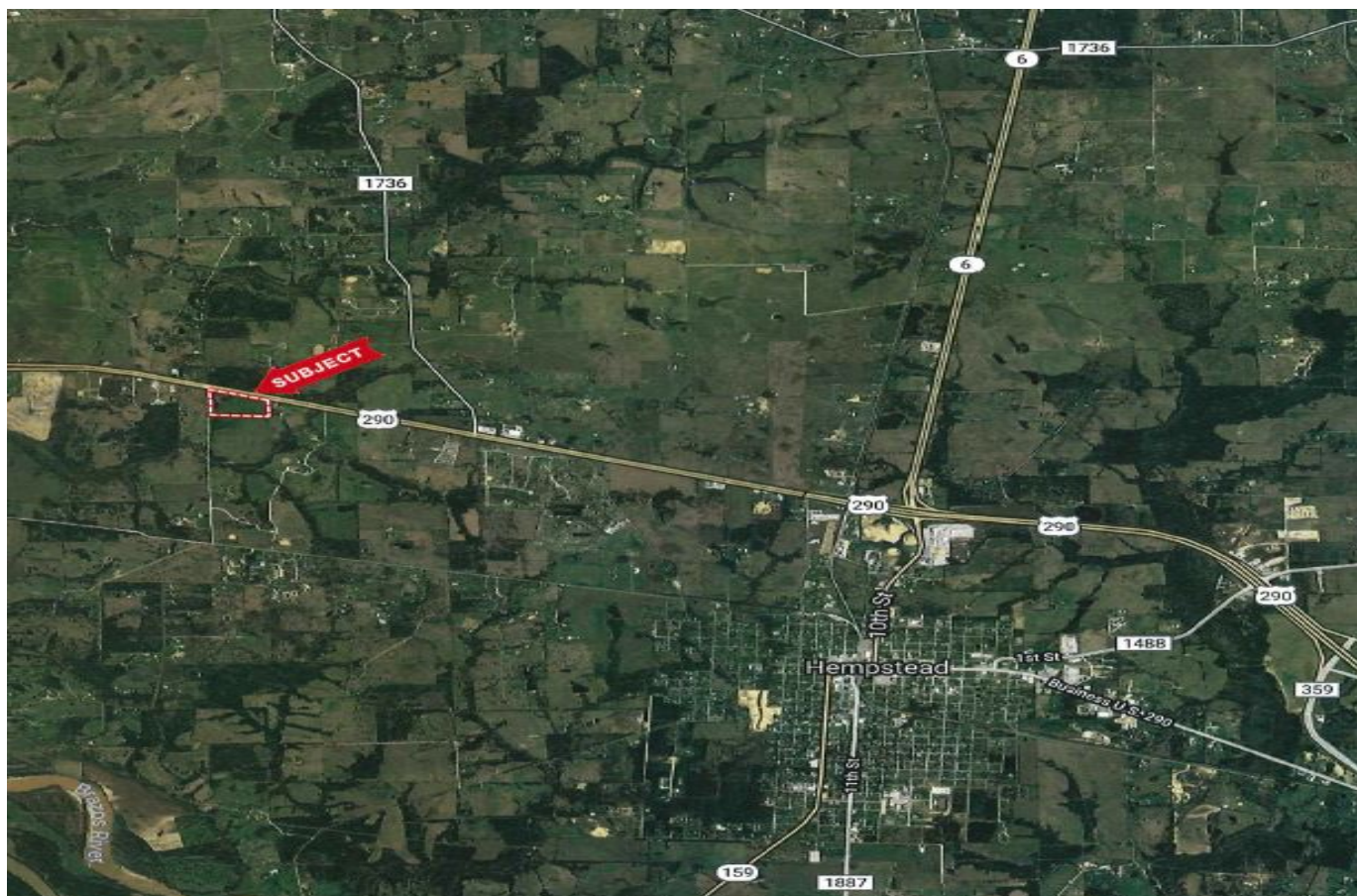


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Waller Office: 936.372.9181  
Hempstead Office: 979.826.4133

## 53681 US 290 - List Price: \$3,205,889

Property Type: Acreage, Commercial



Description:

**PRIME, UNRESTRICTED CORNER TRACT – ENDLESS POTENTIAL!**

Exceptional 27.78± acres positioned at the hard corner of Highway 290 & Sorsby Road, offering outstanding visibility and accessibility. With approximately 1,551 feet of frontage on Hwy 290 and 1,020 feet on Sorsby Road, this property is ideal for commercial, investment, or residential use. 25 acres is AG EXEMPT. Fully fenced. Surveyed in 2021. (See attachments)

TXDOT has plans to widen Hwy 290 to six lanes from Hempstead to Chappell Hill, making this a strategic long-term hold or immediate development opportunity.

The land is gently sloping and features a scenic pond, clusters of mature trees, and wide open pasture—perfect for a dream home, ranch, business, or mixed-use project. Bring your cattle and horses and enjoy the freedom of no restrictions and no flood plain.

A rare combination of location, frontage, flexibility, and natural beauty—this is a property that truly checks all the boxes.



Acres: 28

List Price: \$3,205,889

City: Hempstead



County: Waller

State: TX

Zip: 77445





Timothy Phelan

TimothyPhelan

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[tphelan@WallerCountyLand.com](mailto:tphelan@WallerCountyLand.com)

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