



OFFERING MEMORANDUM

# 10.165 ACRES - FARM TO MARKET 359 ROAD

BROOKSHIRE, TEXAS 77423

Marcus & Millichap

# OVERVIEW AND HIGHLIGHTS

## FM 359 ROAD

A 10.165-acre site in the booming Fulshear submarket. The site sits along FM 359 and is flanked by Vanbrooke, a 500-home master-planned community. The site sits across the street from the up coming Cross Creek West, a 1,258-acre master-planned community by Johnson Development. The sites highest and best uses are general commercial uses, multifamily and senior living.

**PROPERTY SIZE** 10.165 Acres

**PRICE** \$16.00 Per Square Foot

**SCHOOL** Lamar CISD

**FLOODPLAIN** None

**UTILITIES** None

**FRONTAGE** FM 359 - 704.09'

**DETENTION** To Be Determined

**EASEMENTS** None



DEMOGRAPHICS	2	5	10
2024 Residential Count	3,637	75,337	266,311
Avg Household Income	\$150,115	\$157,917	\$147,824
2024-2029 Projected Growth	5.5%	4.8%	3.8%

## BROKER OF RECORD:

**TIM SPECK**

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WAREHOUSES AND DISTRIBUTION CENTERS



KATY, TEXAS  
10.4 MILES

CROSS CREEK RANCH

TAMARRON

PROPOSED FUTURE  
TAMARRON PARKWAY

FM 359 ROAD 11,329 VPD

CROSS CREEK WEST  
(UNDER CONSTRUCTION)

SITE

VANBROOKE  
LAND TEJAS

LAUREL FARMS  
CENTURY COMMUNITIES  
183 ACRES | FUTURE SINGLE FAMILY

WAREHOUSES AND DISTRIBUTION CENTERS



PROPOSED FUTURE  
TAMARRON PARKWAY

CROSS CREEK WEST  
(UNDER CONSTRUCTION)

SITE

VANBROOKE  
LAND TEJAS

FM 359 ROAD 11,329 VPD



FULSHEAR, TEXAS  
4.0 MILES

FM 359 ROAD 11,329 VPD

CROSS CREEK WEST  
(UNDER CONSTRUCTION)

SITE

VANBROOKE  
LAND TEJAS

2.6041 ACRES  
CALLED LOT 62-R, PEGAN HILL,  
VOL. 542, PG. 580  
F.B.C.D.R.

2.746 ACRES  
CALLED LOT 63-A, PECAN HILL  
CLERK'S FILE No. 2014126631  
F.B.C.D.R.

VANBROOK  
SECTION 1  
RESTRICTED RESERVE '03  
CLERK'S FILE No. 20100027

VANBROOKE  
SECTION J  
CLERK'S FILE No. 20180022 35

4' LR. FND. 1.8'  
WEST OF LINE

VANBROOK SECTION 'E'  
RESTRICTED REFILE NO. 70188001  
CLERKS

GRAND VIEW DR  
(80' WIDTH)

N 87°40'15" E 650.57'

NOTE: NO EVIDENCE FOUND AT THE TIME OF SURVEY  
TO SHOW LOCATION OR EVIDENCE OF A PIPELINE

ISAAC N. CHARLES<sup>1</sup>  
LEAGUE, A-17

10.165 Acres  
CALLED 10.126 AC.  
CLERK'S FILE No. 2014122993

**GAS** — **GAS** —  
GAS PIPELINE  
MARKER 0203

19

R: 2807.32'  
A: 121.01'  
CH: S 21°41'16" E  
121.02'

518

15

LES X LEAGUE-A-17

A surveyor's sketch showing a survey line and gravel drives. The sketch includes a north arrow, a bearing of  $20^{\circ}35'32'' E$ , a distance of 577.55', and labels for 'APPROX. LOCATION OF SURVEY LINE', 'GRAVEL DRIVE', and 'FIBER OPTIC M'.

MR. FND.  
"JONES & CARTER"

OVERHEAD  
POWER LINES

The Undersigned  
Flat of Survey  
described has  
there are no  
easements a

**SURVEY NOTES:**

1. This survey consists of
2. This survey relies on maps from the National Title Insurance Company, G.F. No. FTH-77F-FAH
3. This property is not in the Fort Bend County, Panel No. 48157C0085
4. All bearings recited herein are in degrees, minutes and seconds, and are based on a tract running North 85 degrees 15 minutes 30 seconds
5. Visible improvements and no subsurface probing has been performed for this survey, pipelines crossing the property

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers.

All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID ZAE0040456

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## Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- oany confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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