

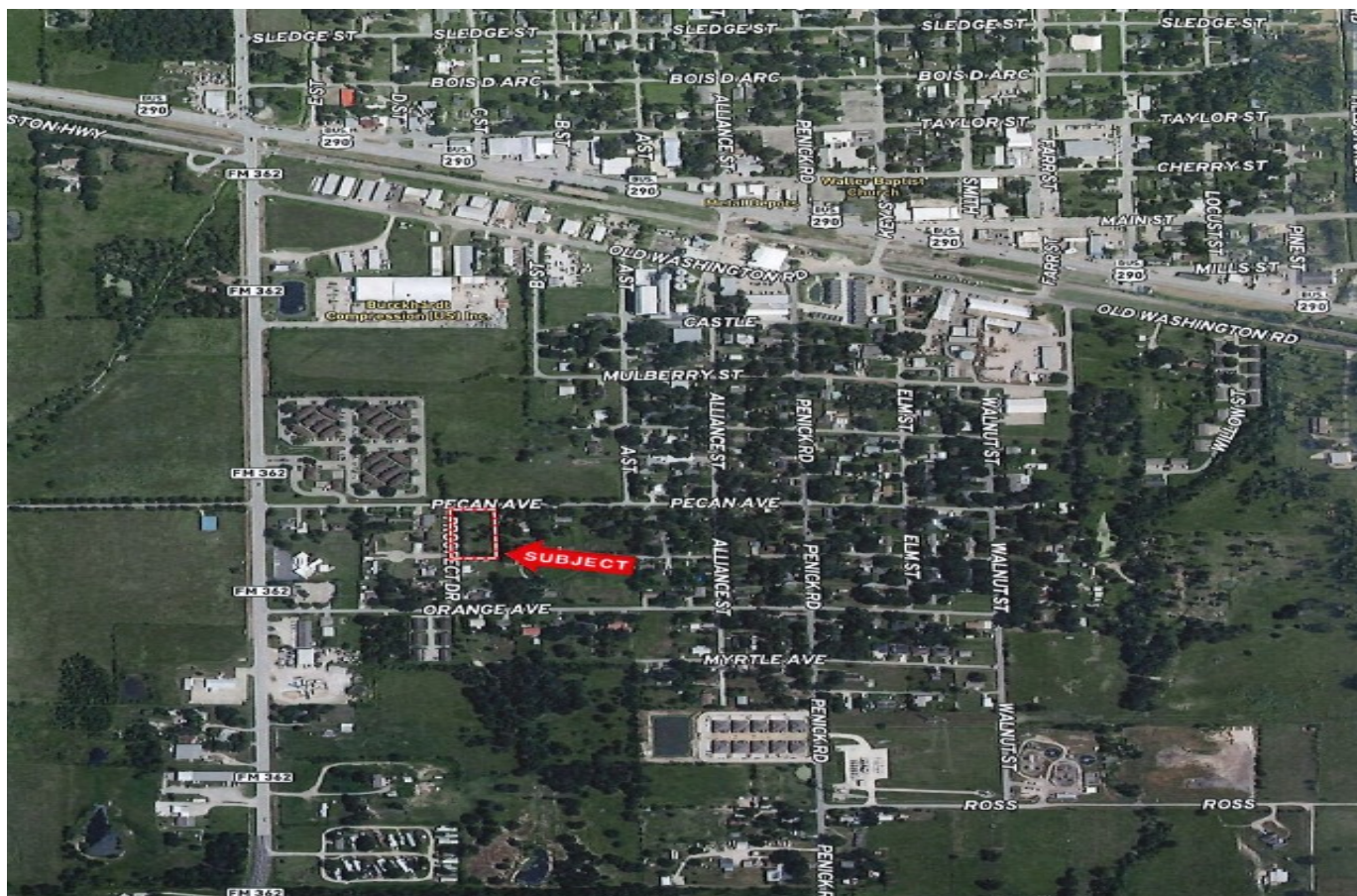
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Waller Office: 936.372.9181

Hempstead Office: 979.826.4133

2995 Pecan Ave - List Price: \$160,000

Property Type: Acreage



Description:

Prime 0.873-acre tract offering exceptional development potential. The property is mostly open and usable, framed by mature, established trees along the perimeter for natural screening and appeal. Ideally positioned, contiguous to the city limits on two sides, making annexation straightforward and providing ready access to city utilities.

A concrete entrance is already in place at the northwest corner, adding immediate functionality. The location offers excellent connectivity, with quick access to FM 362 and Highway 290, supporting both residential and commercial development.

A survey is available in the attachments/documents. Please note there is a 21' x 250' easement along the property line that expires in 2033.

Key Highlights

- 0.873 acres, mostly open and build-ready
- Mature trees along the perimeter
- Contiguous to city limits on two sides
- Easy annexation and access to city utilities
- Concrete entrance at northwest corner
- Quick access to FM 362 & Hwy 290
- Survey available
- Temporary easement expires in 2033



Acres: 1

List Price: \$160,000

City: Waller

County: Waller

State: TX

Zip: 77484



Timothy Phelan

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