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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

18330 Penick - List Price: \$1,100,000

Property Type: Commercial

[VIEW ON MAP](#)



Description:

Prime Commercial Opportunity – 8.91± Unrestricted Acres with Warehouse, Office Space & More

Exceptional investment or owner-user opportunity in a high-visibility, high-traffic location. This unrestricted 8.9051-acre commercial property offers a rare combination of versatile infrastructure, strategic positioning, and ample space for operations and expansion.

Property Highlights:

- Total Acreage: 8.9051 unrestricted acres
- Warehouse: 7,124 SF clear-span warehouse with multiple roll-up doors, overhead crane, and dedicated foreman's office
- Covered Work Area: Additional 3,388 SF covered area ideal for staging, storage, or operations
- Office Building: 4,221 SF located at the front of the property, perfect for administrative functions and client-facing business. Included is 12 offices, kitchen, large breakroom and 1.5 bathrooms.
- Utilities: On-site water well and septic system
- Electric Service: Three-phase electricity
- Exterior Features: Approximately 1.5 acres of stabilized ground area offering extensive parking, laydown yard, and easy maneuverability for trucks and equipment. Also included is a substantial concrete bridge across the gully.
- Site Features: Small scenic pond located behind the warehouse
- Accessibility: Excellent visibility from road frontage, ideal for signage and brand exposure
- Location: Positioned in a rapidly developing corridor, making it perfect for distribution, light manufacturing, service industry operations, or a wide range of commercial uses
- Road Frontage: 320 FT
- Parking: Surface parking by office has 12 spaces plus 1 carport

This property provides a rare combination of functional improvements, generous acreage, and location advantage. Schedule a tour today to explore the potential of this outstanding commercial property.



Acres: 9

List Price: \$1,100,000

City: Waller

County: Waller

State: TX

Zip: 77484



Timothy Phelan

TimothyPhelan

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