

FOR SALE

partners

±46.981 Acres – Major Freeway Frontage

US Hwy 290 | Waller County, TX



FOR SALE

partners

±46.981 Acres – Major Freeway Frontage

US Hwy 290 | Waller County, TX

Site Features

- ±46.981 acres available in Waller County
- More than 1400' of frontage on US Hwy 290
- Outside 500-year floodplain - nearly 300' above sea level
- Tax incentives available
- Utilities in close proximity to the site
- New exit ramp and frontage road estimated completion Q4 2024
- Located adjacent to Beacon Hill, a 294-acre deed-restricted, master-planned business park
- Site is located 40 miles northwest of Houston in the economic development zone of the Waller County Economic Development Partnership
- Major employers in Waller county include Daikin, Igloo, Amazon, Goya, and Medline



Marc Peeler
Partner

📞 832 746 0745

✉️ marc.peeler@partnersrealestate.com

Cobo Fajardo
Associate

📞 713 275 9614

✉️ cobo.fajardo@partnersrealestate.com

Kimberly Mathis
Account Manager

📞 713 275 9619

✉️ kimberly.mathis@partnersrealestate.com

partners

PARTNERSREALESTATE.COM

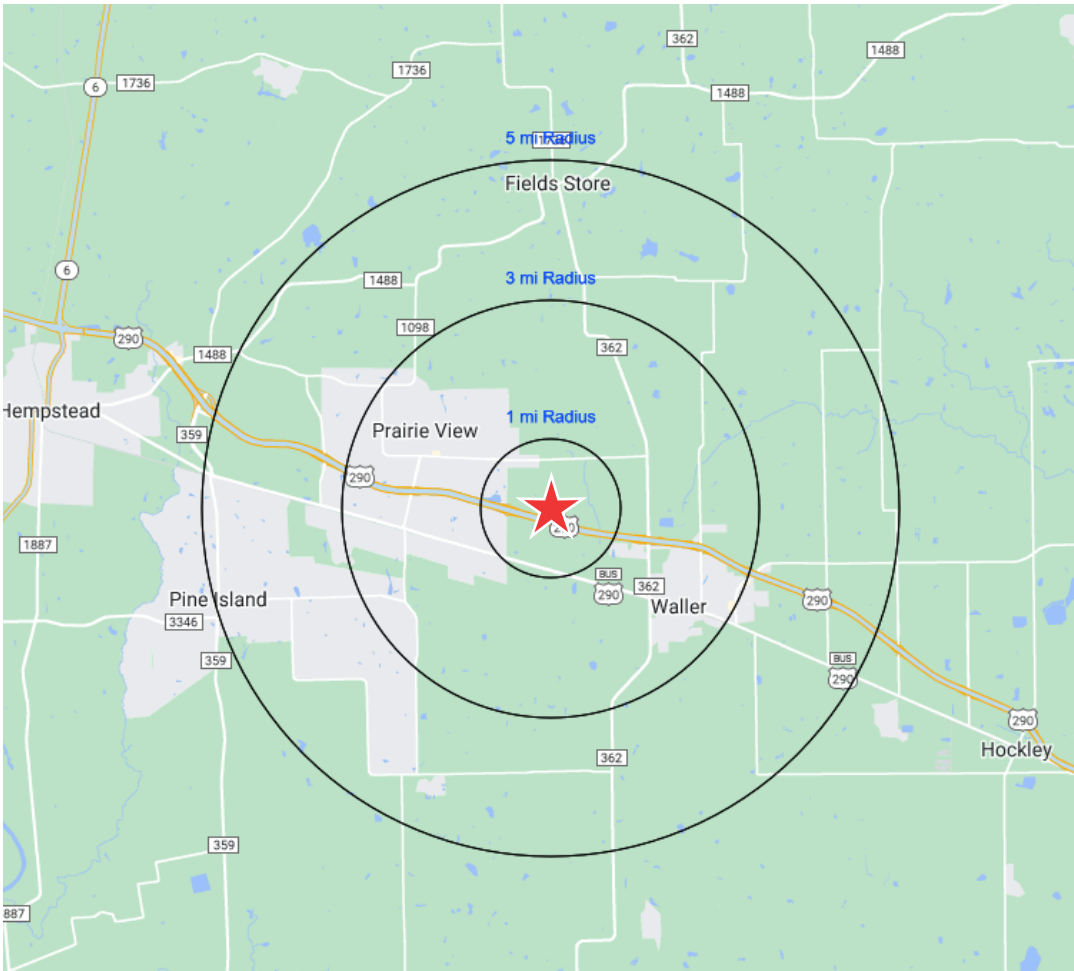
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

FOR SALE

partners

±46.981 Acres – Major Freeway Frontage

US Hwy 290 | Waller County, TX



POPULATION	1 MILES	3 MILES	5 MILES
Estimated Population (2024)	1,246	6,382	18,850
Projected Population (2029)	1,356	7,084	20,398
Census Population (2020)	1,189	5,432	17,133
Census Population (2010)	1,166	4,554	12,913
Median Age	28.2	30.3	27.0
HOUSEHOLDS			
2024 Households	445	2,027	4,518
2029 Household Projection	509	2,339	5,251
AVERAGE HOUSEHOLD INCOME			
Estimated Avg Household Income (2024)	\$94,878	\$96,360	\$100,019
Projected Avg Household Income (2029)	\$87,263	\$87,660	\$90,302
Estimated Per Capita Income (2024)	\$33,912	\$31,007	\$25,659
HOUSEHOLD SIZE			
1 Person Households	141	522	1,222
2 Person Households	136	726	1,631
3 Person Households	62	317	676
Housing Units Owner-Occupied	191	1,049	2,511
Housing Units Renter-Occupied	254	978	2,007

Marc Peeler
Partner

📞 832 746 0745

✉️ marc.peeler@partnersrealestate.com

Cobo Fajardo
Associate

📞 713 275 9614

✉️ cobo.fajardo@partnersrealestate.com

Kimberly Mathis
Account Manager

📞 713 275 9619

✉️ kimberly.mathis@partnersrealestate.com

partners

PARTNERSREALESTATE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.