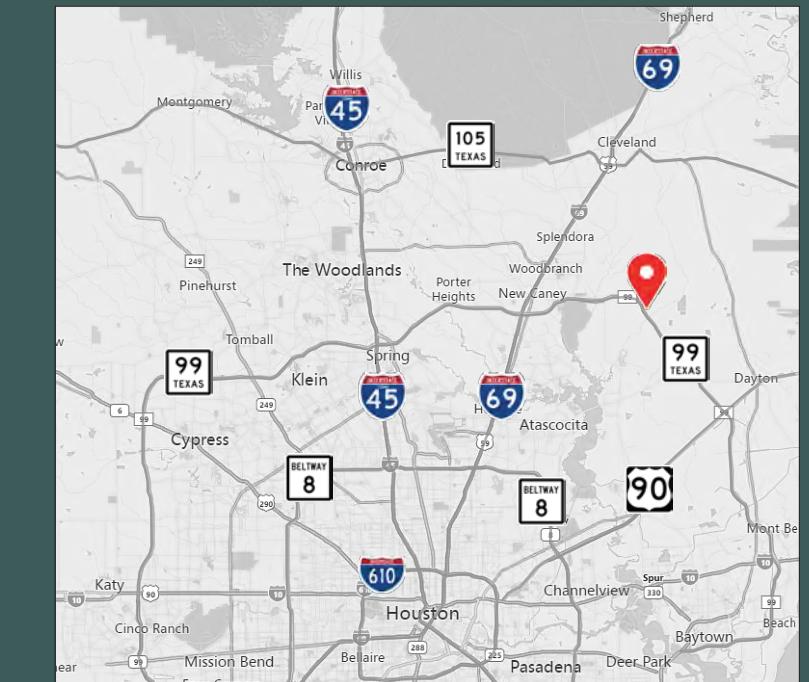
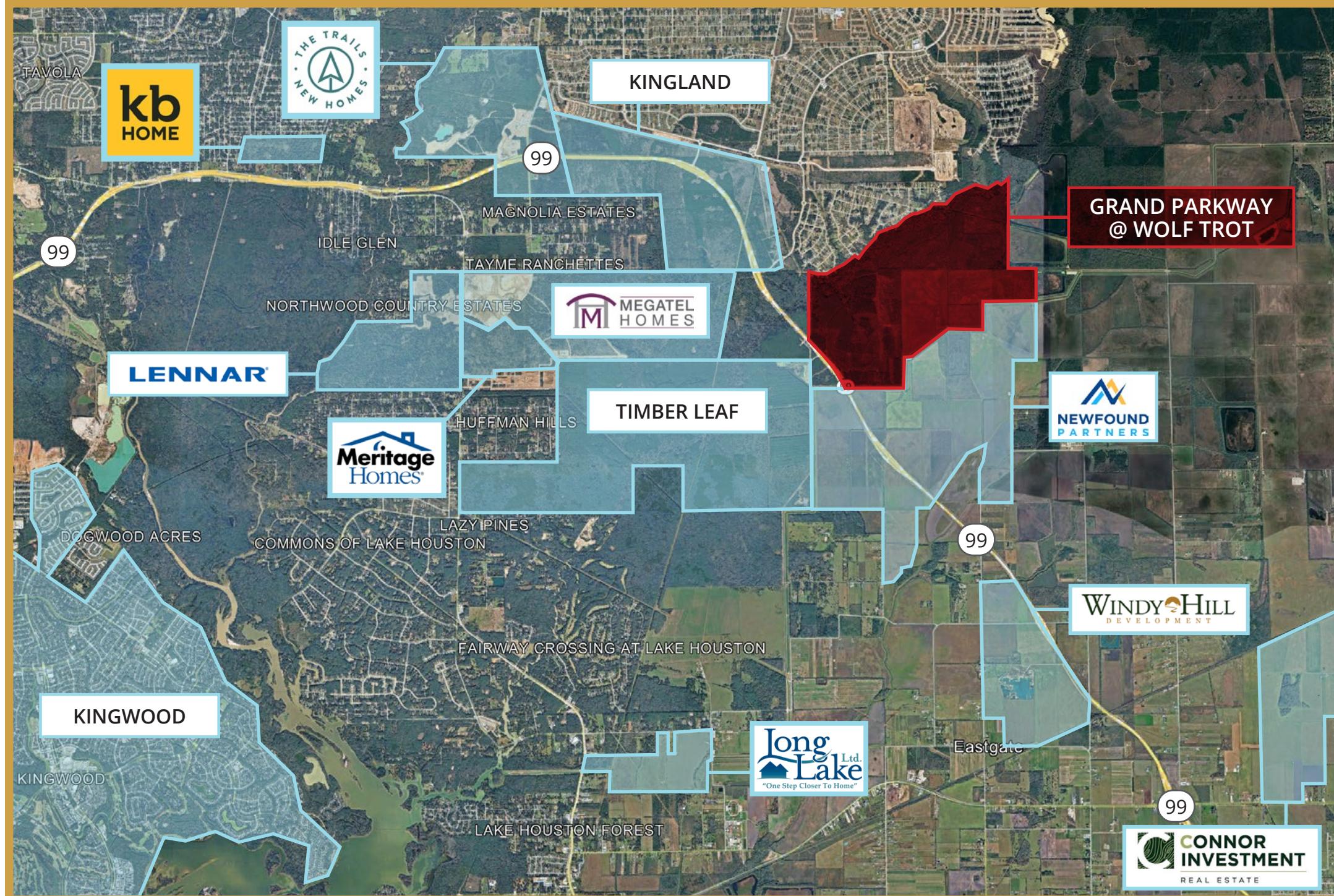


Grand Parkway @ Wolf Trot  
Liberty County, TX



## Contact

Tommy LeBlanc, Partner  
tleblanc@mlbcre.com

John-Michael Kamel, VP  
jmkamel@mlbcre.com

Carell Freeman  
carellfreeman@earthlink.net

Justin C. Die  
justin.c.die@gmail.com

# Property Highlights

**PRICE:** Call for pricing

**LOCATION:** Located in Waller County on the Grand Parkway (TX 99) at the Wolf Trot Intersection

**SIZE:** 1,921 Acres

**FRONTAGE:**

- Grand Parkway - Approx. 3,550'
- County Rd 622 – Approx. 1,730'
- Luce Bayou – Over 3 miles

**ENCUMBRANCES:**

- Pipelines: Two (2) natural gas pipelines bisect the tract
- Wells: None

**SCHOOL DISTRICT:** Dayton ISD

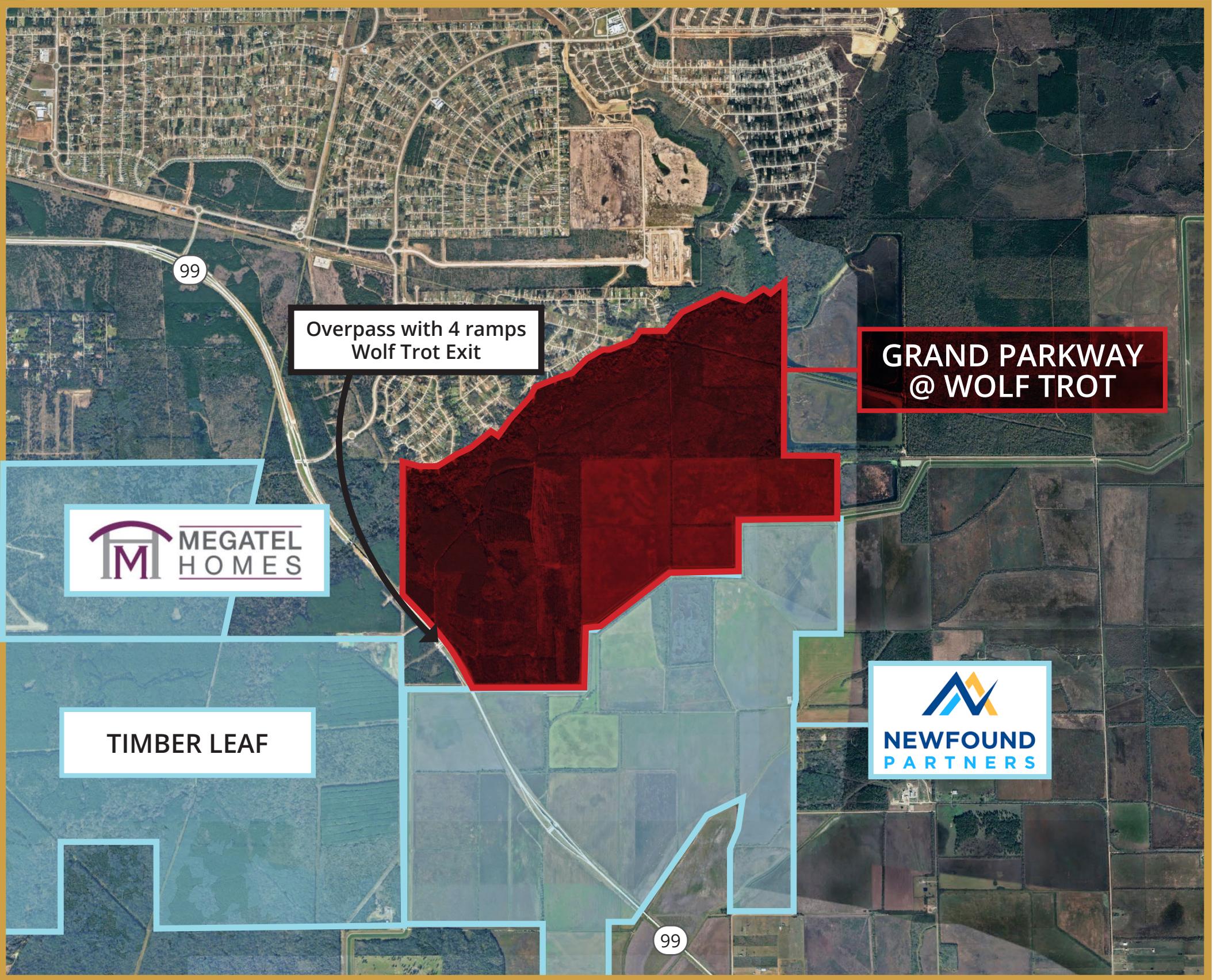
**COMMENTS:**

Property benefits from a designated exit from Grand Parkway (Wolf Trot).

Property taxes are currently held with an Ag (cropland acres) and Timber Exemptions

A farm lease is currently in effect for cropland acres and a hunting lease is in place for timber acres.

ENTITY	DESCRIPTION	2025 TAX RATE
DY	DAYTON ISD	0.9572
GLI	LIBERTY COUNTY	0.48
PR3	PRECINCT 3	0
CAD	APPRAISAL DIST	0
<b>TOTAL</b>		<b>1.4372</b>



# The Team



**Tommy LeBlanc**

*Partner*

[tleblanc@mlbcre.com](mailto:tleblanc@mlbcre.com)

(713) 304-4521



**John-Michael Kamel**

*Vice President*

[jmkamel@mlbcre.com](mailto:jmkamel@mlbcre.com)

(713) 818-4007



**Blake Steele**

*Senior Associate*

[bsteele@mlbcre.com](mailto:bsteele@mlbcre.com)

(832) 628-9788