



# W. Grand Pkwy S.

PRIME COMMERCIAL REAL ESTATE  
OPPORTUNITY IN KATY, TEXAS

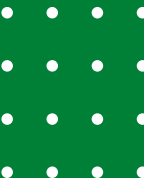
OFFERED AT  
\$22.05 SQ. FT.



PRESENTED BY:

**WALLER COUNTY LAND COMPANY**

Established 1985



WALLER COUNTY LAND COMPANY

W. Grand Pkwy S.

PROPERTY OVERVIEW



Rare opportunity to secure prime real estate in a thriving business corridor. With 1.3266 acres of land, there's plenty of room for development, whether it's office spaces, retail outlets, or mixed-use spaces. Property is cleared & ready to go. Whether you're an investor or business owner seeking the ideal location, the property offers the perfect combination of location, potential & value. Benefit from being part of a dynamic & rapidly expanding area with numerous businesses, amenities & residential communities nearby. The property is located in a busy shopping center that ensures a steady flow of customers & clients. With essential infrastructure in place & easy access to utilities (water meter in place), development on this property is streamlined, saving time & resources. Buyers will also have use of the poly sign directly on Grand Parkway. Take advantage of the growing demand in the area to establish a successful enterprise.

Listing Agents:

Tanya Coury | 281-831-6330 | tntbme@gmail.com

Joel Lopez | 281-381-0707 | realestatexpert@gmail.com



# Highlights

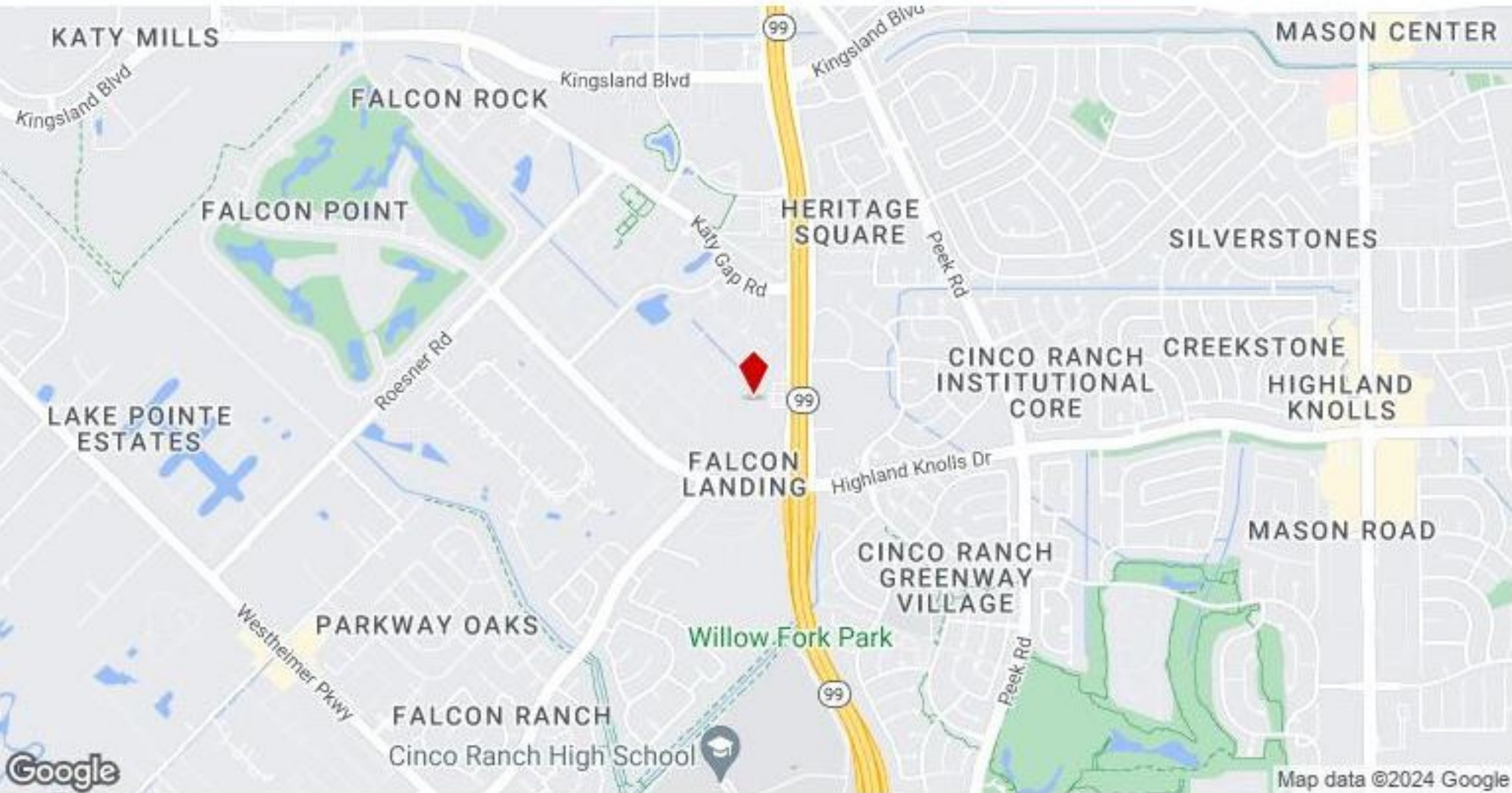
- ✓ Prime Location
- ✓ Commercial Property
- ✓ Freeway visibility
- ✓ High traffic area
- ✓ Water meter in place
- ✓ Signage on the Grand Parkway



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## W. Grand Pkwy S., Katy, TX 77494

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P. O. Box 1274  
Waller, TX 77484



## CONTACT INFORMATION

We are always available to provide you with the latest information.

Call Us :



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Email :



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Visit our Website :



[www.WallerCountyLand.com](http://www.WallerCountyLand.com)

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