

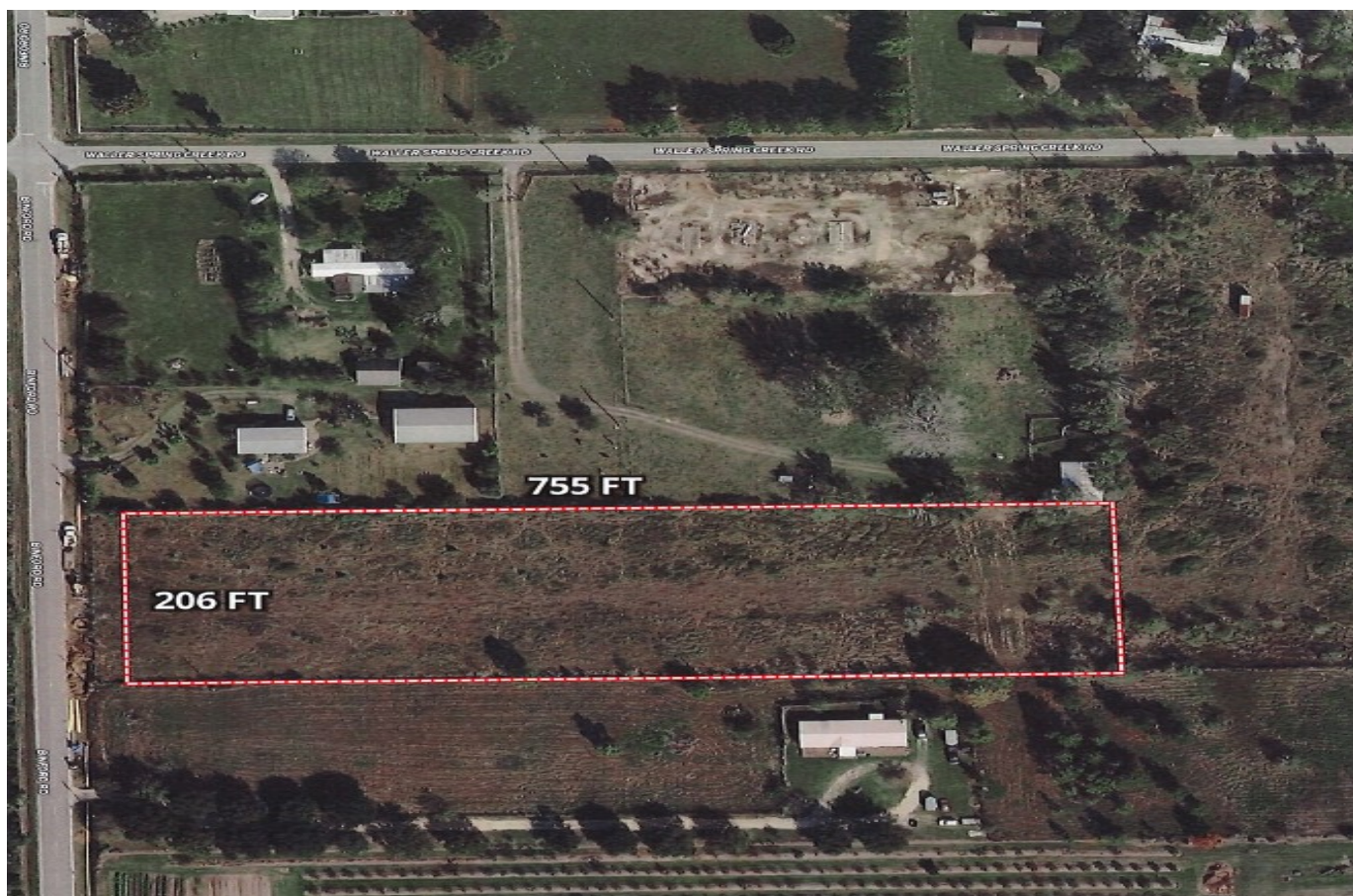
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Waller Office: 936.372.9181
Hempstead Office: 979.826.4133

TBD Binford - List Price: \$461,500

Property Type: Acreage

[VIEW ON MAP](#)



Description:

Prime 3.55 Unrestricted Acres on Binford Rd – High-Growth Waller Area!

Incredible opportunity to own 3.55 unrestricted acres with direct frontage on Binford Rd, located just 1 mile north of FM 2920 and 2 miles north of Hwy 290 – two of the area's major traffic arteries. This tract is ideally positioned in one of the fastest-growing corridors in Waller County, making it perfect for commercial, residential, or investment use.

? 40' Culvert/Driveway Already Installed

? 3-Phase Electric Readily Available

? No Restrictions – Endless Possibilities

? Adjoining 3.75 Acres Also Available for a Larger Tract

Whether you're looking to develop, build, or hold for future appreciation, this property checks all the boxes. See attached documents for property dimensions and details. Don't miss your chance to be part of Waller's explosive growth!

? Location Highlights:

- 1 mile to FM 2920
- 2 miles to Hwy 290
- Minutes from Prairie View A&M, Waller, and major new developments

Drive by and take a look – this is one you don't want to miss!



Acres: 4

County: Waller

List Price: \$461,500

State: TX

City: Waller

Zip: 77484

Timothy Phelan

TimothyPhelan

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tphelan@WallerCountyLand.com

281-723-9656

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