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Waller Office: 936.372.9181  
Hempstead Office: 979.826.4133

## 836 7th St. - List Price: \$79,000

Property Type: Commercial, Residential

[VIEW ON MAP](#)



## Description:

### Prime Commercial Property – Zoned Commercial Business District

This exceptional city lot, located just half a block from Business 290, offers excellent visibility and prime access for commercial development. Zoned as a Commercial Business District, this lot presents endless possibilities for your business venture or investment project.

The property is being sold AS-IS, offering the buyer the flexibility to either rehab or tear down the existing structure. Currently, the property features a home that can remain residential if the buyer chooses to remodel, or it can be demolished to make way for commercial use only, in line with zoning regulations.

## Key Features:

- Highly visible location with great exposure, perfect for retail, office, or service-oriented businesses
- Zoned Commercial Business District, allowing for a wide range of commercial uses
- Located half a block from Business 290 for convenient access to major traffic routes
- AS-IS sale: opportunity to rehabilitate the existing structure or demolish it for new development
- Residential option available if the buyer prefers to remodel the current home
- Full commercial potential if the existing structure is torn down

Whether you're looking to create a new business space or remodel the existing property, this lot offers flexibility and endless potential in a prime location. Don't miss out on this fantastic opportunity to capitalize on one of the most sought-after commercial zones in the area.

Contact us today to schedule a viewing!

Acres: Call for Info

County: Waller

List Price: \$79,000

State: Texas

City: Hempstead

Zip: 77445

Rendy Elizalde

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

713-806-2830

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