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Wolff Companies Acquires 23 More Acres for Beacon Hill Master-Planned Community

Waller County investment underscores belief in strength of 290 Corridor

(Houston, TX – September 20, 2022) [Wolff Companies](#) announced today the acquisition of an additional 22.7 acres of land along U.S. 290 in Waller County from the McCaig Family Limited Partnership. A portion of the tract, which is situated east of Beacon Hill and approximately 1,200 feet west of FM 362, will be dedicated to drainage and detention improvements, with nearly 11 acres of the land available for future commercial development. Together, the 521 acres in the original Beacon Hill development, along with the latest acquisition and the 43-acre tract at the corner of James R. Muse and U.S. 290 purchased in January 2021, will create a 587-acre master-planned environment, including a business park and a residential subdivision, in the growing submarket.

“The McCaig property is a natural extension of our Beacon Hill project,” said David S. Wolff, Chairman and President of Wolff Companies. “As Houston continues its rapid westward growth, Waller County is becoming a major hub for global manufacturing and logistics. Leading employers, from global retailers to energy and manufacturing companies have established locations in Waller thanks to its favorable business environment, excellent school district, and large and increasing supply of both affordable and premium housing options. We expect the region will experience high-quality growth and development for decades to come.”

Sharing Wolff Companies’ belief in the strength of the rapidly growing 290 Corridor, Hines purchased nearly 80 acres in Beacon Hill in January for a future build-to-suit project. Located west of Beacon Hill Boulevard and fronting U.S. 290, the Hines project can accommodate up to 1,300,000 square feet of distribution, manufacturing, or logistics space with flexibility on the ultimate site plan.

Located directly along the newly reconstructed U.S. 290 in Waller County, [Beacon Hill](#) provides exceptional visibility as well as connectivity to Houston, Brenham, College Station, and Austin. The property offers shovel-ready sites for immediate development all supported by water, sanitary sewer, and drainage from the City of Waller as well as electricity and natural gas. Beacon Hill Boulevard, the community’s main thoroughfare, connects Highway U.S. 290 and Owens Road on the northern side of the property. Additional improvements, expected to start construction later this year, include a new exit ramp and frontage road which will create direct access from Highway U.S. 290 to Beacon Hill.

According to the most recent [TxDOT traffic counts](#), U.S. 290 at Beacon Hill saw 43,273 vehicles daily in 2021, a 10 percent increase over 2020 and a 14.7 percent increase over five years. Beacon Hill features more than 8,200 feet of frontage on U.S. 290 between FM 362 and James R. Muse Parkway, creating a range of commercial opportunities in this growing Waller County market.

[Long Lake Ltd](#), one of Houston's most active homebuilders, is developing a master-planned residential community on a 270-acre tract in the northernmost section of Beacon Hill, helping to fill a housing void in the Waller/US 290 area. First residents moved in August 2021, and the growing residential subdivision now features more than 60 of the planned 870 homes, priced from the low \$200s to the mid-\$400s, with an additional 50 homes in various stages of construction.

About Wolff Companies:

For more than 50 years, Wolff Companies has been a leader in developing master-planned, mixed-use business communities in the Houston area with a strategic focus on land development along major Houston arteries. The company's developments include: Beltway; Park 10; Interwood; Westway Park; First Crossing; Ten Oaks at the Texas Medical Center – West Campus; Central Park; and Beacon Hill. The American Society of Landscape Architects, Scenic Houston, Keep America Beautiful, the American Institute of Architects and the Municipal Art Commission have all recognized Wolff Companies' developments for enhancing and preserving the natural beauty of land, while meeting the ever-changing needs of business. For more information, www.wolffcompanies.com.

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