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PROPERTIES

CURRENT PROJECTS

- Beacon Hill
- Central Park
- Ten Oaks
- Gates Ranch

LEGACY PROJECTS

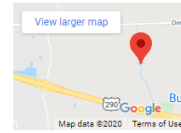
- Liendo Park
- First Crossing
- Westway Park
- Interwood
- Park 10
- Beltway
- Brookhollow

Beacon Hill



Beacon Hill is located directly on U.S. 290, just west of FM 362.

Beacon Hill



More Information

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- » Property Information
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OVERVIEW

Beacon Hill is a pristine 521 acres of land located in Waller County directly on the north side of U.S. 290, the Northwest Freeway, between FM 362 and James Muse Parkway within the City of Waller. The property's elevation approaches 300 feet, making it one of the highest points in the Houston metro area. With almost 4,200 feet of frontage on 290, Wolff Companies is developing a business park on the 251 acres abutting the freeway with uses ranging from light industrial and distribution to office, multifamily and retail all supported by utilities and services from the City of Waller. The property is shovel-ready, with storm water detention and drainage, trunk water lines, trunk sanitary sewer and a lift station as well as electrical lines already in place, representing an \$8 million investment in the property.

TxDOT has recently granted approval for the construction of a new exit to future Beacon Hill Boulevard and service road to existing James R. Muse Parkway from Beacon Hill Boulevard on U.S. 290. In addition, a new U-turn will be constructed under U.S. 290 at James R. Muse Parkway to aid traffic flow from Beacon Hill toward Houston. These improvements will provide direct access to and from Beacon Hill via U.S. 290. Beacon Hill Boulevard is expected to be completed in September 2021, while construction of the interchange is expected to begin in spring 2022 and be completed in 2023.

The northernmost 270 acres of the tract have been purchased by Long Lake Ltd., one of the most active home builders in the Houston market. Long Lake, which builds under a variety of brand names, delivered almost 1,000 homes in 2017. The group is a completely integrated residential developer – serving as both developer and builder in its communities. Long Lake chose Beacon Hill as the site for its newest development to capitalize on its success in the soon to be sold out Villages of Cypress Lakes – a 2,500-home development on 750 acres located on U.S. 290 inside Grand Parkway, with residences now being marketed in the range from \$250,000 to over \$1 million.

At Beacon Hill, Long Lake will develop a master-planned residential community featuring approximately 870 homes. Priced from the low \$200s to the mid-\$400s, a wide variety of homes will be available from four distinct design series offered by Long Lake, including multiple floor plans and elevation options, allowing homeowners to fully customize their home plans to create their ideal living environment. Model homes will be open and the first residential deliveries are anticipated for the first quarter of 2021. The community will also feature 30 acres of green recreational spaces, including ponds and miles of paved trails as well as a community recreation center.

Waller County and the surrounding area have been undergoing steady industrial and residential growth over the last few years. The low cost and availability of land near an intersection of two major highways have placed it firmly on the map for developers and manufacturers, attracting investment from companies such as Japan-based Dalkin, the world's largest manufacturer of heating, cooling and ventilation equipment, which built the nation's second largest manufacturing plant in Waller.

Additionally, the completion of the Grand Parkway's Segment E in 2013, which extends north from I-10 to U.S. 290, has made Waller more attractive to a future workforce. The long-awaited completion of 290 construction has further reduced commuter drive times and opened up the area for development, including residential, industrial and distribution uses.

In developing this project, Wolff Companies will continue its legacy of respecting and enhancing the property's natural environment. We have established protective covenants to control signage, landscaping, parking and building materials. These features ensure that Beacon Hill will be a first-rate development that will only increase in value over time.



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PROPERTIES
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