





**TERPSTRA**  
& ASSOCIATES

19815 Becker Rd.  
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Commercial and Investment Real Estate

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— FM-2920 —

PROPOSED  
WALLER TOWN CENTER

**Sold**  
100 ac.

**Blinn  
College  
Site**

MULTI-FAMILY  
SITE

WALLER

10-1  
K

RESTAURANT  
AND BQ  
10,000 sq. ft.

GROCERY  
AND BAKERY  
10,000 sq. ft.

CHILDREN'S  
PLAY AREA  
10,000 sq. ft.

RESTAURANT  
AND BQ  
10,000 sq. ft.

PERC  
ILL  
S&P

100,000  
sq. ft.

100,000  
sq. ft.

100,000  
sq. ft.

100,000  
sq. ft.

100,000  
sq. ft.

100,000  
sq. ft.



NOVEMBER 8-14, 2024

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**Sold**

**MULTIMILLION-DOLLAR DEAL**

# BLINN COLLEGE BUYS 100 ACRES FOR NEW CAMPUS



MAPCREATOR

## College has campuses in Brenham, Bryan, Schulenburg and Sealy.

The fast-growing city of Waller, northwest of Houston, is getting a new college – and more.

The Blinn College District, a Brenham-based two-year educational institution, has acquired 100 acres for a new campus in Waller, the seller, Peter Terpstra of Hockley-based Terpstra & Associates,

told the Houston Business Journal.

The sale of the site on the north-eastern corner of the intersection of FM 2920 and Binford Road closed on Oct. 23. Terpstra declined to disclose the sales price but said it was a multimillion-dollar transaction.

Justin Whitworth of Oldham Goodwin, who represented Blinn College, confirmed the sale but deferred to Blinn College for development plans. Blinn College did not respond to a request for comment.

The 100 acres are part of 450 acres of agricultural land Terpstra has accumulated for a planned

*The Blinn College District acquired 100 acres for a new campus in Waller on the northeastern corner of the intersection of FM 2920 and Binford Road.*

town center development along U.S. Highway 290.

Terpstra and partner David Klein are developing the town center and are currently working on getting utilities to the site, Terpstra said.

"We've been holding it up to now, waiting on the outlying development of residential development," he said. "And it's happening so rapid now that our town center is starting to attract users such as Blinn, and it will attract other large retail users."

Terpstra expects to start selling the first parcels for retail development in about 18 months and to sell them in phases of 50 to 60 acres over several years. Some of the land could also be sold to industrial users, he said, and a portion south of the Blinn College site could be sold to a multifamily developer.

"Obviously, the sale to Blinn Junior College is going to require some student housing and so forth, so that will tend to fall in place as the developments begin," Terpstra said.

Blinn College currently has campuses in Brenham, Bryan, Schulenburg and Sealy. In Waller, it has just opened a section in Waller Independent School District's W.C. Schultz Junior High School at 20950 Field Store Road.

Combined, its campuses provide more than \$370 million in economic impact per year for local economies, according to a 2020 study from economic data company Emsi cited on Blinn's website.