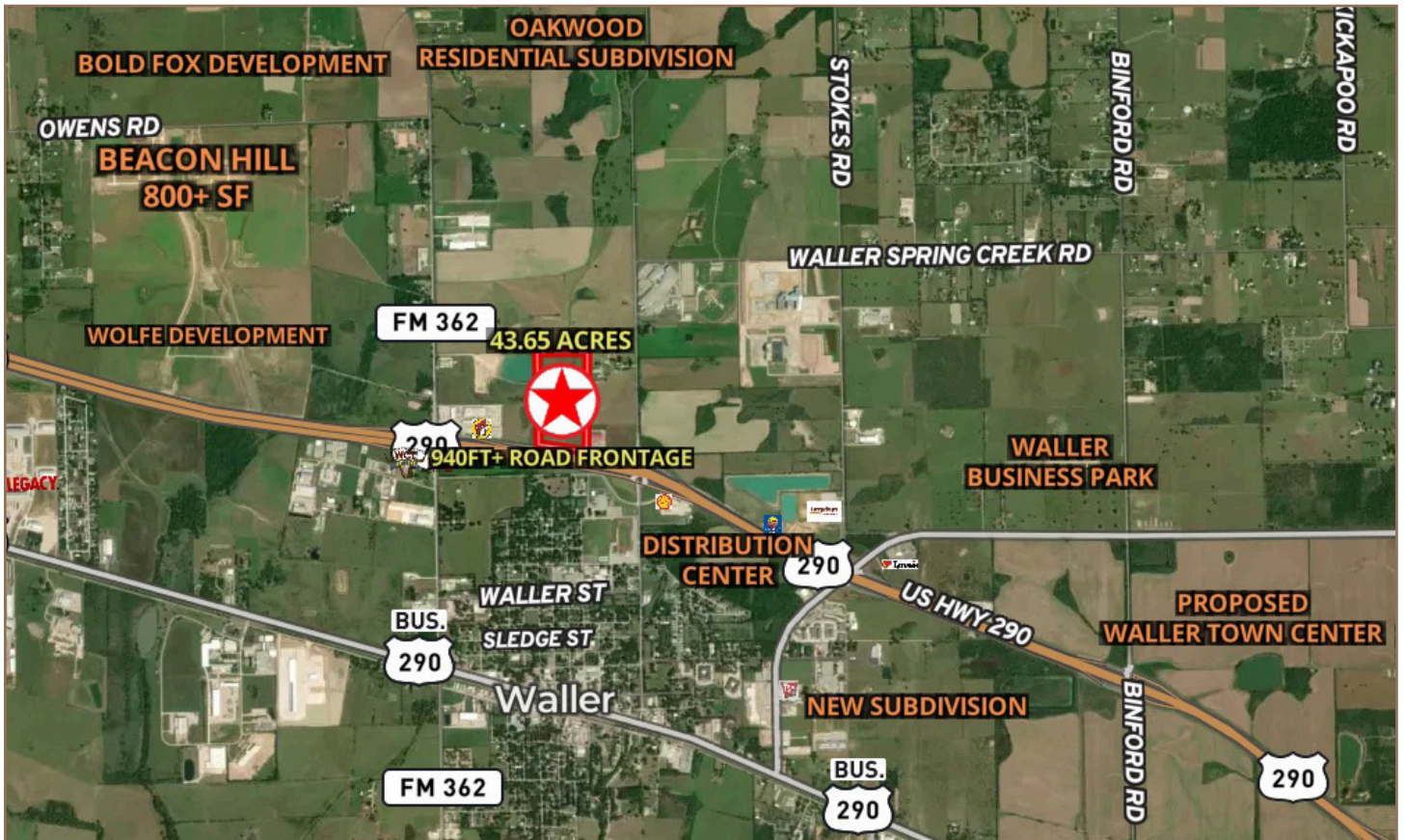


HEGAR

LAND GROUP

43.65± ACRES FOR SALE

Waller, Texas • 43.65± Acres • \$10,000,000



PRIME LOCATION!

Great opportunity to be in the path of growth in Waller, Texas. This highly visible 43.65± acre tract, located on the feeder road of Highway 290, is in a great position for development. City utilities are available through the city of Waller. Nearby, multiple residential developments are in the active stages, and others are slated to come online within the next year.

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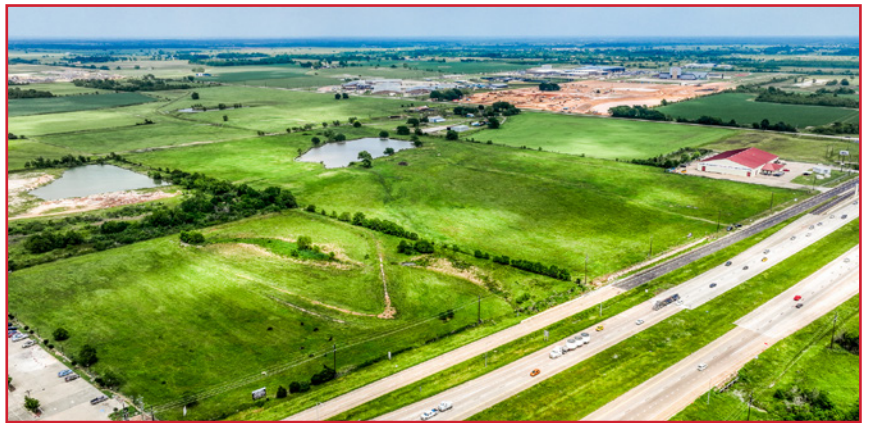
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INVESTMENT HIGHLIGHTS

- City utilities available
- In the **path of growth**; 45 minutes from downtown Houston
- On **major Highway 290 corridor** from Houston to Austin
- In the next 5-10 years, **Waller ISD is expecting to add** a total of 42,000 housing units of all types (MF, etc)
- Great for retail, multi-family, industrial, and mixed-use development
- Approximately 1,000 feet of **frontage on US 290**
- **Unrestricted**
- **Minutes from Daikin facility**, the largest AC manufacturer in the world



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