

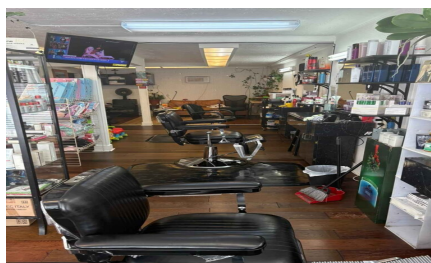
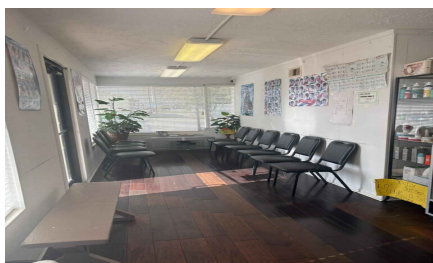
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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

40344 Hwy 290 Bus - List Price: \$399,000

Property Type: Commercial

[VIEW ON MAP](#)



Description:

Prime Location – 1,845 SF Office Building with High Traffic Exposure

This highly visible office building offers 1,845 square feet of flexible space, divided into two suites: one with 1,000 SF and the other with 845 SF. Both suites are currently tenant-occupied, providing a steady stream of rental income with the potential for long-term value.

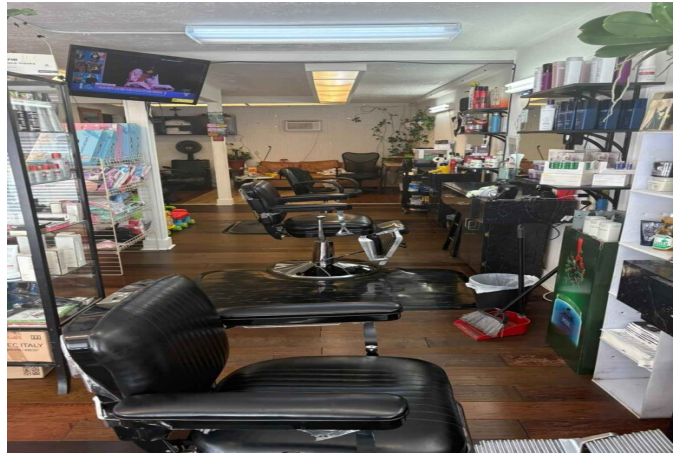
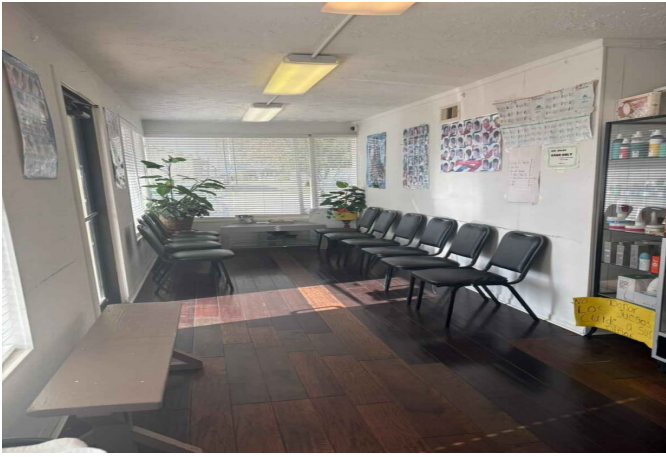
Located in the heart of the rapidly growing town of Waller, Texas, this property sits on the highly trafficked Business Highway 290, ensuring excellent exposure and easy access for businesses looking to capitalize on this high-demand location.

Key Features:

- **Total Space:** 1,845 SF, split into two separate suites (1,000 SF and 845 SF)
- **Tenant Occupied:** Reliable income from established tenants
- **Prime Location:** Situated in the bustling commercial district of Waller with high vehicle traffic on Business Hwy 290
- **Recent Upgrades:** New HVAC system installed to ensure comfort and efficiency for tenants and businesses
- **Rapidly Growing Area:** Waller is a hotbed of development, making this an ideal investment for future growth
- **Availability:** Showings by appointment only, with Saturday viewings available to accommodate your schedule

Please note: Digital billboard not included.

This property offers a rare opportunity to own a prime commercial building in an area that is thriving and expanding. Don't miss out—schedule your viewing today!



Acres: Call for Info

List Price: \$399,000

City: Waller

County: Waller

State: Texas

Zip: 77484



Timothy Phelan

TimothyPhelan

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