



WALLER GLADISH 75

TBD Waller Gladish, Waller, TX 77484

75 Acres

\$1,110,000



PAVED FRONTAGE IMPROVED PASTURES ADDITIONAL ACREAGE AVAILABLE

A gorgeous, open 75 acres only 45 minutes from Houston. A tributary to Threemile Creek wanders across the improved pasture, and there is plenty of high land to build at the Waller Gladish Road entrance. This property is well-suited to a homesite with livestock and could be anything from a week-end ranch to an equestrian facility. Adjacent 195 acres also available.

There is a culvert under the entrance from Waller Gladish Road and fair fencing on three sides. No other improvements.

Improved grasses currently support cattle and hay production. The Threemile Creek watershed improves soil moisture and is naturally beautiful, leaving about 25 acres outside the floodplain on which to build.

Dove and duck enjoy the surface water on this and adjacent properties, and white-tailed deer and feral hogs frequent the area. Waller County is also a popular birding destination.

The current 1-d-1 Open Space Valuation for Agriculture resulted in 2019 taxes of \$111.

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Craig Bowen

Partner / Broker Associate

craig@grandlandco.com

(512) 571-4305



LOCATION

Waller County

12 Miles to Magnolia, 16 Miles to Hempstead

45 Minutes to Houston

DIRECTIONS

From Waller, TX, head north on FM 362 for 6.4 miles turning left on FM 1488 W. Continue for 2.6 miles turning right onto FM 1736. In 2.2 miles, continue straight onto Waller Gladish Rd.

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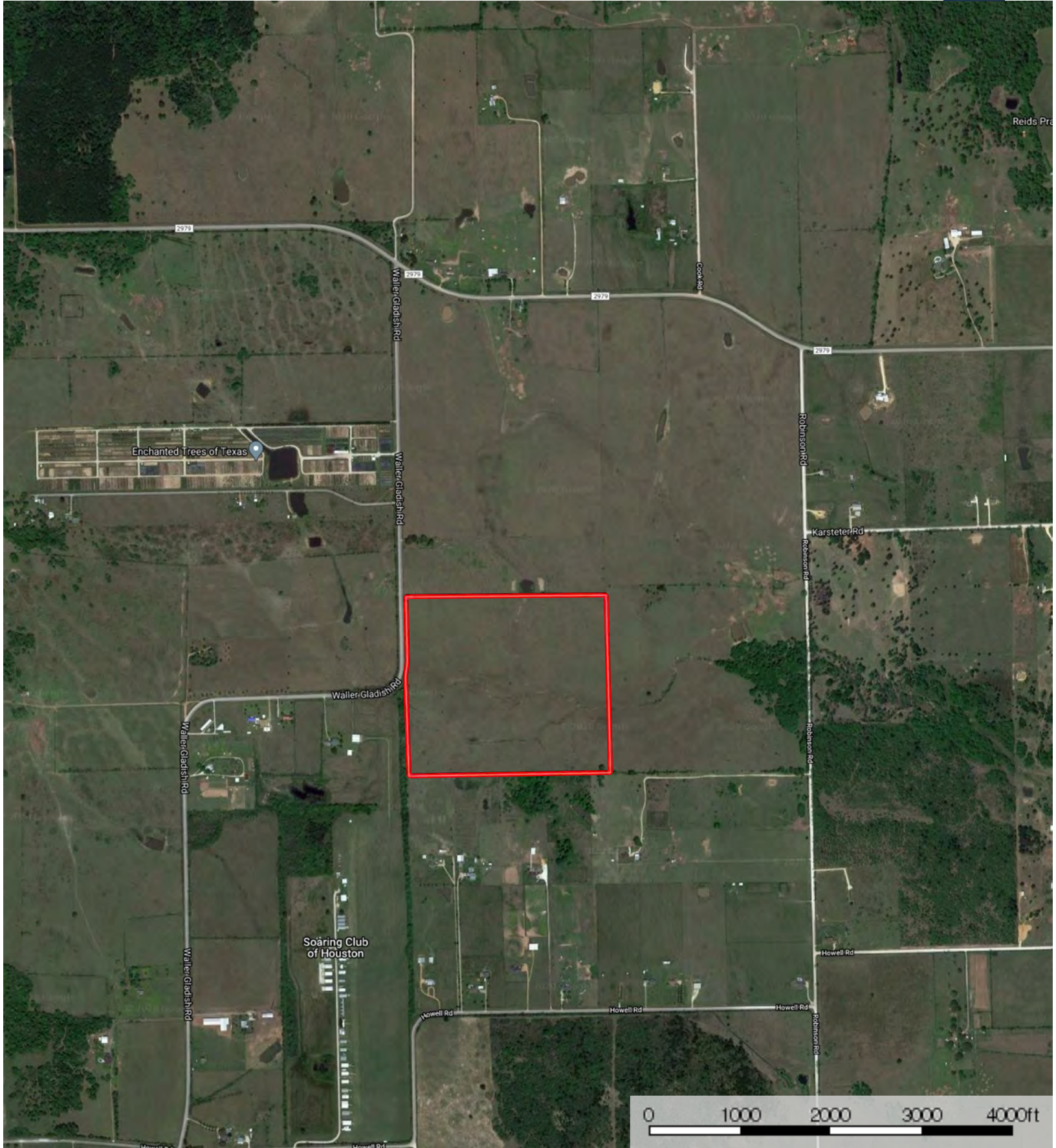


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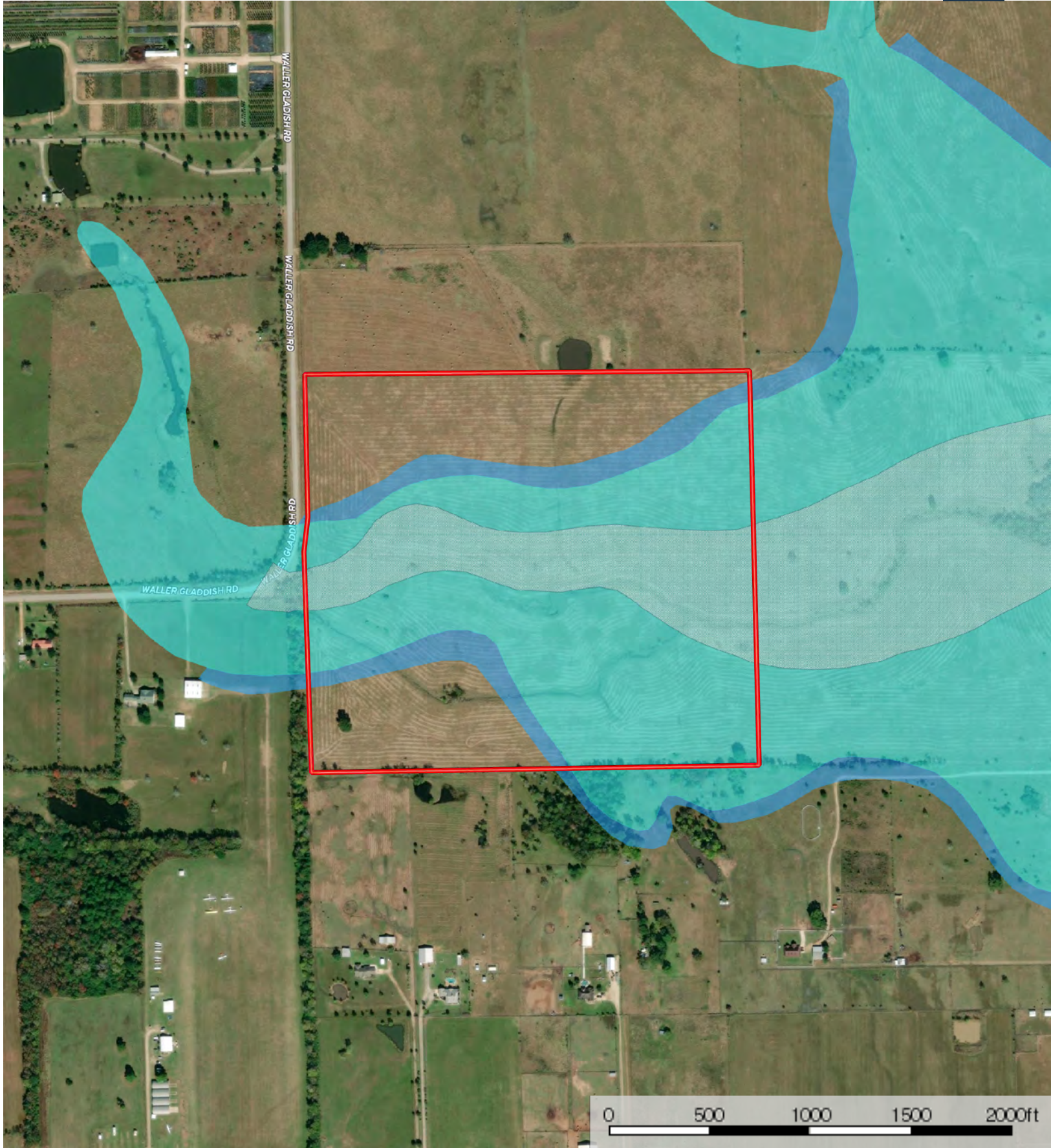


Boundary



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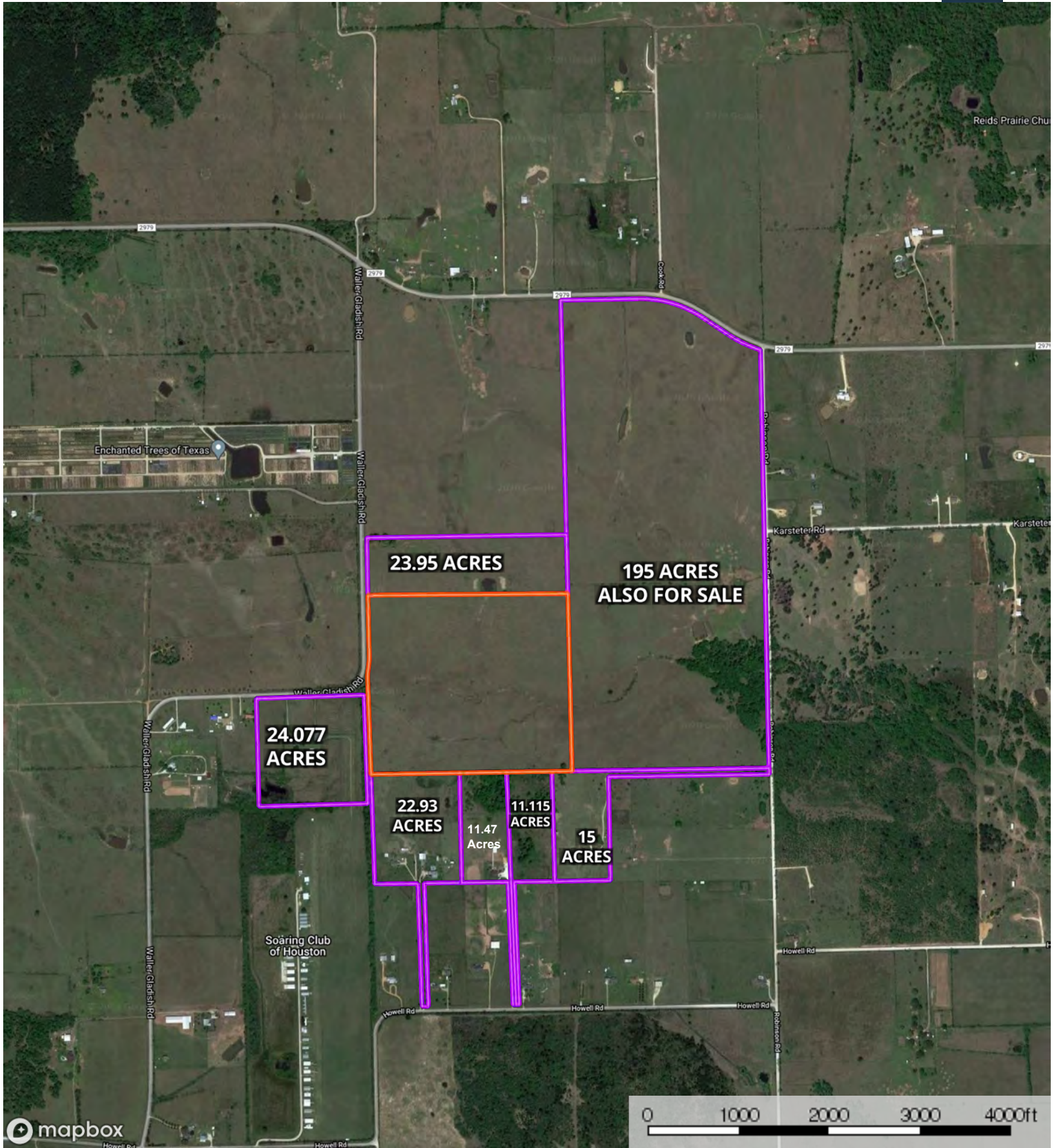
Floodplain
Waller County, Texas, 75.3 AC +/-

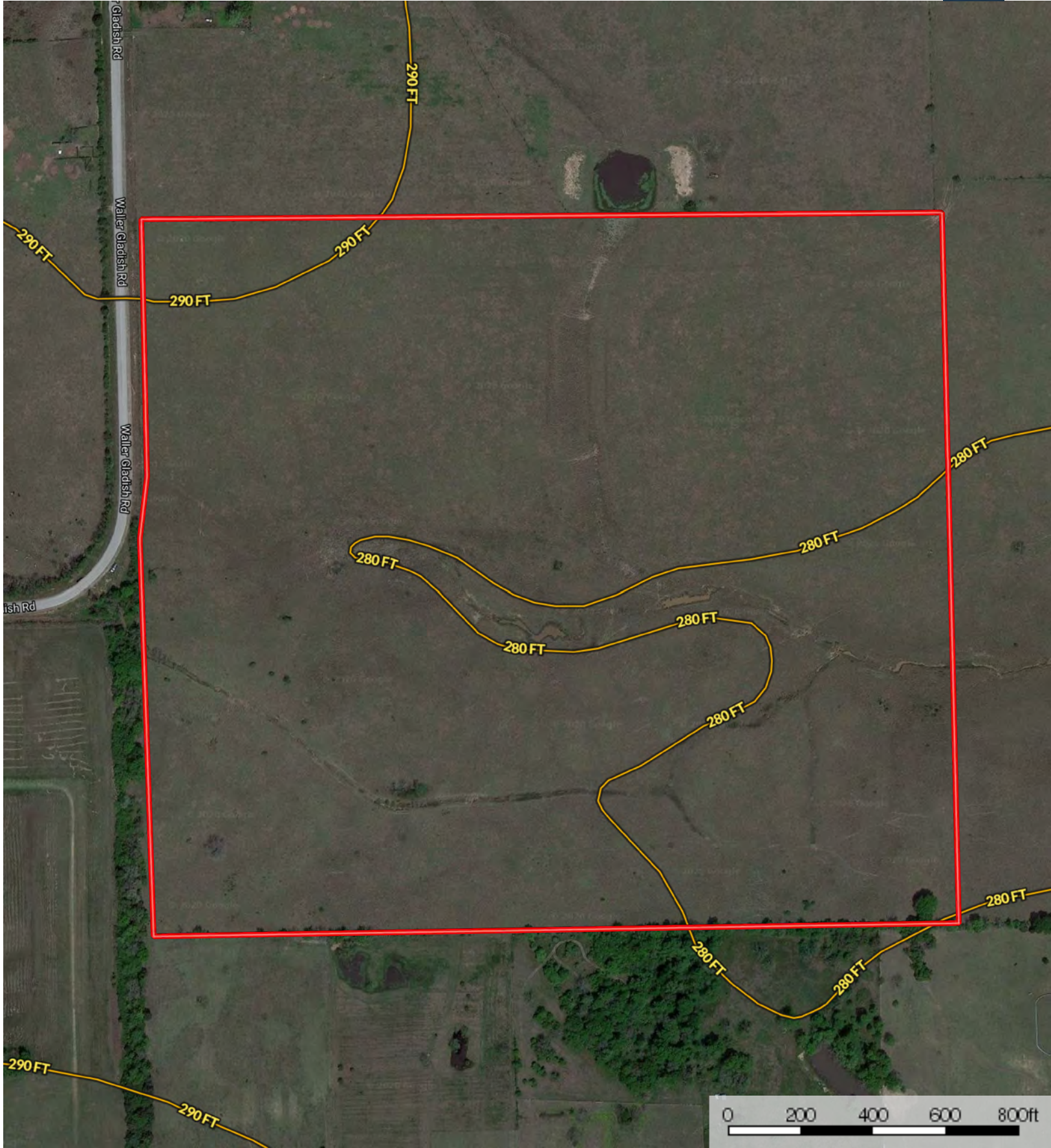


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



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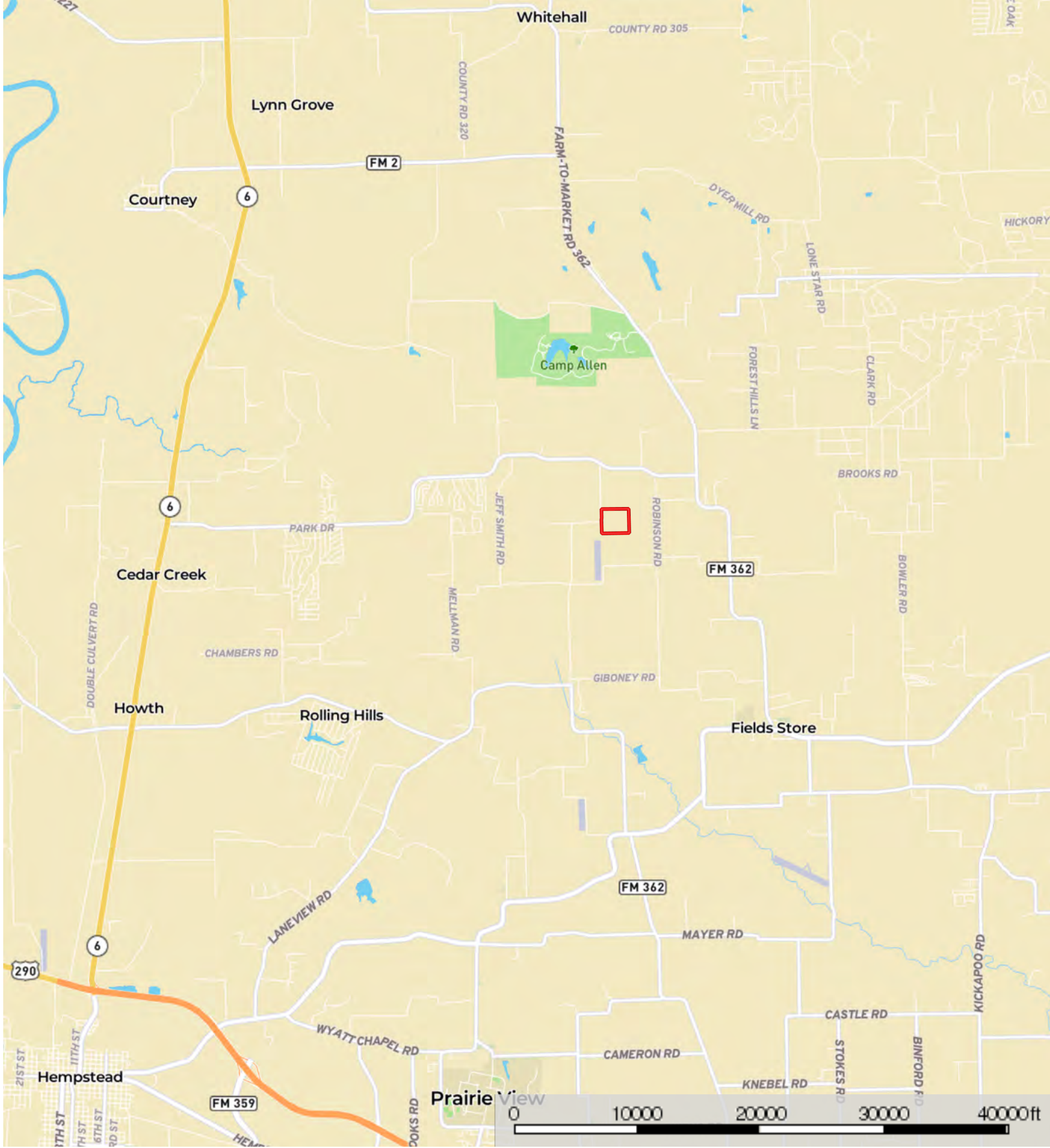





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