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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

24594 FM 362 - List Price: \$1,047,115

Property Type: Acreage, Commercial



Description:

Prime 24.638 Acres on FM 362 – Exceptional Location & Versatile Property

This expansive 24.638-acre property is ideally situated just 5 minutes north of Hwy 290, offering easy access and a highly desirable location for a variety of uses. With no restrictions and no flood plain, this property is an excellent opportunity for buyers seeking a versatile investment.

Property Features:

- **Size & Location:** 24.638 acres (more or less) on FM 362, conveniently located in the rapidly growing area between Waller and Harris Counties. Approximately the front 1/3 of the property lies in Waller County, while the rear portion is in Harris County.
- **Water Features:** Two ponds (one large, one small), with ample opportunity to expand and create a sizable, single pond. The ponds are perfect for recreational use, livestock, or adding aesthetic value to the property.
- **Improvements:** The property includes a large, fully-lighted pipe arena (160' x 317') situated in the northwest corner—ideal for equestrian use, events, or agricultural activities.
- **Fencing & Cross Fencing:** Fully fenced and equipped with several cross fences, allowing for easy management of livestock or other agricultural uses.
- **Agricultural Exemption:** Currently used as an improved hay field, this property enjoys the benefits of an agricultural exemption, offering significant savings on property taxes.
- **Expansion Potential:** The property has substantial room for growth or development. The proposed FM 1488 realignment and widening plan shows the route going through the southeastern corner of the property—opening up possibilities for future commercial or residential development (see map and documents for details).

Whether you're looking to create a private estate, develop a business, or continue agricultural operations, this property offers a unique blend of natural beauty, functional improvements, and growth potential in one of the area's most sought-after locations.



Acres: 25

List Price: \$1,047,115

City: Waller

County: Waller/Harris

State: TX

Zip: 77484



Diane M. Payne

DianeM. Payne

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diane@dianempayne.com

281-382-9202





