

**Bessie Creek Lot 5**  
1005 Mustang Cross Drive  
Waller, TX 77484

**\$169,000**  
2.01± Acres  
Waller County



**Bessie Creek Lot 5**  
**Waller, TX / Waller County**

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**SUMMARY**

**Address**

1005 Mustang Cross Drive

**City, State Zip**

Waller, TX 77484

**County**

Waller County

**Type**

Undeveloped Land

**Latitude / Longitude**

29.934059 / -96.013054

**Acreage**

2.01

**Price**

\$169,000

**Property Website**

<https://ranchrealestate.com/property/bessie-creek-lot-5/waller/texas/96926/>



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**PROPERTY DESCRIPTION**

Best priced residential lots in Waller County!

Enjoy living in a beautiful lightly deed restricted community with home sites ranging from 2-4 acres. Lot 5 is situated right off of Schmidt Road on the newly constructed Mustang Cross Drive. Electric will be available; tract is ready for well & septic, and for you to create your very own piece of TX country paradise!

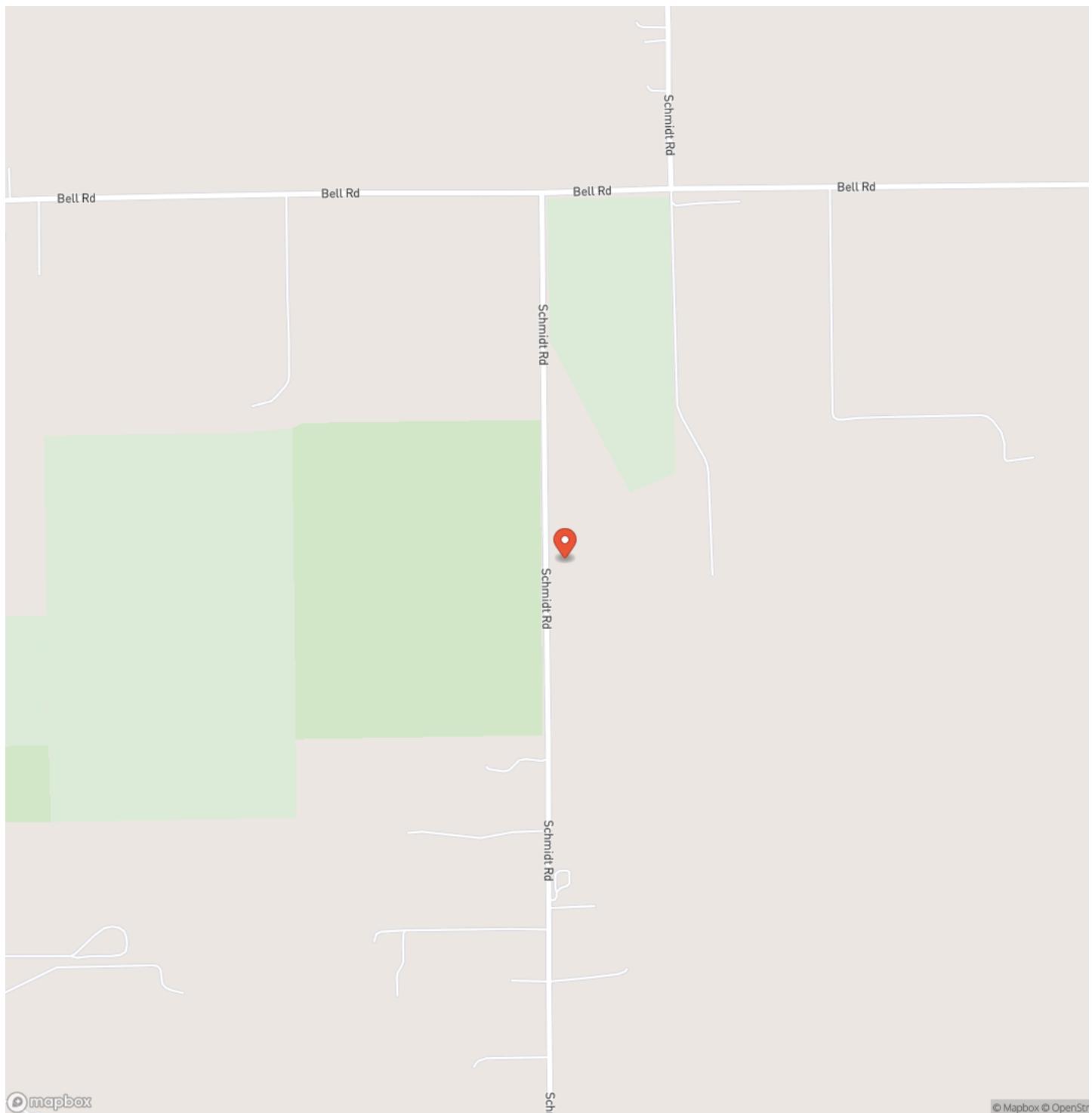
20 minutes to Katy, TX, and under an hour to downtown Houston. This area is exploding with development, and land is getting more and more expensive - lock in your new homesite today. Currently undeveloped, raw land. Please see attachments for recorded plat map. Schedule your showing today!

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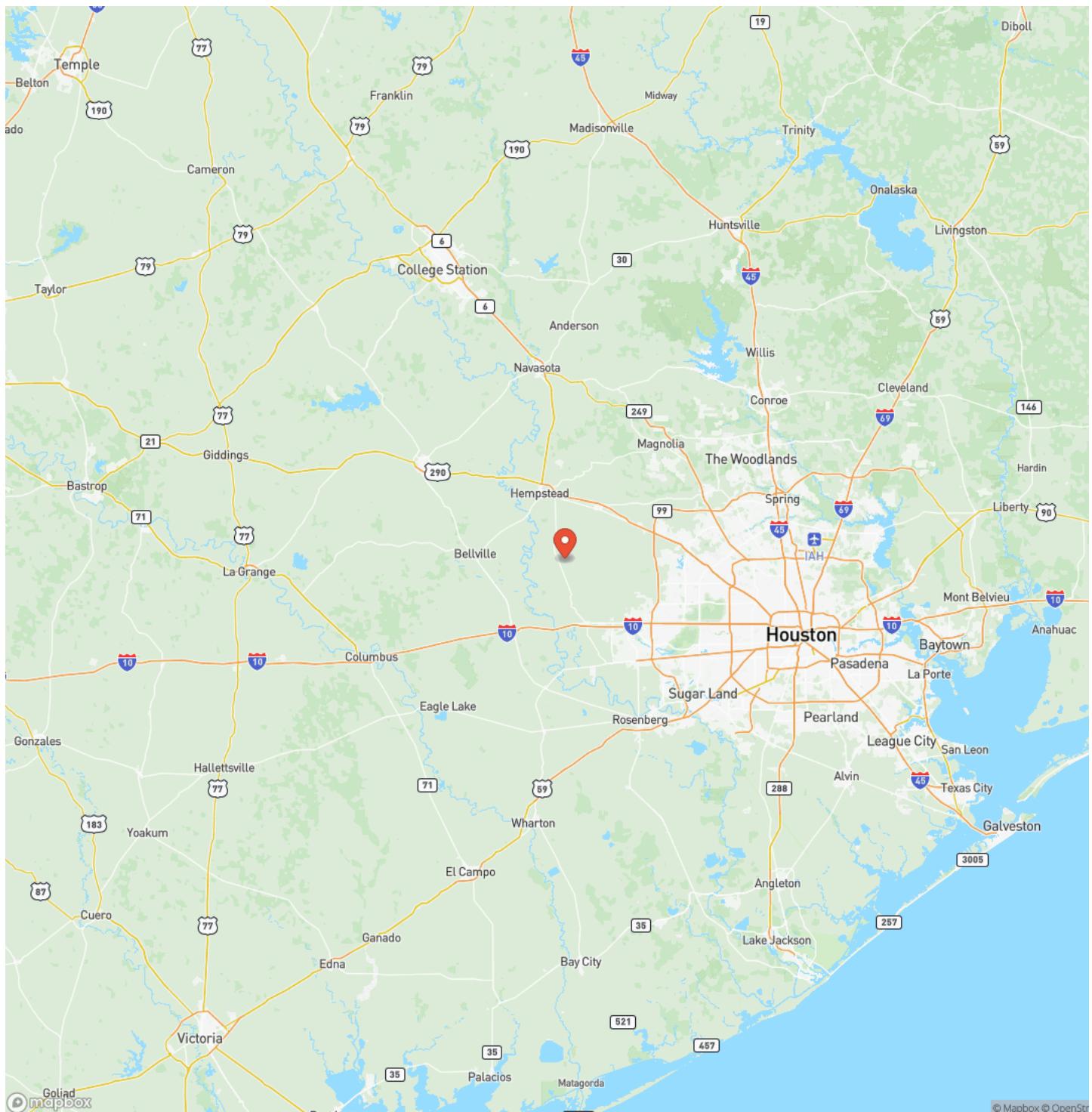
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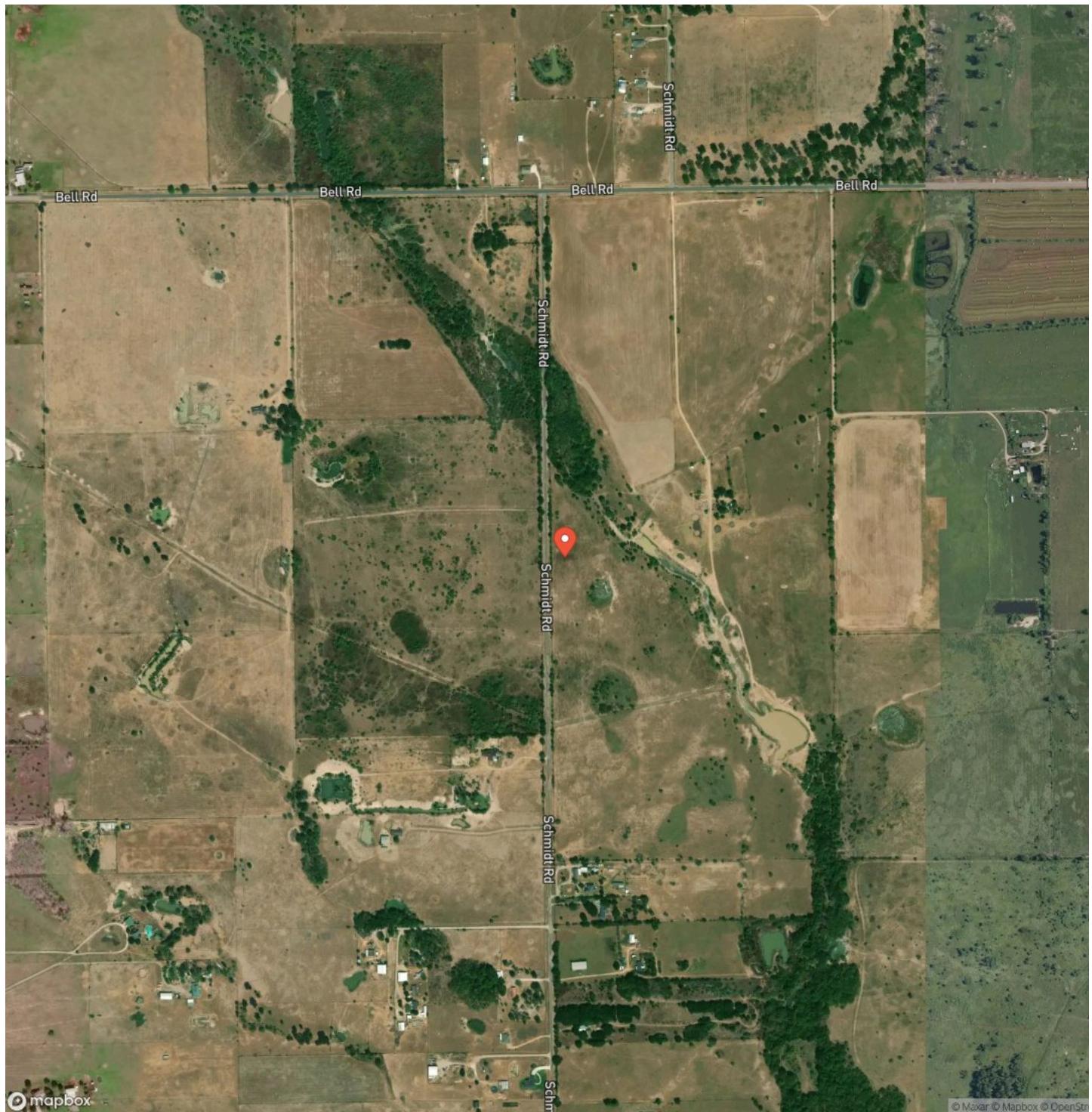
## Locator Map



## Locator Map



## Satellite Map



## Bessie Creek Lot 5 Waller, TX / Waller County

**LISTING REPRESENTATIVE**  
For more information contact:



## Representative

Whitley Fisher

## Mobile

(830) 460-0839

## Email

Whitley@CapitolRanch.com

## Address

**City / State / Zip**

## NOTES



## NOTES

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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