

RETAIL AND PAD SITES AVAILABLE

FOR SALE

SWQ OF FIELD STORE RD AND KNEBEL RD
WALLER, TX 77484



SIZE

±9.96 AC

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PROPERTY OVERVIEW

An exceptional retail development opportunity is now available at the southwest corner of Field Store Road and Knebel Road in the rapidly growing city of Waller, Texas. It is conveniently located just a few miles from major transportation arteries, U.S. Highway 290 and the Grand Parkway (State Highway 99), providing easy access for both local residents and commuters.

This 9.96-acre tract is situated within Ashton Gray's thriving Oakwood Estates master-planned community, representing a unique opportunity to establish a retail presence in a rapidly expanding submarkets.

	1 mile	3 miles	5 miles
2025 Total Population	324	4,616	16,166
2025 Average Home Value	\$436,818	\$448,678	\$460,551
2025 Average Household Income	\$90,308	\$84,338	\$96,434
2025 Median Age	33.4	34.7	23.3

HIGHLIGHTS

-  ±9.96 ACRES OF OAKWOOD ESTATES COMMERCIAL RESERVE
-  CAPTIVE CUSTOMER BASE OF 5,418+ PLANNED HOMES ACROSS EIGHT MASTER-PLANNED COMMUNITIES IN THE IMMEDIATE TRADE AREA
-  PRIME CORNER LOCATION AT FIELD STORE ROAD AND KNEBEL ROAD WITH DIRECT ACCESS TO U.S. HIGHWAY 290 AND GRAND PARKWAY
-  STRONG HOUSEHOLD DEMOGRAPHICS WITH NEW HOMES PRICED \$250,000S-\$400,000S BY FOUR NATIONAL BUILDERS
-  MAJOR EMPLOYMENT HUB ANCHORED BY DAIKIN'S 4.23 MILLION SF CAMPUS SUPPLEMENTING RESIDENTIAL TRAFFIC WITH DAYTIME EMPLOYEES

Approximate Size: ±1 acre to ±9.96 acres

Price: Contact Broker

Utilities: Available

Detention: Off-site provide

School District: Waller ISD


**OAKWOOD
ESTATES**
Total Units: 551

**FUTURE
RESIDENTIAL**

SITE

Knebel Rd.

Field Store Rd.



WALLER, TX

RESIDENTIAL GROWTH

This site is strategically positioned to capture a significant and expanding customer base. It is part of the 183-acre Oakwood Estates, a single-family home community that will feature 563 homes upon completion. This development, with homes ranging from 1,800 to 3,000 square feet and priced from the \$250,000s to the \$400,000s, is attracting a diverse range of residents. The community is being developed by four national homebuilders: David Weekley Homes, Ashton Woods Homes, Gehan Homes, and K. Hovnanian Homes, ensuring a steady influx of new households.

HOME TO NUMEROUS OTHER MASTER-PLANNED AND RESIDENTIAL COMMUNITIES, INCLUDING:



A 1,622-acre wellness-focused community by Johnson Development.



A 200-plus acre community offering a peaceful setting.



A 270-acre development with 867 homesites and an adjacent 300-acre business park.



BELLAMINA

Another new master-planned community contributing to the area's transformation



A community featuring spacious acreage lots centered around a 45-acre lake.



A recently announced project that will add approximately 1,000 new homes.

The immediate area is experiencing a residential boom, with the following data illustrating the dynamic growth:

Current Activity (4Q 2025):

602 new homes started annually

442 homes closed annually

252 homes currently under construction

330 homes in current inventory

Future Growth:

982 lots ready for development

3,854 lots planned for future development

A total of 4,836 additional homes are anticipated in the area.

ECONOMIC VITALITY AND STRATEGIC LOCATION

The city of Waller is not just a bedroom community; it is a significant employment hub, further strengthening the potential for retail success. The area is home to major employers like Daikin, which operates a 4.23 million-square-foot campus, one of the largest factories in the U.S. The development of business parks, such as the one adjacent to Beacon Hill, is set to bring more restaurants, retail, and office space to the area, creating a vibrant live-work-play environment.



SITE

Wildrye
TOTAL UNITS: 1,400

Attwater
TOTAL UNITS: 1,200
OCCUPIED: 226
FUTURE: 974

Oakwood Estates
TOTAL UNITS: 551
OCCUPIED: 271

Oakberry Trails
TOTAL UNITS: 651
FUTURE: 454

Beacon Hill
TOTAL UNITS: 871
OCCUPIED: 183
FUTURE: 534

Waller High School

Waller ISD - Daikin Stadium



64,027VPD



Kickapoo Rd.

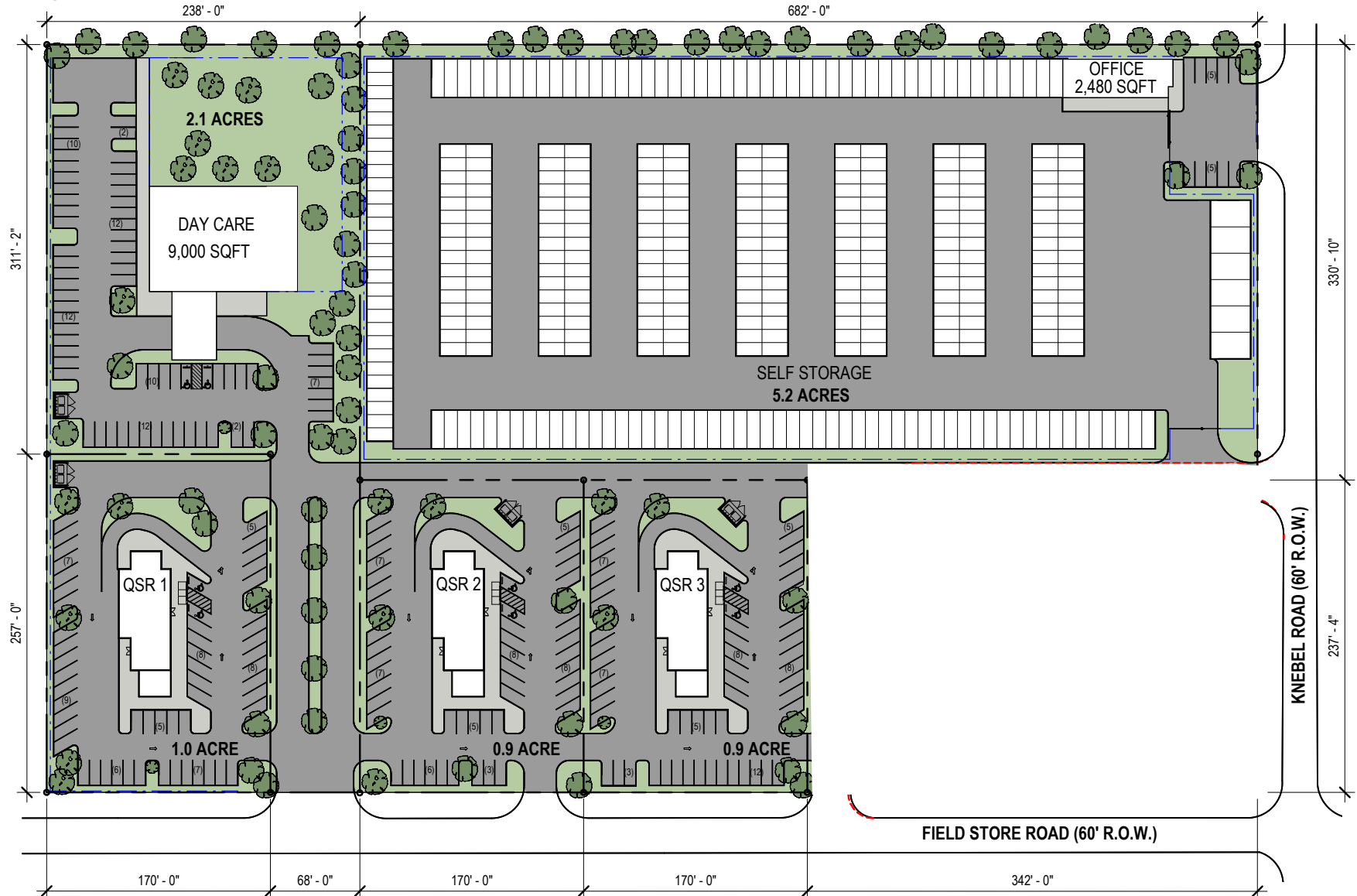
Field Store Rd.

Binford Rd.

WALLER, TX

SITE PLAN

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Registrant's Name: Herbert Warren Johnson, AIA





W
Waller
HIGH SCHOOL

Schultz
JUNIOR HIGH


OAKWOOD
ESTATES

CONTACT US

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date