

40934 Thomas Ln. - List Price: \$1,400,000

Property Type: Residential



Description:

Looking for the perfect country property with all the infrastructure already in place?

You won't want to miss this exceptional 36.7-acre tract located just 2 minutes from Hempstead. This property offers the ideal blend of convenience, privacy, and natural beauty—complete with a recently built barndominium that's ready for full-time living or the perfect weekend retreat while you plan your future dream home.

The oversized septic system is already sized to accommodate an additional residence, making expansion easy. Plus, 35.7 acres are under a wildlife exemption, keeping taxes impressively low.

Enjoy a scenic mix of open pasture, wooded areas, and scattered mature trees, creating the perfect setting for recreation, livestock, or simply soaking in the peaceful surroundings.

The well-designed, well-maintained barndominium features:

- 2 bedrooms, 2 full baths
- 10x40 covered front porch—ideal for morning coffee or evening views
- 30x40 insulated garage with HVAC, two oversized overhead doors, and plenty of room for equipment or projects
- 20x40 back porch with water and electric already stubbed out for your future outdoor kitchen

This property is quiet, private, and rich with wildlife—a wonderful place to relax, unwind, and watch the deer wander by.

Turnkey country living with room to grow—come see what makes this property truly special.



Acres: 37

List Price: \$1,400,000

City: Hempstead

County: Waller

State: TX

Zip: 77445



Timothy Phelan

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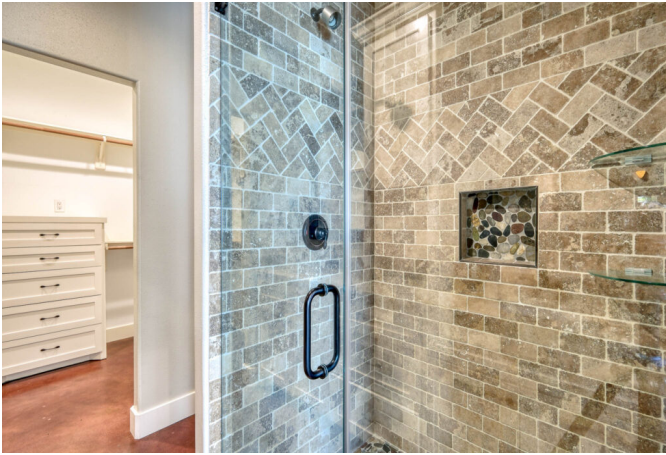
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tphelan@WallerCountyLand.com

281-723-9656

















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