

## FM 362 & Knebel Road

Waller, Texas 77484 · Waller County

<b>25.6</b> PRIMARY ACRES	<b>+15.6</b> ADDITIONAL ACRES AVAILABLE	<b>MUD</b> UTILITIES IN PLACE	<b>#2</b> FASTEST GROWING COUNTY IN THE U.S.
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### PROPERTY OVERVIEW

#### PRIMARY PARCEL

25.6 Acres

#### ADDITIONAL PARCEL

15.6 Acres (contiguous — available separately or combined)

#### TOTAL POTENTIAL

41.2 Acres if acquired together

#### LOCATION

Corner of FM 362 & Knebel Road

#### CITY / COUNTY

Waller, Texas · Waller County

#### ZONING

Commercial / Unrestricted — Development Ready

#### UTILITIES

Harris-Waller MUD District Installed

#### WATER / SEWER

On Property

#### ROAD FRONTAGE

Dual frontage — FM 362 & Knebel Road

#### ACCESS

Minutes from US-290 & Grand Parkway

### IDEAL USES

- Neighborhood Shopping Center / Strip Mall
- Grocery-Anchored Retail Center
- Big-Box Retail / Junior Anchor Development
- Mixed-Use Retail + Multifamily
- Fast Food / QSR Pad Sites
- Gas Station / Convenience Center
- Medical or Dental Office Campus
- Bank / Financial Services Outparcel

### MARKET HIGHLIGHTS

#### #2 Fastest Growing County in the U.S.

Waller County grew 5.7% in 2024–2025, the fastest in Texas and 2nd fastest nationally (U.S. Census Bureau, 2026).

#### Memorial Hermann Commits to Beacon Hill

Memorial Hermann has purchased 41 acres at Beacon Hill — just minutes from this property — for a major new medical facility, signaling strong institutional confidence in the Waller County growth corridor.

#### 50,000 New Homes Planned

24+ active residential subdivisions with approximately 50,000 new homes projected within Waller County in the next 5–8 years.

#### 21,000 Units in Waller ISD Alone

Multiple upscale subdivisions within Waller ISD will deliver ~21,000 new housing units by 2028.

#### Retail Demand Severely Underserved

Thousands of new rooftops with virtually no anchor retail in immediate proximity — a rare gap in a booming market.

#### Major Employers & Institutions Arriving

Tesla's 1.2M SF Megapack plant, Grundfos, TMEIC, Memorial Hermann, and \$2B+ in committed investment — all converging on Waller County.

### COMPETITIVE ADVANTAGE

- Harris-Waller MUD already installed — saves developer 12–18 months and significant capital
- 25.6-acre primary parcel with option to expand to 41.2 acres via adjacent 15.6-acre tract
- Memorial Hermann medical campus nearby drives demand for medical retail, pharmacy, and services
- Hard corner position maximizes visibility and access from two roads
- No restrictive zoning — flexibility for any retail or commercial concept
- Surrounded by thousands of homes under construction NOW

# PRIME RETAIL DEVELOPMENT OPPORTUNITY

WALLER, TEXAS · WALLER COUNTY

★ **Anchor Institution Alert:** Memorial Hermann has purchased 41 acres at nearby Beacon Hill for a 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.

**This is a rare, shovel-ready opportunity** in the second-fastest-growing county in America. The primary 25.6-acre hard corner parcel is fully utility-serviced and development-ready, with the option to expand to 41.2 acres via an attached 15.6-acre tract — ideal for a phased retail development strategy. Serious inquiries welcome.