



BUILDERS – NEED INVENTORY? Here it is! 531-40's & 50's

172.83 +/- Acres (\$55,000/acre) | Waller County, TX | \$9,505,650



ADDRESS

TBD FM 1736
Hempstead, TX 77445

LOCATION

From Hempstead Texas, take FM 1488 East approximately 2 miles, then north (left) on Laneview Rd for about 5 miles then right on FM 1736. Property is 1.5 miles down FM 1736 on your right (south).

PROPERTY SUMMARY

Unlock an exceptional development opportunity with this expansive 172-acre tract, ideally situated northeast of the rapidly growing city of Hempstead, Waller County Texas. This property presents a rare chance for builders to capitalize on near shovel-ready land with the significant advantage of nearly completed entitlement work – saving you valuable time and substantial costs. Imagine creating a thriving residential community on this gently rolling terrain, partially wooded for natural beauty and appeal. The thoughtfully designed Land Plan envisions 531, 50-foot residential lots, offering a substantial inventory for immediate development.

Don't miss this exceptional opportunity to acquire a large-scale residential development site with the critical groundwork already laid. This is truly a builder's dream, offering a streamlined path to creating a successful and sought-after community.

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