3, 4 AS SHOWN ON SURVEY.

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