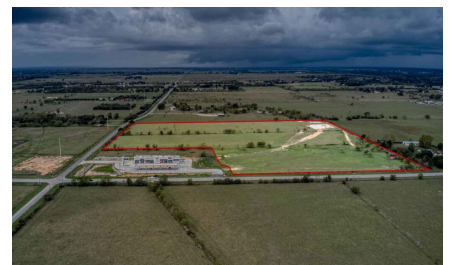


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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

17209 FM 362 - List Price: \$4,000,000

Property Type: Acreage, Commercial



Description:

Prime Commercial Development Opportunity – 34.25± Acres in Explosive Growth Corridor

Seize the moment with this exceptional 34.2477-acre tract in one of the fastest-growing regions in the area. Ideally positioned with unmatched exposure and accessibility, this property is a rare gem for investors and developers seeking a premier site for retail, industrial, multifamily, or mixed-use projects.

Strategic Location

- Just 3 miles from Highway 290 and 18 miles from Interstate 10
- Quick and convenient access to major transportation routes
- Situated at the corner of FM 362 (818 feet of frontage) and Betka Road (772 feet of frontage) – offering high visibility and ease of access

Development-Ready Infrastructure

- 3-phase electricity and public water are already in place
- High and dry – Located outside the floodplain, minimizing development risk
- Gently sloping, usable land ideal for large-scale construction

In the Path of Progress

- Surrounded by new and upcoming commercial and residential developments
- In a zone rapidly transforming into a vibrant business and living hub
- Exceptional potential for retail centers, industrial parks, logistics hubs, apartment complexes, or master-planned communities

Outstanding Value

- Priced at \$4,000,000
- A strategic investment in a rapidly appreciating market
- Rare opportunity to acquire a large, contiguous commercial tract in a highly desirable location

Opportunities like this don't come around often. Capitalize on the momentum of surrounding development and make your mark in one of the region's most dynamic corridors.



Acres: 34

List Price: \$4,000,000

City: Waller

County: Waller

State: Texas

Zip: 77484



Timothy Phelan

TimothyPhelan

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