

# WALLER COUNTY LAND COMPANY

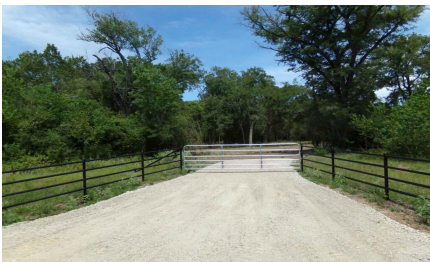
Established 1985

Waller Office: 936.372.9181  
Hempstead Office: 979.826.4133

## 30280 Hegar Rd. - List Price: \$356,863

Property Type: Acreage

[VIEW ON MAP](#)



Description:

An exceptional 5.49 ACRE homesite located in Hockley. Minutes away from Highway 290, this property offers convenience without sacrificing serenity. Large scattered pines, oaks, and other hardwoods, the setting feels like a picturesque park. The excellent fencing ensures privacy and security, while the absence of floodplain guarantees peace of mind. Currently, the property benefits from an ag exemption, with a cattle lease in place. For those interested in beekeeping, an ag exemption is available. Electric service is available at the front of the property, making it easy to connect. A new 4 rail pipe entrance. Please note that no commercial or manufactured homes are allowed, ensuring the preservation of the area's natural beauty. With a minimum home size of 2000 SQFT you have the opportunity to build your dream home in this country sanctuary. Wildlife and nature are abundant, providing a truly immersive experience. There is a small pond on the property that can be enlarged.



Acres: 5

List Price: \$356,863

City: Hockley

County: Waller

State: Texas

Zip: 77447



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