



WALLER COMMERCE CENTER

For more information, contact:

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COMPANIES

STREAM®

**± 152 Acres Available for
Industrial Build-to-Suit**

Highway 290 West of FM 362, Waller, TX 77484



PROPERTY OVERVIEW

- ± 152 acres in Waller, TX
- BTS or Design Construction
- City of Waller utilities available
- Highly visible site on Highway 290
- ± 400' of frontage on Highway 290
- ± 2,640' of frontage on Business 290
- Waller ISD schools
- Outside 100 & 500 year floodplains
- 23,000 acres of commercial and residential projects being developed in the immediate area



AERIAL

DEVELOPABLE
ACREAGE

CONCEPTUAL
BUILDING DESIGN

NEARBY
DEVELOPMENT

SURROUNDING
AREA



ENTRY ACCESS
FROM FM 362

ENTRY ACCESS
FROM FM 362



PARK 290 DRIVE

COMMON ROADWAY

COMMON ROADWAY

290

BUSINESS
290

80
ACRES

72
ACRES

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Visibility Meets Accessibility

With 400 feet of direct frontage along Highway 290, 2,640 feet along Business 290 (Hempstead Highway), and five separate entry points, this site is designed for maximum visibility and accessibility.

Supporting efficient ingress and egress and flexible site planning, Waller Commerce Center is positioned as the premier industrial destination for seamless logistics operations.



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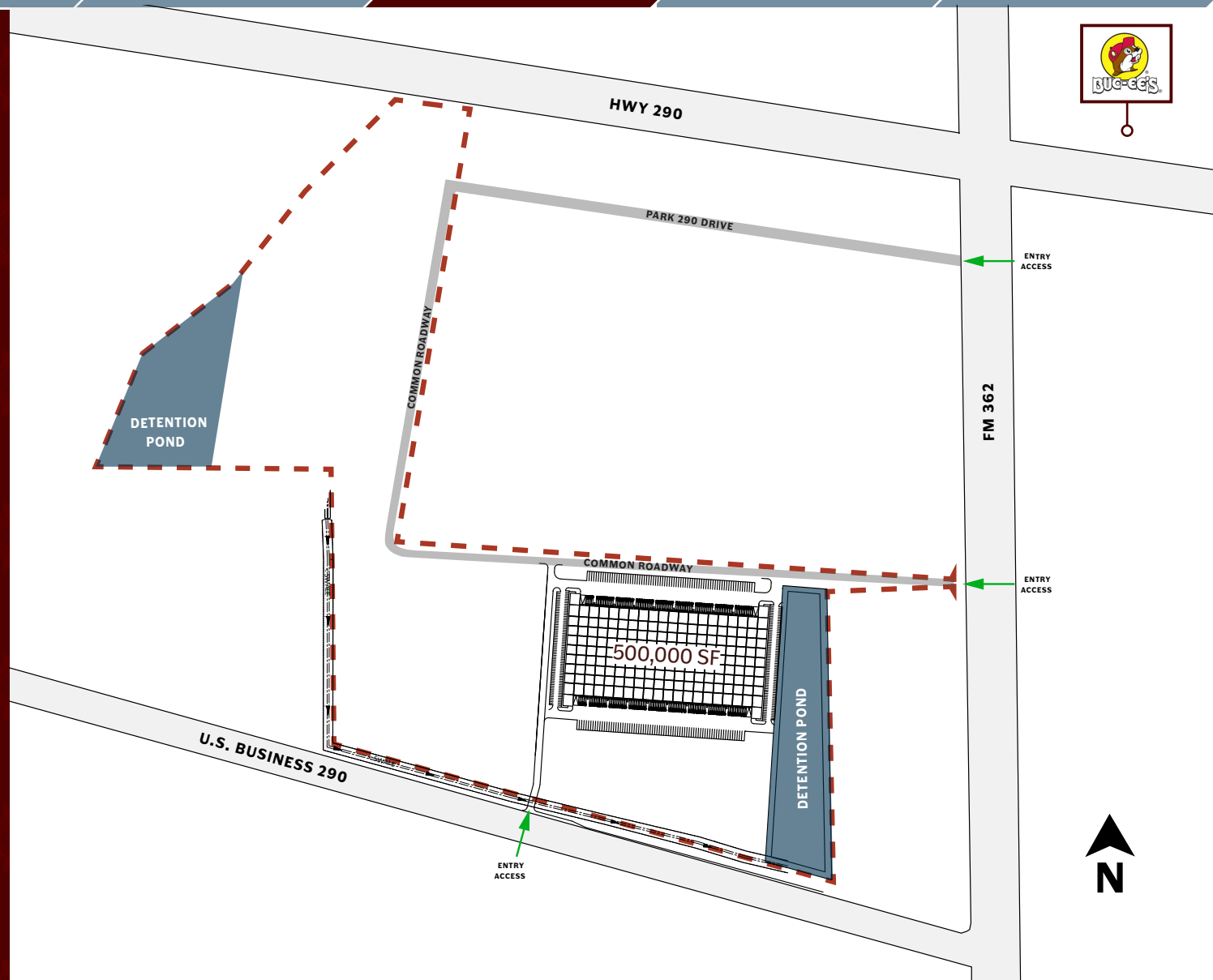


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Development Potential

The site is capable of comfortably accommodating large-scale operations, with ample space for a 500K SF building footprint, circulation, and supporting infrastructure. Its scale and configuration offer the flexibility to meet a range of industrial needs.



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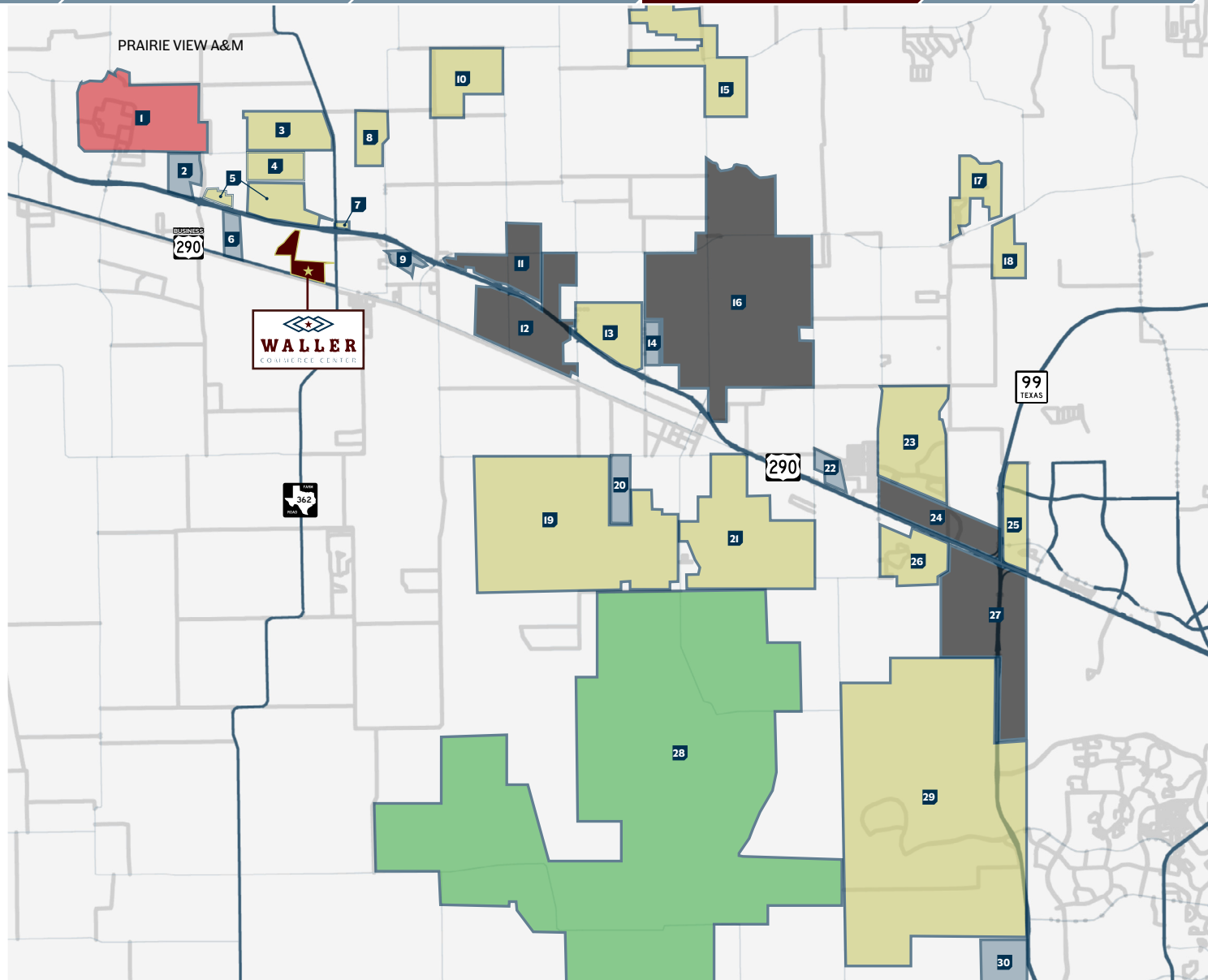
CONCEPTUAL BUILDING DESIGN

NEARBY DEVELOPMENT

SURROUNDING AREA

Waller Commerce Center	Master Planned Community
Education	Private Land
Industrial	Reserve Land

1	PRAIRIE VIEW A&M	
2	PARKSIDE CAPITAL-VIGAVI	
3	ATTWATER WALLER TEXAS	470 ACRES
4	LONG LAKE LTD	270 ACRES
5	BEACON HILL BY WOLFF CO.	310 ACRES
6	ALEGACY	
7	BUC-EE'S	
8	OAKWOOD ESTATES	187 ACRES
9	DAIKIN	
10	HINES	528 ACRES
11	TERPSTRA ASSOCIATES	
12	DELTA TROY INTERESTS, LTD	
13	DAIKIN	
14	KERMIER COMMERCE PARK	50 ACRES
15	HOUSTON OAKS	1,000 ACRES
16	HEGAR	
17	BAUER LANDING	306 ACRES
18	CYPRESS GREEN	850 ACRES
19	THE GRAND PRAIRIE	1,730 ACRES
20	HP DXC TECHNOLOGY	
21	JUBILEE BY JDC	1,622 ACRES
22	GRAINGER	
23	DELLROSE	600 ACRES
24	GIRO REALTY (VISIBLE CHANGES)	
25	FAIRFIELD	
26	STONECREEK RANCH	525 ACRES
27	RICHFIELD RANCH	
28	KATY PRAIRIE CONSERVANCY	13,500 ACRES
29	BRIDGELAND HOWARD HUGHES	11,500 ACRES
30	FEDEX	



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