

I-10 and 359 - 76 acres - Brookshire

Pricing to be determined

- High visibility off I-10 and FM 359
- In one of fastest growing Houston suburbs - Brookshire
- Waller County, Texas
- Frontage on I-10 westbound (3,500')
- Frontage on US 90 south side (410')
- Ideal site for mixed-use development
- Across I-10 from Twinwood
- Near large employment centers
- Near multiple master-planned communities

Grayson Lakes, Grand Lake, Lakes of Bella Terra, Seven Meadows, Westheimer Lakes, Cane Island and Tamarron

TRAFFIC COUNTS – Annual Average Daily Traffic

- 200,000+ vehicles both directions on I-10
- 30,000+ vehicles both directions on US 90

NEARBY INDUSTRIAL

Empire West Business Park (directly east of site)

- 10 buildings, 4 million SF of industrial space
- Tesla, Ferguson, HEB, etc.

4+ Million SF of Industrial on Kingsland Blvd

Notable Tenants in the Area

- Pepsi
- Igloo
- Amazon

NEARBY RETAIL AND ENTERTAINMENT

Texas Heritage Marketplace – NewQuest (3 miles east of site)

- SEC of I-10 and Pederson Rd
- 160+ acres with mixed use retail and proposed multifamily development
- Anchor Stores including Target, Sam's Club, Lowe's, Academy, etc.

Katy Mills Mall (7 miles from site)

- 175+ stores, 1.3 million SF of retail space
- 20+ anchor stores including AMC Theatre, Bass Pro Shops, Old Navy, Marshalls, Michael Kors, Kate Spade, and Neiman Marcus Last Call

Other retail within 5 miles – Buc-ee's, Home Depot, Holiday World, King Ranch Turf Grass, etc.

RESIDENTIAL MASTER-PLANNED COMMUNITIES NEARBY

Cinco Ranch, Falcon Point, Falcon Ranch, Cross Creek Ranch, Firethorne, Canyon Gate at Cinco Ranch, WoodCreek Reserve,