



362 REIDS RANCH

TBD FM 362, Waller, TX

130 Acres

\$2,030,000



PAVED FRONTAGE

INVESTMENT / DEVELOPMENT

NO RESTRICTIONS

This is a division of a generational family ranch and has never been on the market. The tract boasts 2,500 feet of frontage on FM 362 and 1,500 of frontage on Reid's Prairie Road. There is an 8" G&W Water Supply Corporation's waterline along the north side of Reid's Prairie Road. There are no restrictions. Adjacent 641 acres also for sale.

The habitat is a 30/70 mix of open, semi-improved grasslands and woodlands typical of the southern post-oak savannah. Post oaks, loblolly pines, and cedar elms make up the bulk of the tall trees, and the understory is diverse and valuable to the local wildlife. There is limited floodplain on the southeast side and no other easements or encumbrances.

While primarily managed for grazing over the last several decades, the property has been taken care of and sports healthy populations of white-tailed deer, migratory ducks and other birds, small game, and feral hogs. Birding in this area is better than average, especially in the spring.

The current 1-d-1 Open Space Valuation for Agriculture results in an extremely low property tax burden.

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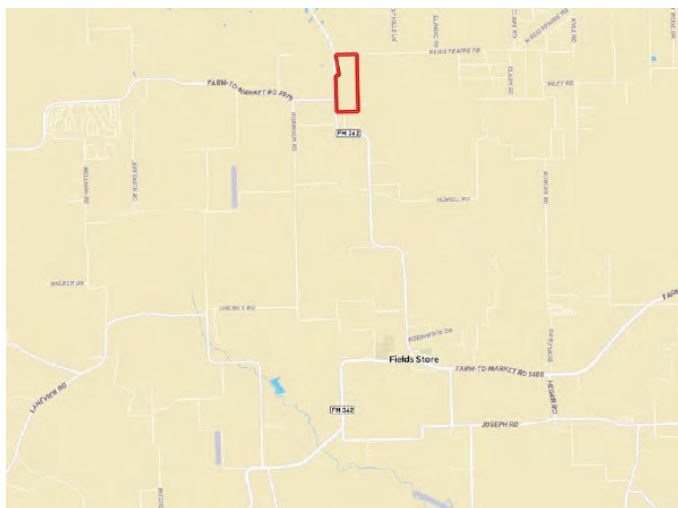


Craig Bowen

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 right on FM 1488 E/FM 362 N. Continue for 2.9 miles turning left onto FM 362 N. In 1 mile the property will be on your right.

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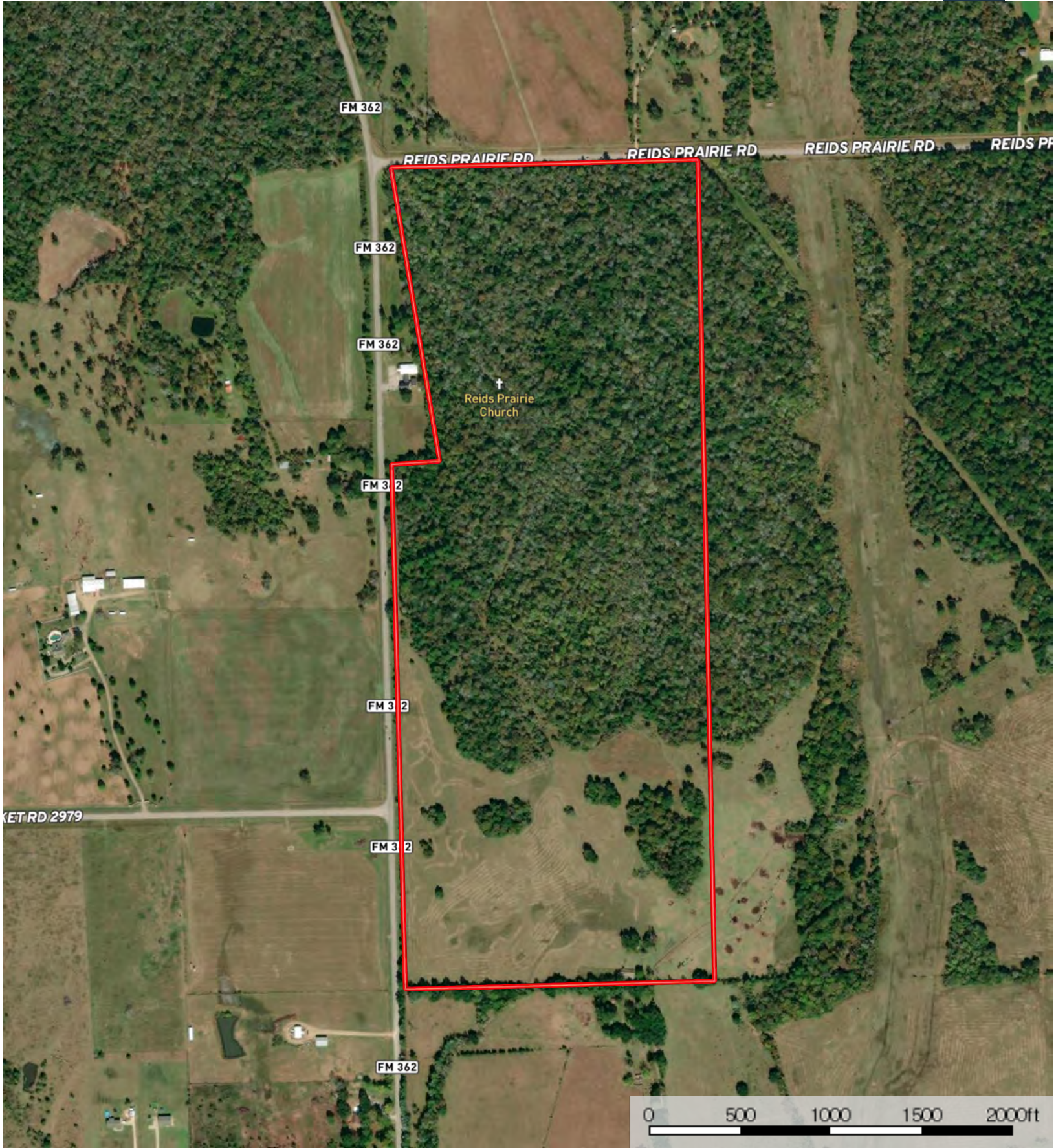


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Partner / Broker Associate

craig@grandlandco.com

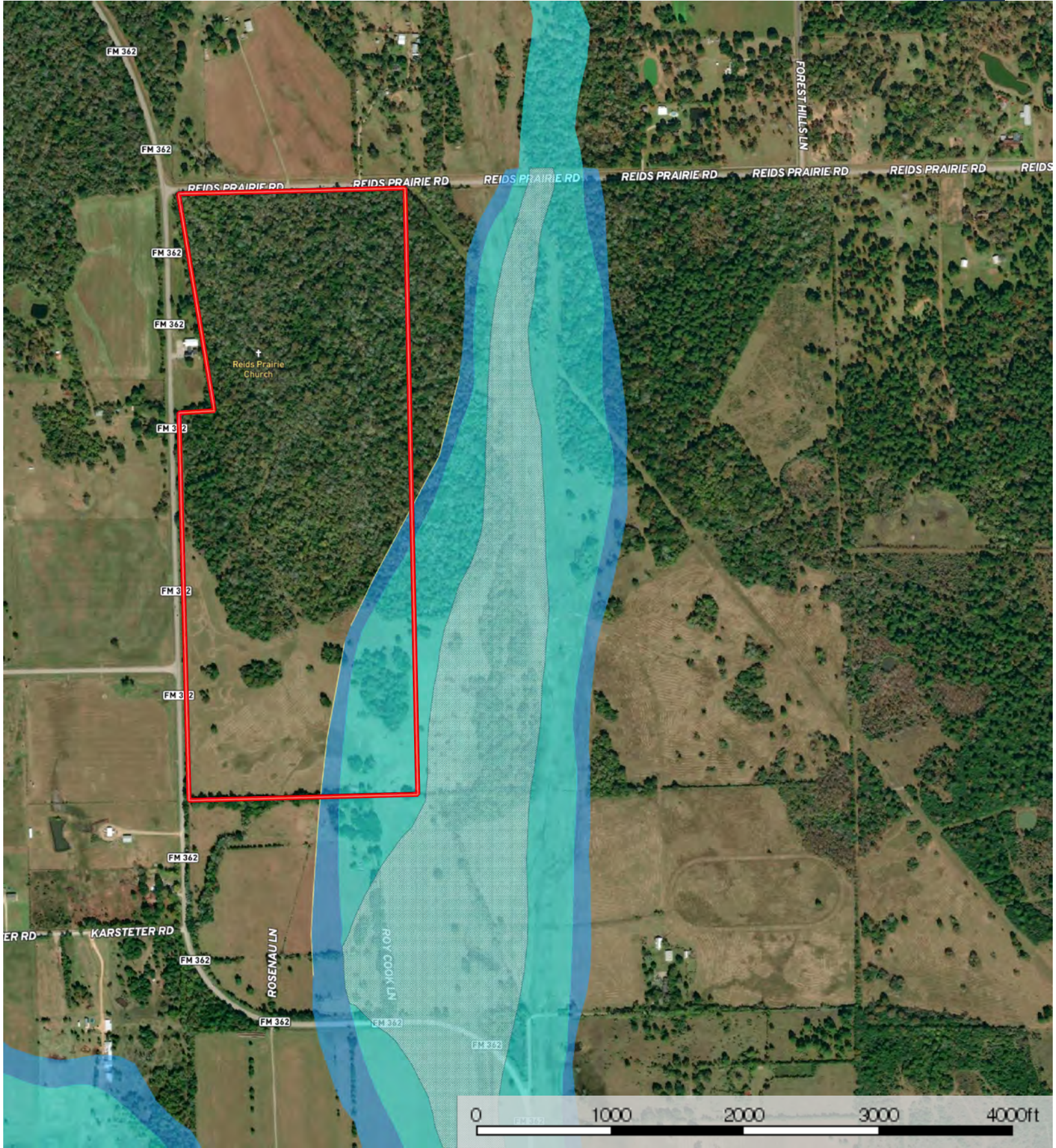
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 Boundary



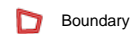
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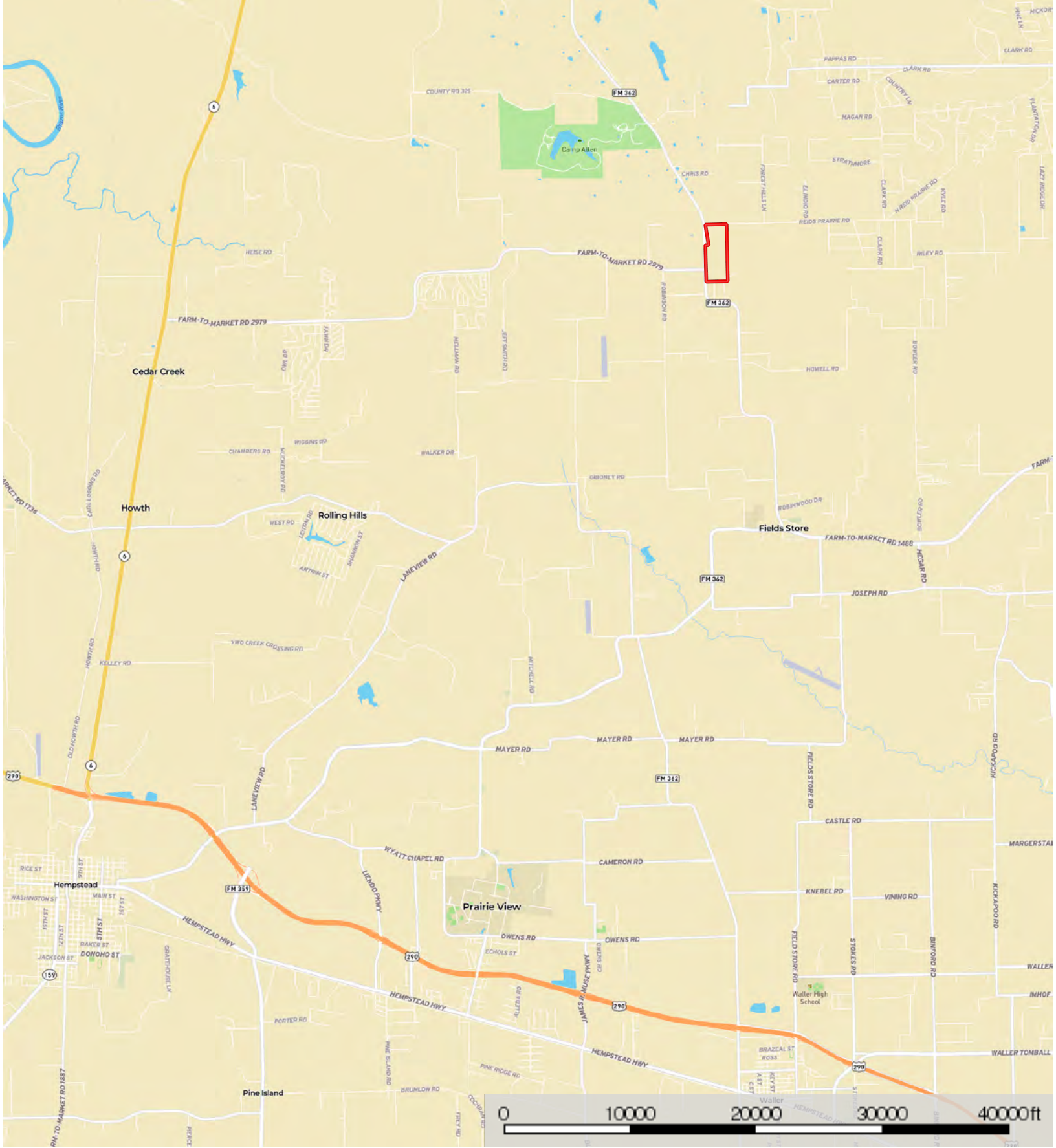



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



**Grand
LAND
COMPLEX**





 Boundary