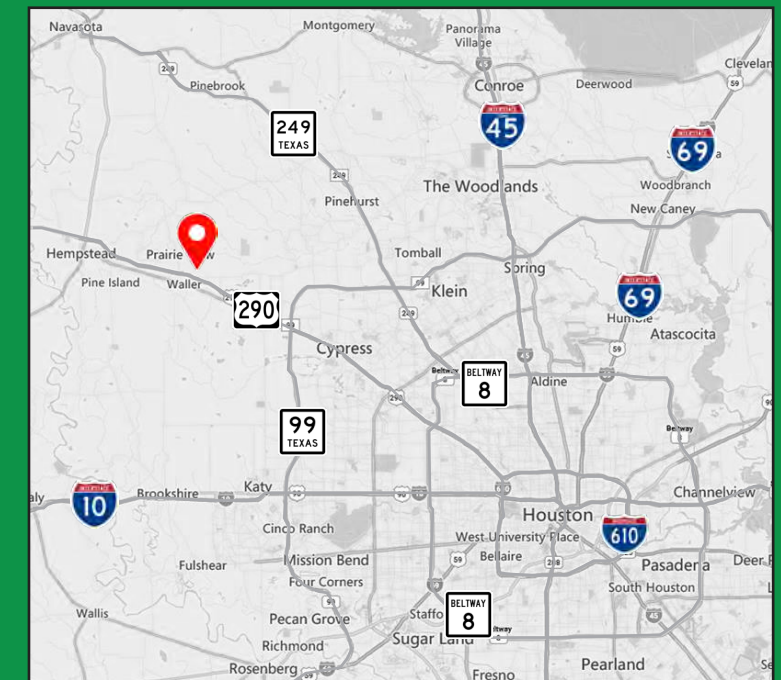


Land for Sale:

53.08 AC

Owens Rd & FM 362

Waller, TX 77484



Contact

Tommy LeBlanc, Partner
tleblanc@mlbcre.com

John-Michael Kamel, Vice President
jmkamel@mlbcre.com

mlbcre.com | (713) 622-1400

Property Features

- **PRICE:** Call for Pricing
- **LOCATION:** Located at the NW corner of FM 362 and Owens Rd., approximately one mile north of Hwy 290
- **SIZE:** Total of 53.08 AC. Tracts can be subdivided
- **FRONTAGE:**
FM 362: ±3,500'
Owens Rd: ±730'
- **UTILITIES:** Waller County MUD 38
- **DETENTION:** Off-site and in place
- **ZONING:** None - Some building restrictions may apply
- **ENCUMBRANCES:** None

2024 Tax Rates

District	Description	2024 Rate
CWR	City of Waller	0.366400
ESD	Waller-Harris ESD 200	0.096641
GWA	Waller County	0.472978
RFM	Waller CO FM	0.023043
SWR	Waller ISD	1.106900
CAD	Waller CAD	0.000000
WCM38	Waller CO MUD #38	0.900000
Total		2.965962



Area Overview

Location

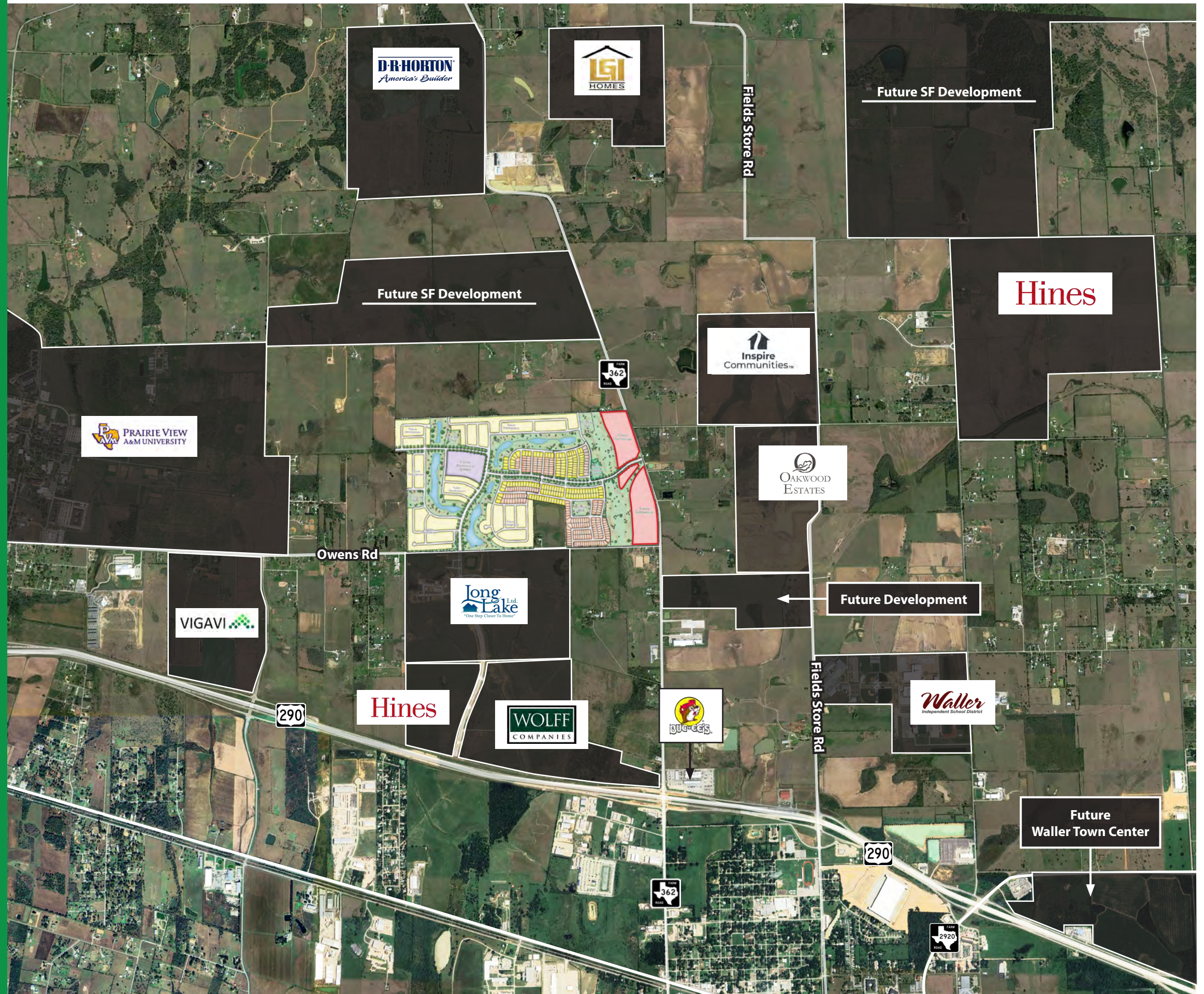
The city of Waller, Texas is in the US 290 corridor in the Northwest Part of the Houston metro. Located 40 miles from Downtown Houston and only 9 miles from the Grand Parkway, Waller provides easy access to I-10, I-45 and I-69.

Logistics

Waller logistics are second to none. With a population of 1.4 million within a 30-35 minute commute, manufacturers can ship in any direction via interstate-quality roads. Waller has already been chosen by massive companies such as Daikin, Burckhardt, Compression, Alegacy Equipment and more. Waller will negotiate incentives for projects with high-investment and well-paying jobs to contribute to a growing and sustainable quality of life.

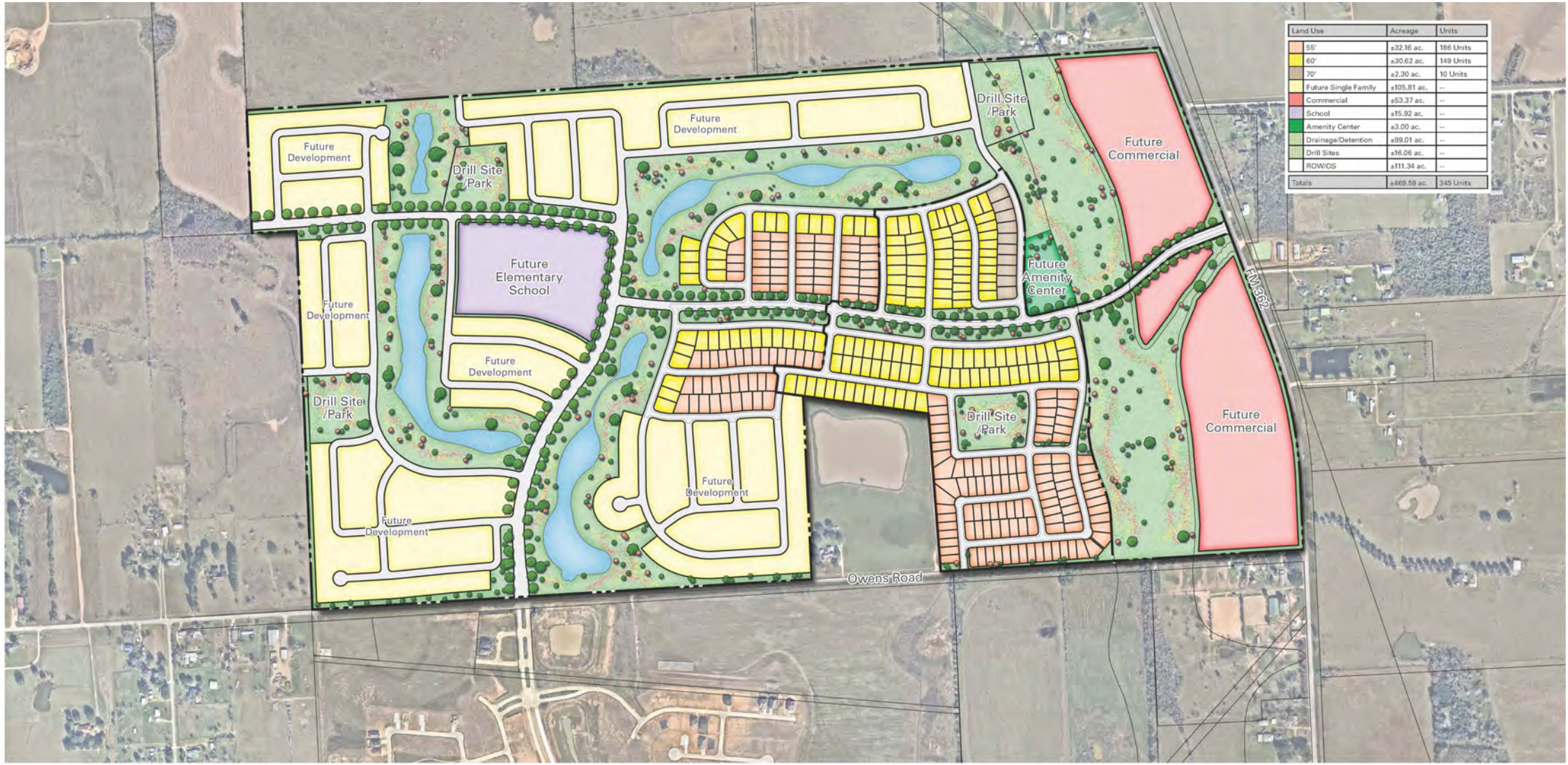
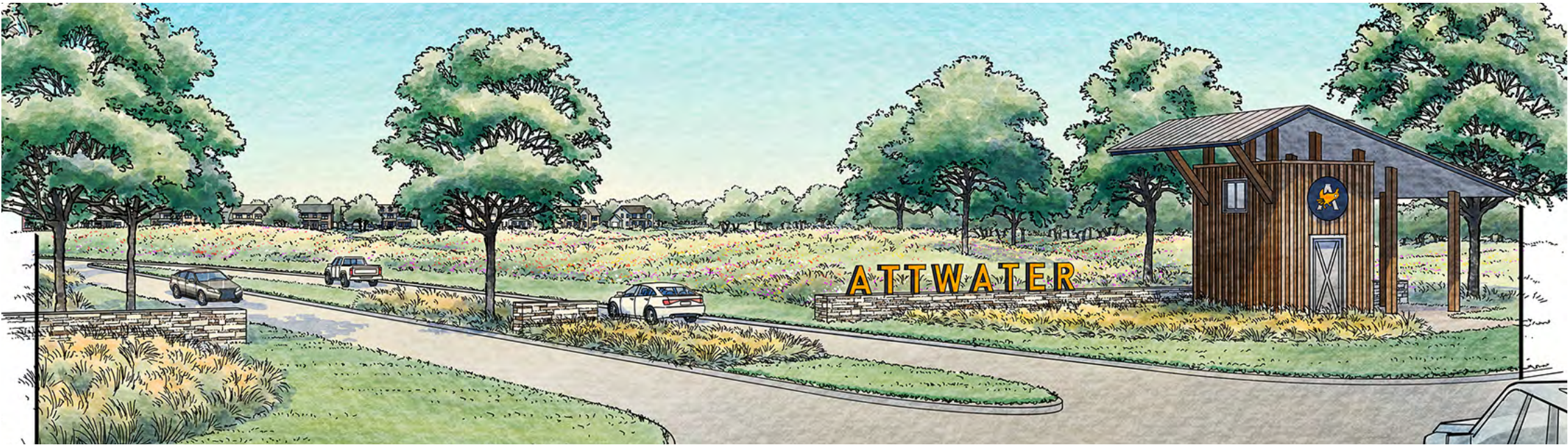
Community

Multiple luxury subdivisions within Waller ISD will provide around 21,000 new housing units by 2028. Waller ISD has been ranked #1 in safety among the 22 Houston area school districts. With business parks, a fast-growing talent pool, and small town values, Waller will make a great place to build a career, raise a family, and call home.



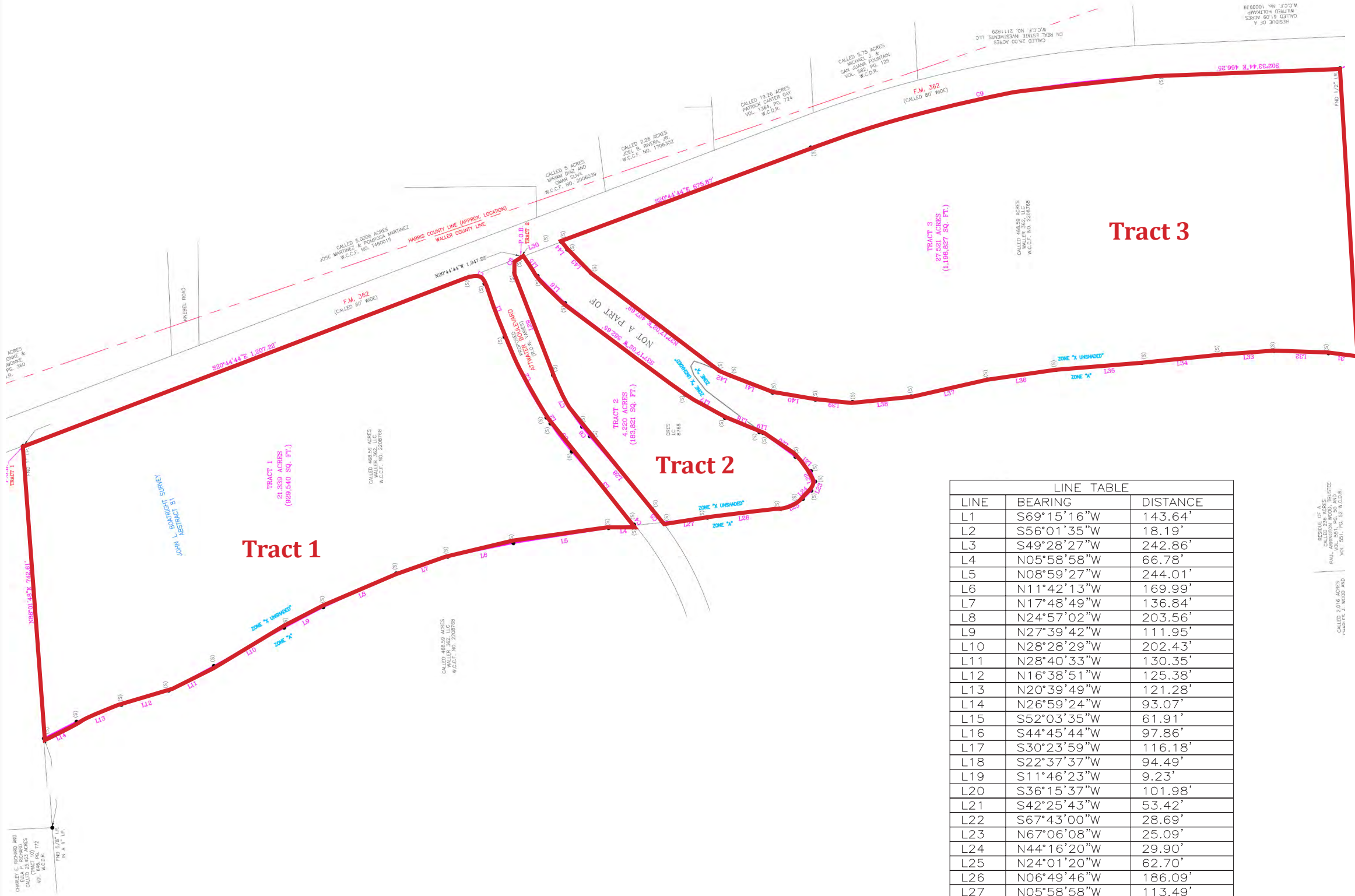
Land Plan

Bold Fox Development has designated a site within their community for a future elementary school location.



Land Use	Acreage	Units
55'	±32.16 ac.	186 Units
60'	±30.62 ac.	149 Units
70'	±2.30 ac.	10 Units
Future Single Family	±105.81 ac.	...
Commercial	±53.37 ac.	...
School	±15.92 ac.	...
Amenity Center	±3.00 ac.	...
Drainage/Retention	±99.01 ac.	...
Drill Sites	±16.06 ac.	...
ROW/OS	±111.34 ac.	...
Totals	±469.59 ac.	345 Units

Survey



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.12'	S24°15'18"W	42.43'
C2	1000.00'	13°13'41"	230.87'	S62°38'26"W	230.36'
C3	780.00'	6°33'08"	89.20'	S52°45'01"W	89.15'
C4	720.00'	0°13'25"	2.81'	S49°35'09"W	2.81'
C5	780.00'	3°10'53"	43.31'	N51°03'53"E	43.30'
C6	719.99'	2°26'20"	30.65'	N50°41'37"E	30.65'
C7	500.00'	17°20'29"	151.33'	N60°35'01"E	150.76'
C8	30.00'	90°00'00"	47.12'	S65°44'44"E	42.43'
C9	2864.87'	17°55'37"	896.37'	S11°39'12"E	892.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°15'16"W	143.64'
L2	S56°01'35"W	18.19'
L3	S49°28'27"W	242.86'
L4	N05°58'58"W	66.78'
L5	N08°59'27"W	244.01'
L6	N11°42'13"W	169.99'
L7	N17°48'49"W	136.84'
L8	N24°57'02"W	203.56'
L9	N27°39'42"W	111.95'
L10	N28°28'29"W	202.43'
L11	N28°40'33"W	130.35'
L12	N16°38'51"W	125.38'
L13	N20°39'49"W	121.28'
L14	N26°59'24"W	93.07'
L15	S52°03'35"W	61.91'
L16	S44°45'44"W	97.86'
L17	S30°23'59"W	116.18'
L18	S22°37'37"W	94.49'
L19	S11°46'23"W	9.23'
L20	S36°15'37"W	101.98'
L21	S42°25'43"W	53.42'
L22	S67°43'00"W	28.69'
L23	N67°06'08"W	25.09'
L24	N44°16'20"W	29.90'
L25	N24°01'20"W	62.70'
L26	N06°49'46"W	186.09'
L27	N05°58'58"W	113.49'
L28	N49°28'27"E	242.86'
L29	N69°15'16"E	277.27'
L30	S20°44'44"E	4.65'
L31	N04°12'59"E	73.70'
L32	N02°22'45"E	137.92'
L33	N03°33'49"W	132.57'
L34	N06°10'05"W	203.95'
L35	N04°40'58"W	217.75'
L36	N07°47'40"W	176.04'
L37	N12°31'55"W	196.73'
L38	N05°28'55"W	149.68'
L39	N03°18'56"E	94.10'
L40	N09°18'46"E	109.93'
L41	N22°12'50"E	116.40'
L42	N22°42'55"E	29.80'
L43	N44°45'44"E	84.95'
L44	N52°03'35"E	24.59'

RESIDUE OF A
CALLED 2.016 ACRES
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CALLED 2.016 ACRES

The Team



Tommy LeBlanc

Partner

tleblanc@mlbcre.com

(713) 304-4521



John-Michael Kamel

Vice President

jmkamel@mlbcre.com

(713) 818-4007



Blake Steele

Senior Associate

bsteele@mlbcre.com

(832) 628-9788