



# WALLER COMMERCE CENTER

For more information, contact:

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STREAM®

**± 152 Acres Available for  
Industrial Build-to-Suit**

Highway 290 West of FM 362, Waller, TX 77484



## PROPERTY OVERVIEW

- ± 152 acres in Waller, TX
- BTS or Design Construction
- City of Waller utilities available
- Highly visible site on Highway 290
- ± 400' of frontage on Highway 290
- ± 2,640' of frontage on Business 290
- Waller ISD schools
- Outside 100 & 500 year floodplains
- 23,000 acres of commercial and residential projects being developed in the immediate area



AERIAL

DEVELOPABLE  
ACREAGE

CONCEPTUAL  
BUILDING DESIGN

NEARBY  
DEVELOPMENT

SURROUNDING  
AREA



ENTRY ACCESS  
FROM FM 362

ENTRY ACCESS  
FROM FM 362



290

BUSINESS  
290

COMMON ROADWAY

COMMON ROADWAY

72  
ACRES

80  
ACRES

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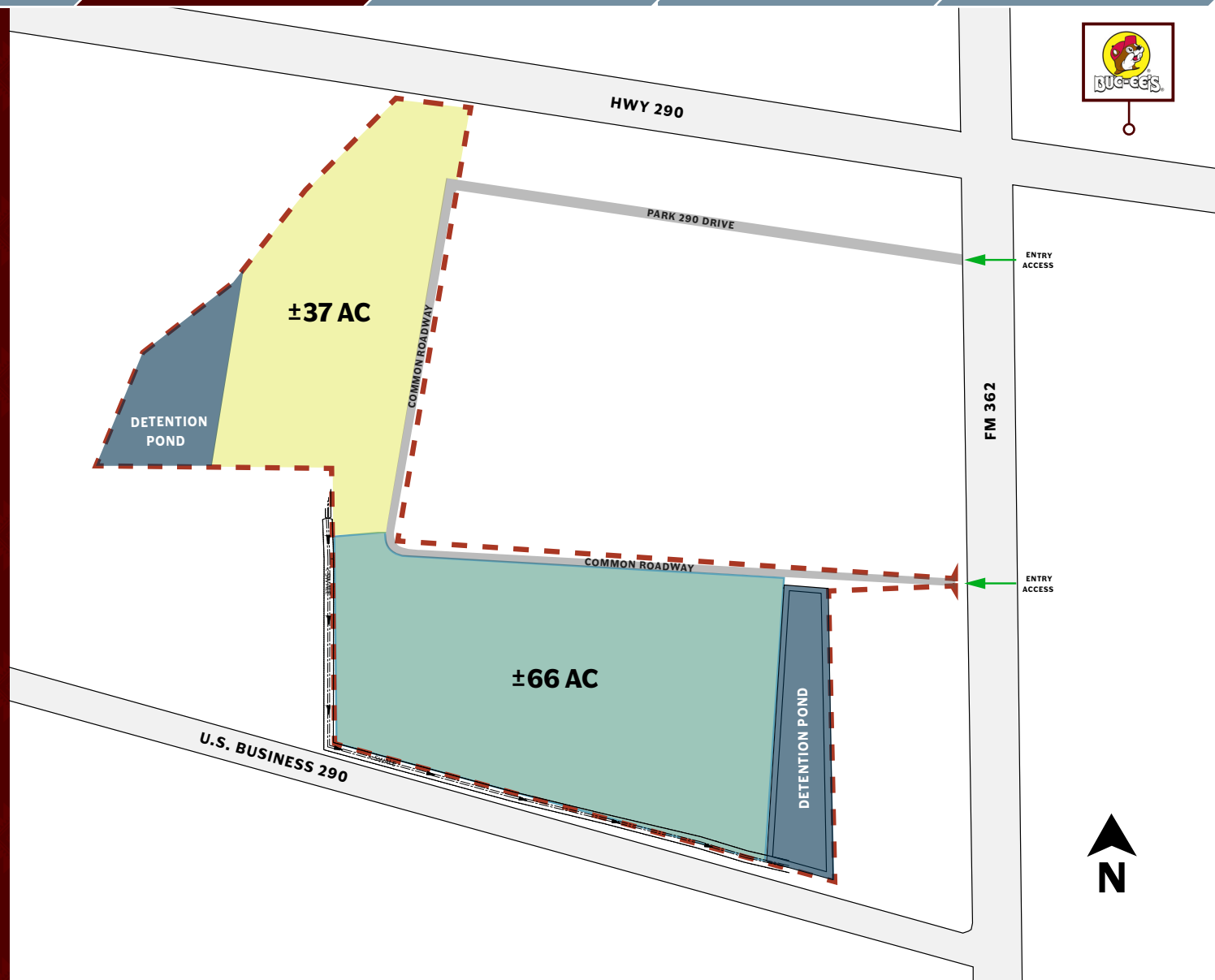
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ACREAGECONCEPTUAL  
BUILDING DESIGNNEARBY  
DEVELOPMENTSURROUNDING  
AREA

## Visibility Meets Accessibility

With 400 feet of direct frontage along Highway 290, 2,640 feet along Business 290 (Hempstead Highway), and several separate entry points, this site is designed for maximum visibility and accessibility.

Supporting efficient ingress and egress and flexible site planning, Waller Commerce Center is positioned as the premier industrial destination for seamless logistics operations.



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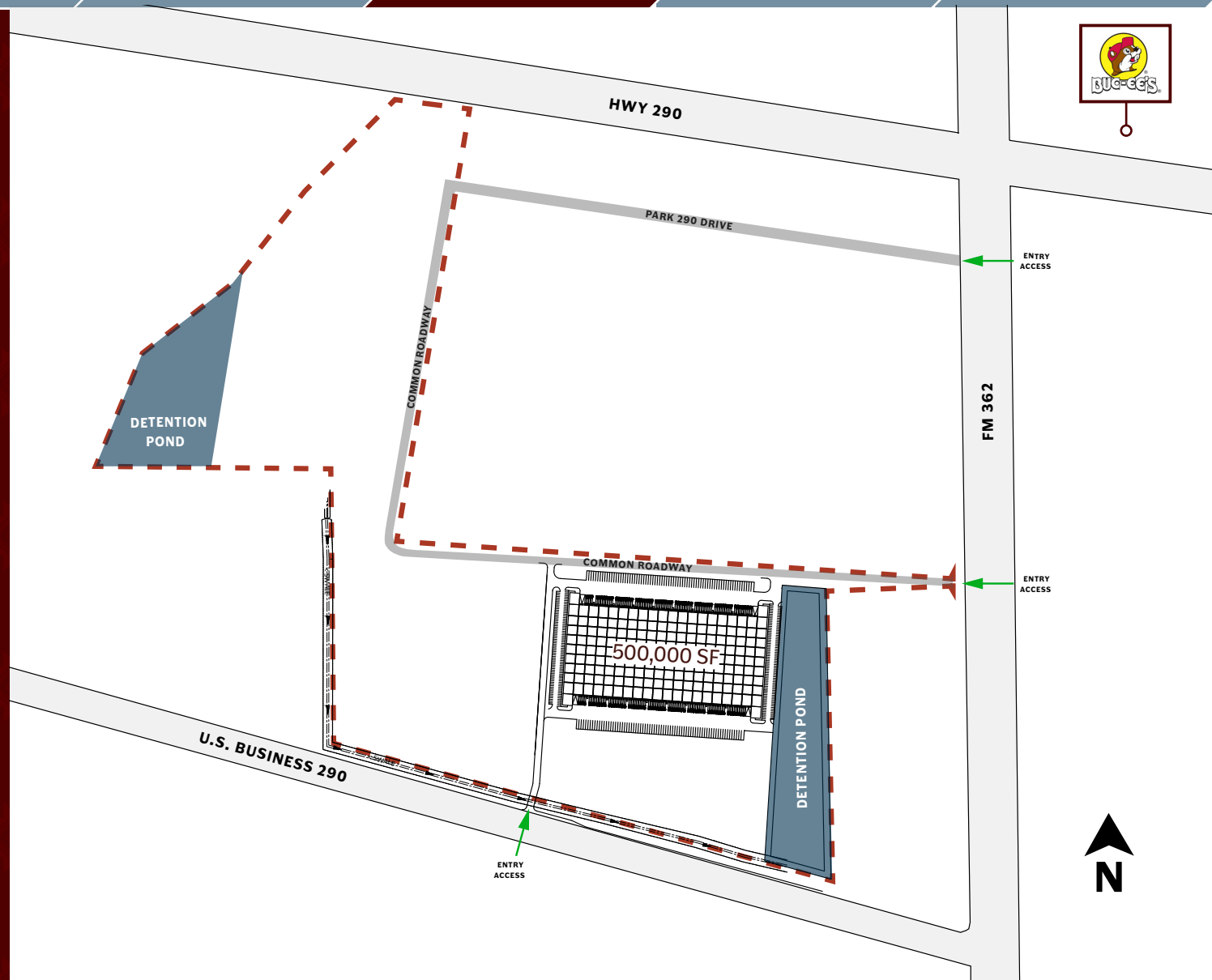


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ACREAGECONCEPTUAL  
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## Development Potential

The site is capable of comfortably accommodating large-scale operations, with ample space for a 500K SF building footprint, circulation, and supporting infrastructure. Its scale and configuration offer the flexibility to meet a range of industrial needs.



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## AERIAL

## DEVELOPABLE ACREAGE

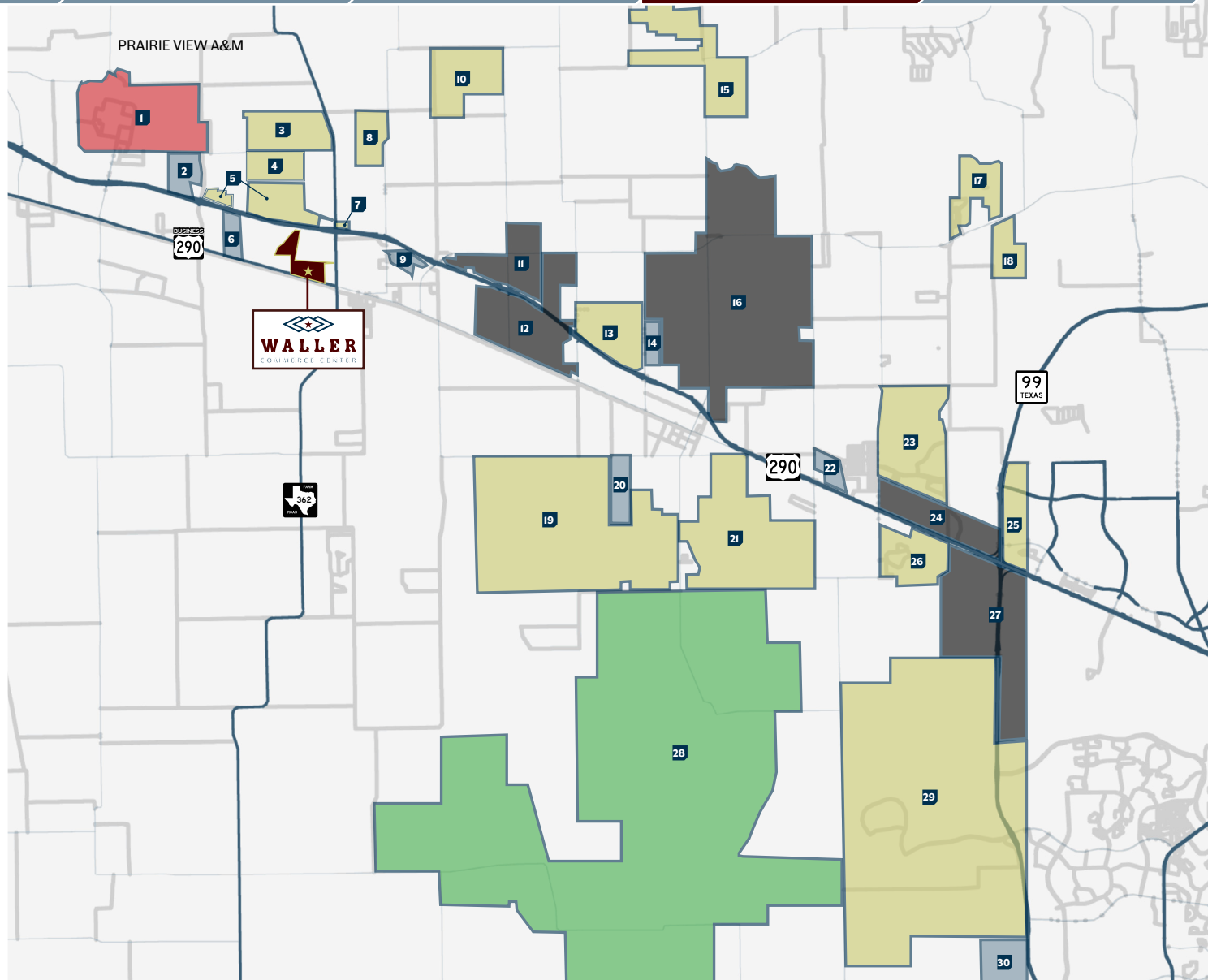
## CONCEPTUAL BUILDING DESIGN

## NEARBY DEVELOPMENT

## SURROUNDING AREA

|                        |                          |
|------------------------|--------------------------|
| Waller Commerce Center | Master Planned Community |
| Education              | Private Land             |
| Industrial             | Reserve Land             |

|    |                               |              |
|----|-------------------------------|--------------|
| 1  | PRAIRIE VIEW A&M              |              |
| 2  | PARKSIDE CAPITAL-VIGAVI       |              |
| 3  | ATTWATER WALLER TEXAS         | 470 ACRES    |
| 4  | LONG LAKE LTD                 | 270 ACRES    |
| 5  | BEACON HILL BY WOLFF CO.      | 310 ACRES    |
| 6  | ALEGACY                       |              |
| 7  | BUC-EE'S                      |              |
| 8  | OAKWOOD ESTATES               | 187 ACRES    |
| 9  | DAIKIN                        |              |
| 10 | HINES                         | 528 ACRES    |
| 11 | TERPSTRA ASSOCIATES           |              |
| 12 | DELTA TROY INTERESTS, LTD     |              |
| 13 | DAIKIN                        |              |
| 14 | KERMIER COMMERCE PARK         | 50 ACRES     |
| 15 | HOUSTON OAKS                  | 1,000 ACRES  |
| 16 | HEGAR                         |              |
| 17 | BAUER LANDING                 | 306 ACRES    |
| 18 | CYPRESS GREEN                 | 850 ACRES    |
| 19 | THE GRAND PRAIRIE             | 1,730 ACRES  |
| 20 | HP DXC TECHNOLOGY             |              |
| 21 | JUBILEE BY JDC                | 1,622 ACRES  |
| 22 | GRAINGER                      |              |
| 23 | DELLROSE                      | 600 ACRES    |
| 24 | GIRO REALTY (VISIBLE CHANGES) |              |
| 25 | FAIRFIELD                     |              |
| 26 | STONECREEK RANCH              | 525 ACRES    |
| 27 | RICHFIELD RANCH               |              |
| 28 | KATY PRAIRIE CONSERVANCY      | 13,500 ACRES |
| 29 | BRIDGELAND HOWARD HUGHES      | 11,500 ACRES |
| 30 | FEDEX                         |              |



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