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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

42919 Addie Gee - List Price: \$3,316,137

Property Type: Acreage

[VIEW ON MAP](#)



Description:

201± Acres of Prime Open Land – Monaville Area

Discover an exceptional 201± acre tract of level, open land ideally located just 0.3 miles off FM 1887, between Hempstead and Brookshire, in the quiet Monaville area. With an impressive 1,180 feet of road frontage, this expansive property offers excellent access and visibility while maintaining a peaceful, rural setting.

The land is Ag-exempt and currently utilized for grazing cattle, making it well-suited for agricultural or ranching operations. The property is partially fenced, surveyed (10/16/25 – see attached documents), and features wide-open pastures with minimal obstructions.

Electricity is available approximately 700 feet away along Addie Gee Road, providing a convenient path for future development or improvements. Located on the eastern edge of the Brazos River floodplain, the property offers fertile ground and classic Texas countryside character.

Surrounded by a sparsely populated area, this tract delivers breathtaking sunrises and sunsets, expansive sky views, and unmatched starry nights—perfect for those seeking space, privacy, and tranquility.

A rare opportunity to own a large, versatile acreage in a growing yet peaceful part of Waller County.



Acres: 201

List Price: \$3,316,137

City: Hempstead



County: Waller

State: TX

Zip: 77445



Timothy Phelan

TimothyPhelan

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