



# Beacon Hill

## Industrial Development Opportunity

U.S. 290 and FM 362  
Waller County, TX 77484



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## About Beacon Hill

Wolff Companies' newest development in Waller County, Beacon Hill, consists of 564 acres and is located on the north side of U.S. 290 within the City of Waller. The 294 acres features shovel-ready sites available for uses ranging from industrial, distribution, office, retail, and multi-family. Long Lake is building a 900 home master-planned residential community on the northernmost 270 acres.

## Site Features

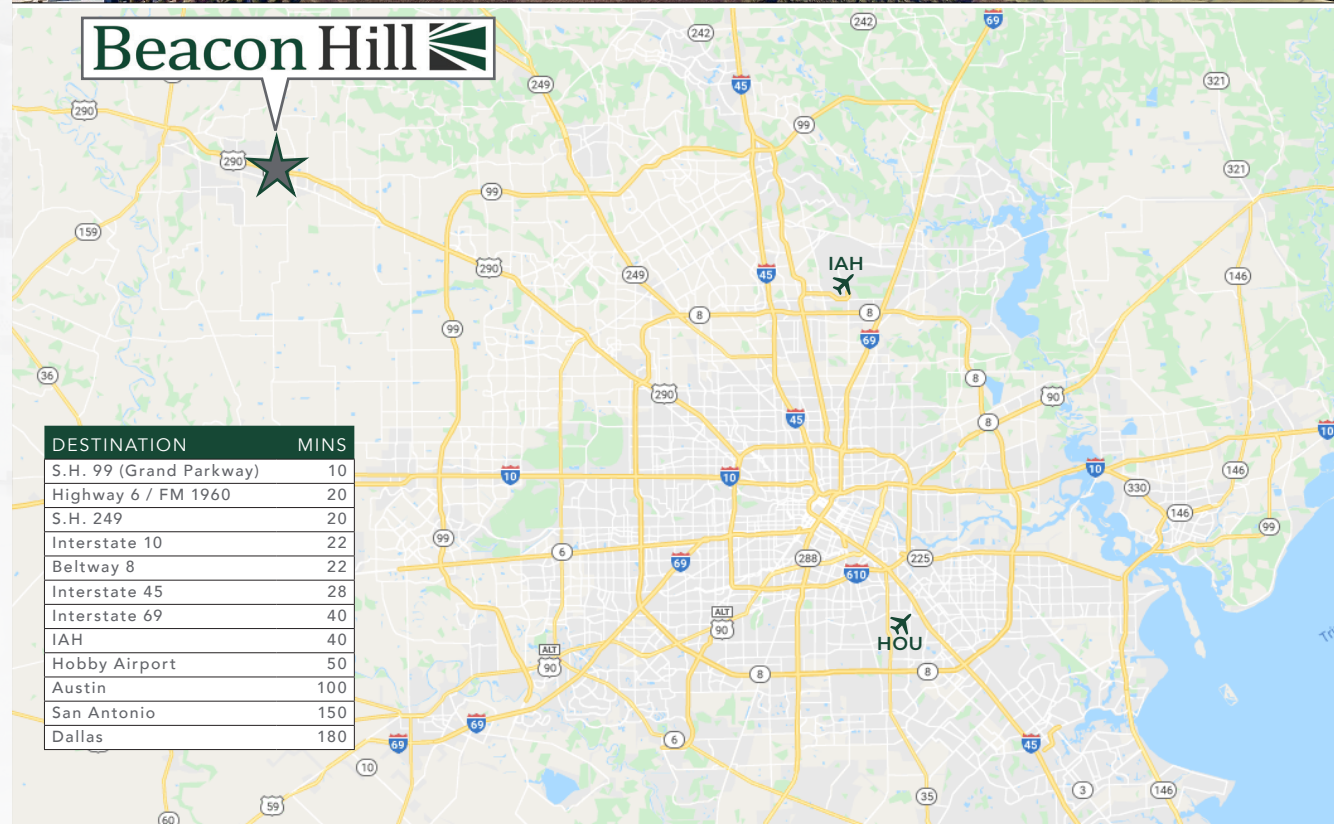
- ±78 acres available for industrial development
- Site can accommodate an over 1 million SF distribution center
- Utilities in-place
- Outside 500-year floodplain - nearly 300' above sea level
- Located in the City of Waller, Waller County
- Tax incentives available
- Located in Beacon Hill, a 294-acre deed-restricted, master-planned business park

## Utilities

- Water, sewer, and natural gas served by the City of Waller are already in place
- CenterPoint provides electrical power in the area

## Frontage/Access

- Nearly 6,000' of frontage on U.S. 290
- Beacon Hill Blvd. to be completed in 4th Quarter 2021
- Interchange to be completed in 2022 including:
  - » Off-ramp from U.S. 290 to Beacon Hill Blvd.
  - » Mile-long U.S. 290 frontage road connecting Beacon Hill Blvd. to James R. Muse Pkwy.
  - » U-turn under U.S. 290 at James R. Muse Pkwy. to aid in traffic flow







## Area Information/Incentives

- Beacon Hill is located 40 miles northwest of Houston in the economic development zone of the Waller County Economic Development Partnership and the City of Waller's Economic Development Corporation
- Major employers in Waller County include Daikin, Igloo, Amazon, Goya, and Medline
- Tax incentives available

## Demographics

- Waller County population of approximately 55,000
- Population expected to triple by 2040
- Median household income over \$57,000, equal to the median income for the State of Texas
- Beacon Hill is in the path of growth and is an ideal location for expanding businesses

## Housing / School District

- Beacon Hill is adjacent to the newest housing development in Waller County, where Long Lake is building 900 new homes
- Located in Waller ISD, the second largest school district in total square miles in the Houston area
- Waller ISD has been rated the safest school district in the Houston MSA

## About Wolff Companies

Wolff Companies is a leader in Houston real estate, investing in land and developing thousands of acres of high-quality, master-planned mixed-use business environments. Past developments include Park Ten, Westway Park, and Central Park.





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba NAI Partners	<b>9003949</b>	<b>licensing@naipartners.com</b>	<b>713-629-0500</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	<b>jon.silberman@naipartners.com</b>	<b>713-629-0500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Travis Land</b>	<b>498101</b>	<b>travis.land@naipartners.com</b>	<b>713-629-0500</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>John Simons</b>	<b>491540</b>	<b>john.simons@naipartners.com</b>	<b>713-629-0500</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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