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Waller Office: 936.372.9181  
Hempstead Office: 979.826.4133

## 48600 Hwy 290 Bus - List Price: \$2,500,000

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Property Type: Acreage, Commercial



## Description:

### Prime 11.318 Unrestricted Acres with Event Center

Exceptional opportunity to own 11.318 unrestricted acres featuring a 16,520 SF event center/ballroom built in 2009, ideal for weddings, private events, entertainment, or commercial ventures. The spacious main room is approximately 80x80 and offers an open layout with a raised stage, 17 ft ceilings and a concession serving/bar area perfect for catering operations. The venue features his-and-hers restrooms, abundant ceiling fans, and a thoughtfully designed layout that accommodates large gatherings with ease.

The facility is designed for comfort and functionality with central air and heat and abundant lighting throughout the venue to create an inviting atmosphere for events of all sizes.

Additional interior spaces include a 24x38 meeting room ideal for conferences or private events, and a 24x27 meeting room perfect for training sessions or breakout use. Two on-site apartments provide convenient living quarters for owners, staff, or guests.

The property is supported by infrastructure designed for scale, including a septic system rated for up to 1,000 people and a 239-foot-deep water well (installed in 2008). Outside, a stabilized lighted parking area ensures ample and reliable access for large events.

The acreage provides ample room for outdoor event space, future expansion, or additional development, while the wildlife exemption offers property tax savings.

With no restrictions, this versatile property can support a wide range of uses including an event venue, entertainment facility, dance hall, church, community center, business headquarters, or mixed-use development.

## Key Features:

- 16,520 SF
- Large Stabilized parking lot
- 80x80 Main room with 17 ft ceilings
- Elegant finishes throughout
- Two Meeting rooms (24x38 & 24x27 ) with carpet, 17 ft ceilings & nice paneling
- Men's restroom has 6 stalls, 6 sinks & tile flooring
- Women's restroom has 6 stalls, 5 sinks & tile flooring
- 2 small apartments with full baths
- Stained concrete hallways for durability
- Septic designed for up to 1000 people
- Water well installed in 2008 & is 239 ft deep
- Room for expansion
- Easily accessible to Hwy 6, Hwy 290, FM 359 & FM 1488



Acres: 11

List Price: \$2,500,000

City: Hempstead

County: Waller

State: TX

Zip: 77445



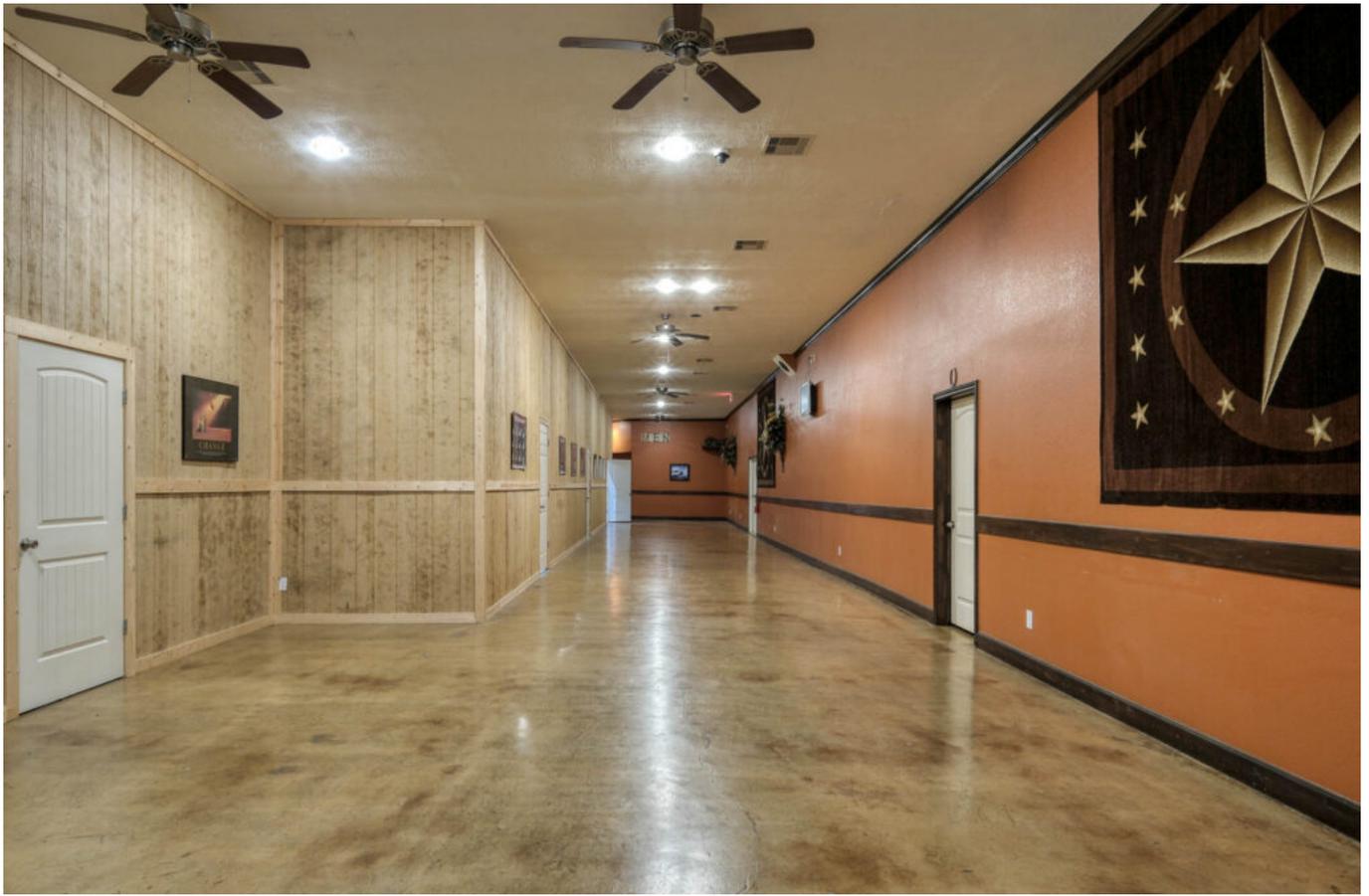
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