

Economic Growth in Waller

Investing in the New Frontier

Welcome to Waller

Opportunity & Growth

Building a Future **Together**



Waller has undergone a remarkable transformation from a quiet rural outpost to a thriving center of economic growth and opportunity. Over the next 5-7 years, the area is expected to see the addition of 50,000+ new rooftops, positioning Waller County to double its population by 2035. This explosive residential growth highlights the county's appeal as a prime destination for families, professionals, and investors. Waller is also projected to experience a 34.8% increase in job growth over the next decade, outpacing the U.S. average of 33.5%. Its strategic location along major transportation corridors, including U.S. Route 290 and Interstate 10, combined with its proximity to Houston, makes Waller an accessible and attractive destination for businesses, commuters, and residents alike. As development continues, Waller is set to become one of Texas's most dynamic and promising communities.

2x

Population

50,000+

New Homes

34.8%

Job Growth

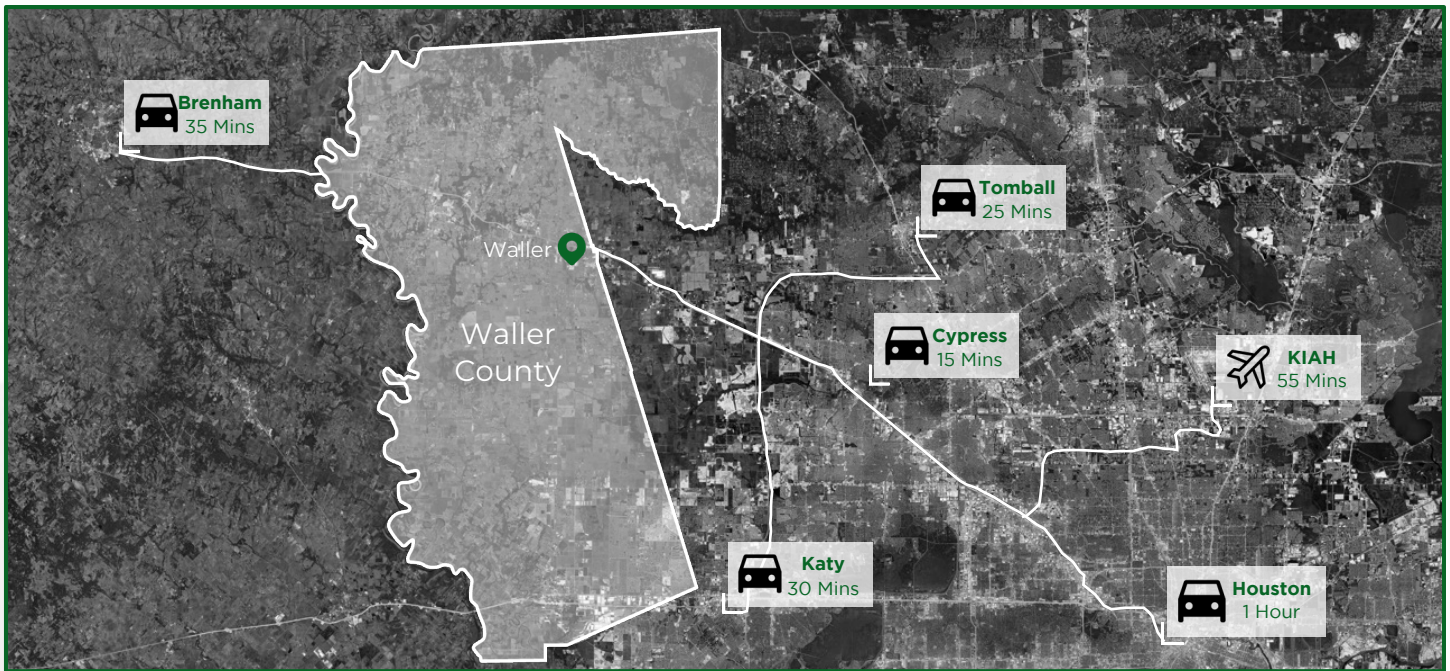
5-7 Year Projections

Waller's growth is not just about numbers—it's about potential. As a community, it offers a unique blend of affordability, connectivity, and a welcoming atmosphere. It's a place where families can thrive, businesses can flourish, and investors can see their visions come to life.

Strategic Location

Travel Times & Distance

Building a Future **Together**



Cypress

15 Mins

Population: 200,839

Distance: 8 Miles

Tomball

25 Mins

Population: 14,201

Distance: 22 Miles

Katy

30 Mins

Population: 391,000

Distance: 23 Miles

Brenham

35 Mins

Population: 19,142

Distance: 34 Miles

KIAH Airport

55 Mins

Distance: 45 Miles

Houston

59 Mins

Population: 2,304,000

Distance: 44 Miles

Exponential Growth

Building a Future **Together**

Residential Development in Waller

Waller is experiencing a surge in residential development, transforming the area into a thriving hub for families and professionals. With over **50,000 new rooftops** planned or under construction in over 24 subdivisions that will contribute to Waller County. This unprecedented growth reflects Waller's appeal as a community offering affordability, connectivity, and a high quality of life. Supported by its strategic location near major highways and employment centers, Waller's residential boom positions it as one of Texas's most promising areas for long-term investment and population growth.



- | | |
|------------------------------------|----------------------------------|
| 1. Bridgeland – 26,657 Homes | 6. Attwater – 1,203 Homes |
| 2. Grand Prairie – 3,486 Homes | 7. Amira West – 830 Homes |
| 3. Paloma – 3,378 Homes | 8. Beacon Hill – 871 Homes |
| 4. Jubilee – 4,900 Homes | 9. Oakwood Estates – 225 Homes |
| 5. Stone Creek Ranch – 1,232 Homes | 10. Kickapoo Preserve – 48 Homes |

Corporations Like Waller

Commercial Growth

Building a Future **Together**

Waller, Texas, is attracting major corporations with its strategic location, pro-business climate, and rapid growth. Companies like Daikin, Grundfos, MAN Energy, Burckhardt Compression, Goya Foods, Igloo, and Amazon have established operations, leveraging its infrastructure and workforce. With over 50,000 new rooftops over 24 subdivisions and 34.8% job growth projected, Waller is becoming an economic powerhouse. Major developments, including Beacon Hill Business Park, a \$1.2 billion H-E-B hub, and Elin Energy's solar plant, further drive expansion. Ongoing infrastructure improvements, like the Grand Parkway and Highway 290 upgrades, solidify Waller's status as a prime business destination.



Amazon

Amazon's large distribution center in Waller strengthens next-day delivery in Houston, drives job growth, and boosts the local economy, attracting supporting businesses and infrastructure.



Daikin Industries

Daikin Texas Technology Park fuels Waller's growth with 4,000 jobs and 7,000 daily commuters. Its 4.3M sq. ft. facility drives new development, infrastructure, and suppliers. A \$30M distribution center and collaboration with Prairie View A&M on low-emission tech reinforce its industrial and innovation leadership.

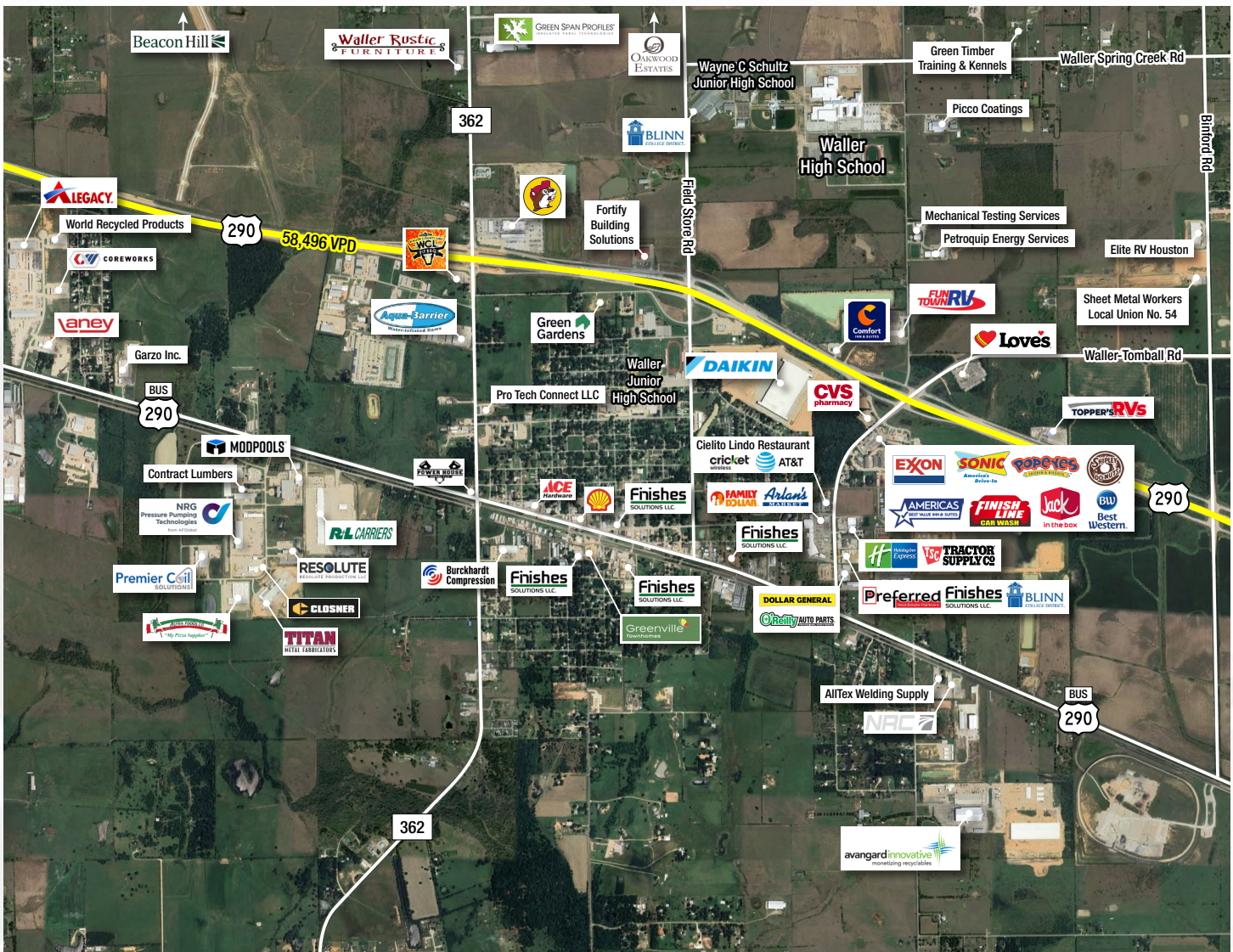


HEB Distribution

H-E-B's \$1.2B, 5,000-acre distribution hub is making Waller a logistics hub with AI-driven automation, EV fleets, and 40% lower emissions. Supporting 300 stores, it drives job growth and business expansion.

Business Landscape in Waller TX

Building a Future **Together**



The Waller area has transformed into a thriving commercial hub along Highway 290, attracting diverse businesses from national retailers to industrial operations. With over 58,000 daily vehicles and anchored by local schools.

Notable Businesses

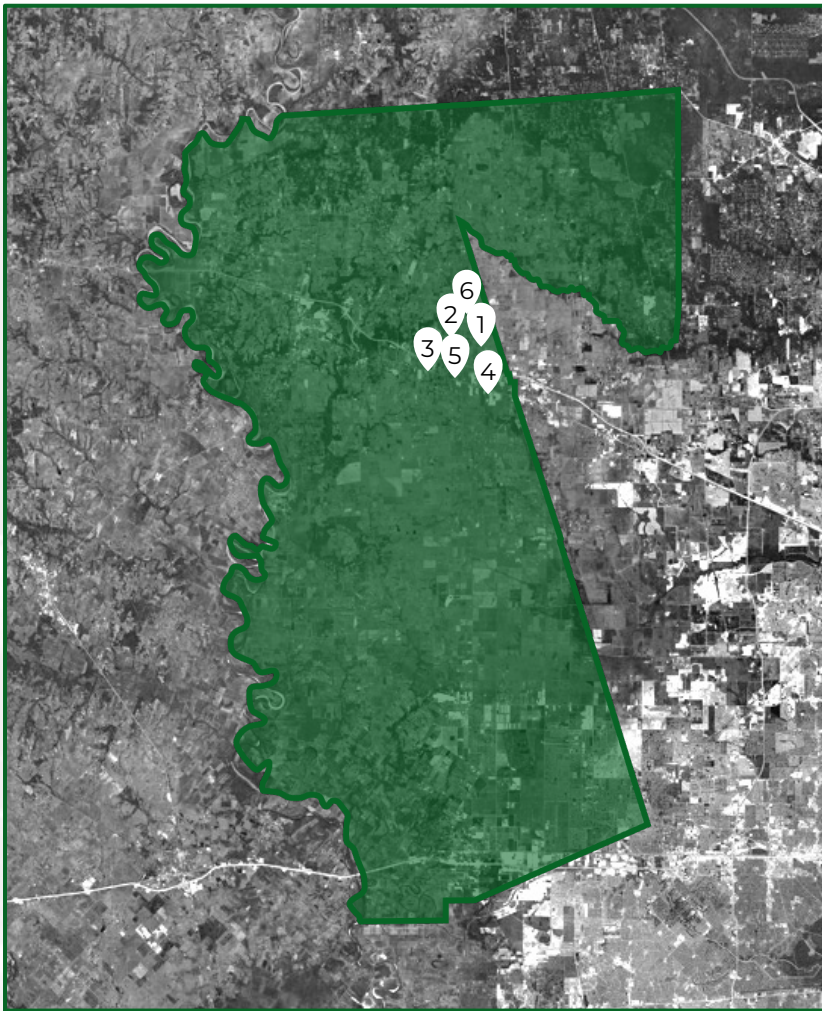
- Finishes Solutions, Preferred Real Estate Partners
- Retail: Lowe's, CVS Pharmacy, Dollar General, Ace Hardware
- Gas/Convenience: Exxon, Shell, Buccee's
- Restaurants: Sonic, Cielito Lindo Restaurant
- Industrial: World Recycled Products, Garzo Inc., Picco Coatings
- Construction: Fortify Building Solutions, Contract Lumbers
- Specialized: Green Timber Training & Kennels, Sheet Metal Workers Local Union No. 54, Mechanical Testing Services, AllTex Welding Supply, Elite RV Houston

Education First

Building a Future Together

Waller Independent School District

Waller Independent School District serves approximately 8,386 students across grades PK-12, maintaining a student-teacher ratio of 16:1. Schools in the WISD rank in the top 12% in Texas, and the school district ranks top 500 in the United States, where it also earns an overall grade of 'B'. The district excels in diversity, achieving an impressive 'A' grade, and demonstrates strong performance in teaching quality and college preparation, both rated 'B+'. Notable schools in WISD are:



Top-Ranked Schools

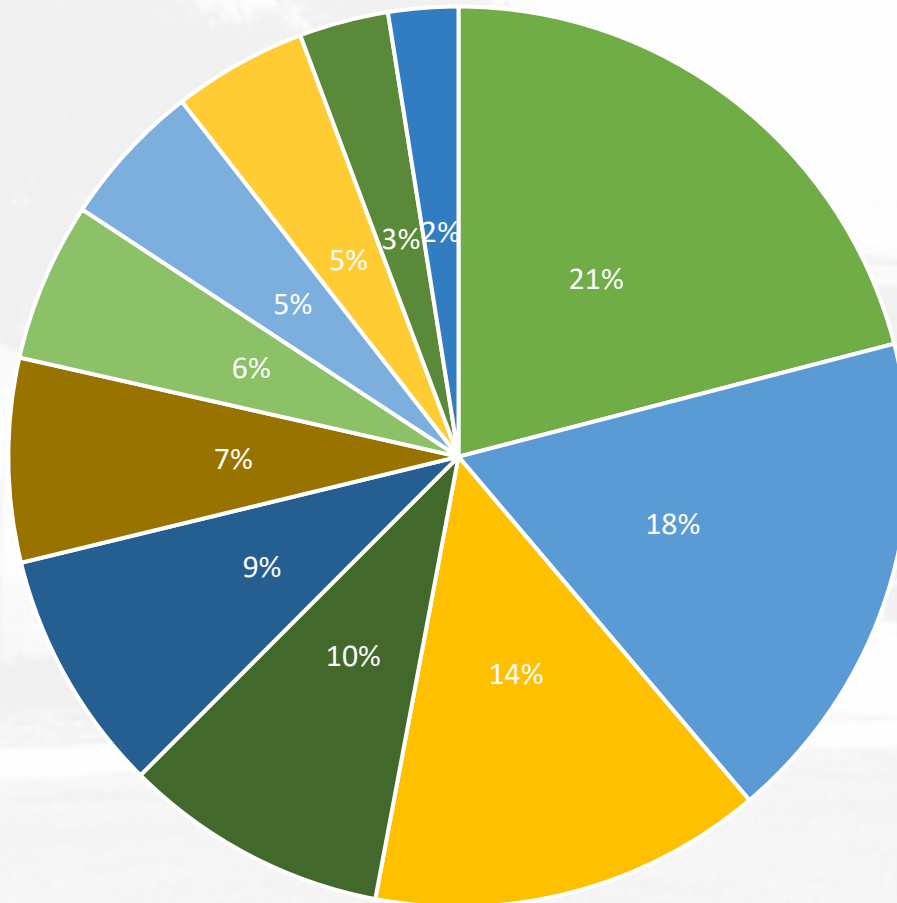
1. Waller High School
2. Fields Store Elementary School
3. H.T. Jones Elementary School
4. I.T. Holleman Elementary School
5. Waller Junior High
6. Wayne C. Shultz Middle School

Employment Distribution

Building a Future **Together**

Employment By Sector

Waller County's economy demonstrated a robust and diverse employment distribution across various sectors. Leading the way was manufacturing, which accounted for 20.9% of jobs, followed closely by retail trade at 17.8%, and educational services at 14.1%. The construction sector contributed 9.5%, while health care and social assistance made up 8.7%. Accommodation and food services represented 7.3%, and other services (except public administration) accounted for 5.7%. Transportation and warehousing provided 5.2% of employment, and public administration contributed 4.8%. Professional, scientific, and technical services made up 3.2%, with finance and insurance rounding out the list at 2.5%. This diverse employment landscape highlights Waller County's economic stability and its ability to support a wide range of industries.



- | | | |
|-------------------------|----------------------------|-------------------------|
| ■ Manufacturing | ■ Retail | ■ Education |
| ■ Construction | ■ Health Care & Assistance | ■ Food Services |
| ■ Other Services | ■ Warehousing | ■ Public Administration |
| ■ Professional Services | ■ Finance & Insurance | |

Population Distribution

Breakdown by Age & Gender

Building a Future **Together**

Waller County, Texas, has a youthful and balanced population of approximately 61,894, with a nearly even gender split (49.73% male, 50.27% female) and a median age of 28.7 years. The largest age group, 20 to 24, makes up 15.09% of residents, while children and teens under 19 form a significant portion, appealing to families. A steady working-age population and smaller senior segment further highlight Waller's growth potential as an ideal community for education, employment, and family life.

- **Approximately 61,894 residents, with projections to double by 2035.**
- **Largest age group: 15-24 years, representing 25.35% of the population.**



■ Male ■ Female



■ 0-14 ■ 15-24 ■ 25-39 ■ 40-54 ■ 55-69 ■ 70+

This document and related documents are to provide general information about the investment potential. All data, including financial projections, property values, construction costs, and potential income, are estimates and subject to change. Finishes Solutions and its affiliates make no express or implied representations or warranties regarding the accuracy, completeness, or reliability of the information provided. This summary does not constitute legal, consultative, or professional advice. Use of this information is at your own risk. Finishes Solutions, and affiliates, shall not be liable for any damages arising from its use. Conduct an independent investigation and seek professional advice to determine the property's suitability for your needs.



The background of the slide is a faded photograph of a school building with a large tree in front of it. On the right side, there is a vertical decorative element consisting of a series of green-outlined, stylized, interlocking shapes that resemble a modern architectural design or a stylized letter 'E' repeated vertically.

Building a Future Together