

Memorial Hermann Health System Acquires 40+ Acres in Wolff Companies' Beacon Hill

(Houston, TX – July 28, 2025) [Memorial Hermann Health System](#) has acquired 40.3 acres within Wolff Companies' 587-acre Beacon Hill development along U.S. 290 in Waller, Texas. The acquisition gives the health system the opportunity for future growth in a region with a rapidly expanding population. Terms of the sale were not disclosed.

"The Cypress and Waller communities are experiencing significant growth, and Memorial Hermann is committed to meeting the healthcare needs of its residents," said Jerry Ashworth, senior vice president and CEO of Memorial Hermann Cypress Hospital and Memorial Hermann Katy Hospital. "We believe that acquiring this land is a wise investment for our organization. It will allow for future growth and enable us to explore opportunities that could benefit both our stakeholders and the community."

"We are thrilled that Memorial Hermann purchased land for possible future development in the City of Waller," said Lynn Spencer, Director of Waller Economic Development Corporation. "Access to world-class healthcare is a transformative step for our residents as our community continues to grow. This news also signals to businesses and investors that we are a city on the rise and are ready to welcome major anchor tenants to our community."

"Memorial Hermann's decision to buy land in Waller County marks an important milestone in Waller's ongoing transformation into a thriving hub for families, businesses, and institutions," said Danny Marburger, Mayor of the City of Waller. "We believe that this will enhance the quality of life in our region for years to come."

With the Memorial Hermann acquisition, [Beacon Hill](#) is steadily taking shape as a new center of commerce and community in Waller County. Strategically located along the newly reconstructed U.S. 290, the development offers exceptional visibility, connectivity, and shovel-ready sites for healthcare, office, industrial, retail, multifamily, and hospitality uses. Designed with architectural, landscaping, and deed restrictions to ensure lasting quality and property value, Beacon Hill features more than \$33 million in completed infrastructure improvements, including stormwater detention, trunk water and sewer lines, a lift station, electrical service, and residential streets. A new exit ramp and frontage road, currently under construction, will provide direct access from U.S. 290 to Beacon Hill by Fall 2025.

"Beacon Hill is ideally positioned in the path of Houston's westward growth and offers a master-planned environment for businesses and institutions that want to be part of this region's promising future," said David S. Wolff, Chairman and President of Wolff Companies. "We are proud to welcome Memorial Hermann, a name synonymous with world-class healthcare, to Beacon Hill. Their investment underscores the strength of Waller County's economy and the development momentum along the U.S. 290 corridor."

Beacon Hill's progress reflects the broader transformation of Waller County, which has rapidly emerged as a center for advanced manufacturing, logistics, energy services, and global retailers. The area's favorable business environment, highly regarded school district, and expanding housing options continue to attract major employers

and new residents. Over the past decade, Waller County's population has surged nearly 40 percent to more than 66,000 and is projected to reach 120,000 by 2040, according to the Houston-Galveston Area Council.

Employment in Waller County has risen by 15 percent since 2020, reflecting steady economic momentum. Most recently, TMEIC Corp. Americas broke ground on its second manufacturing facility, Grundfos announced a multi-million-dollar expansion, and Tesla is set to add 1,500 manufacturing jobs at its planned megapack battery storage facility in Brookshire. Also along the US 290 corridor, Daikin will grow to employ over 10,000 in the next year and Grainger will open its new facility in 2026, employing 400. Over the past five years, Waller County's commercial tax base has expanded by 25 percent, reflecting strong investor confidence and sustained business development.

More than 21,000 new housing units are planned for the Waller ISD area by 2028. According to the Houston Association of Realtors (HAR), area towns Brookshire, Waller, and Hockley ranked among the top 10 Houston-area communities for sales increases in 2024 — rising 144.7 percent, 49.3 percent, and 43.2 percent, respectively. In Beacon Hill, Long Lake Ltd., one of Houston's most active homebuilders, has completed 211 of the planned 870 homes. The community features 30 acres of green space, scenic ponds, and paved walking trails as well as a newly completed recreation center.

The high performing Waller ISD continues to expand to meet the needs of its families. The new Warren Ranch High School is expected to open in 2028. Over the next decade, the Waller ISD student population is projected to nearly triple, reaching 27,000 students.

As the region evolves, Beacon Hill stands at the center of this growth—offering a thoughtfully designed environment for businesses, residents, and institutions, including Hines and Memorial Hermann, that recognize the opportunities of this dynamic corridor.

“As Houston's growth continues to move westward, Waller has emerged as a destination for leading employers and families alike,” said David Wolff. “We are proud to help shape a community that combines economic vitality with a high quality of life.”

About Wolff Companies:

For 50+ years, Wolff Companies has been a leader in developing master-planned, mixed-use business communities in the Houston area. 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.

About Memorial Hermann Health System

Charting a better future. A future that's built upon the HEALTH of our community. This is the driving force for Memorial Hermann, redefining health care for the individuals and many diverse populations we serve. Our 6,600 affiliated physicians and more than 34,000 employees practice the highest standards of safe, evidence-based,

quality care to provide a personalized and outcome-oriented experience across our more than 250 care delivery sites. As one of the largest not-for-profit health systems in Southeast Texas, Memorial Hermann has an award-winning and nationally acclaimed Accountable Care Organization, 17* hospitals and numerous specialty programs and services conveniently located throughout the Greater Houston area. Memorial Hermann-Texas Medical Center is one of the nation's busiest Level I trauma centers and serves as the primary teaching hospital for McGovern Medical School at UTHealth. For 117 years, our focus has been the best interest of our community, contributing nearly \$500 million annually through school-based health centers and other community benefit programs. Now and for generations to come, the health of our community will be at the center of what we do – charting a better future for all.

**Memorial Hermann Health System owns and operates 14 hospitals and has joint ventures with three other hospital facilities, including Memorial Hermann Surgical Hospital First Colony, Memorial Hermann Surgical Hospital Kingwood and Memorial Hermann Rehabilitation Hospital-Katy.*

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