



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
5001 Spring Valley Rd., Ste. 100W
Dallas, Texas 75244
P: (972)755-5200
Lic #: 9002994
Tim.Speck@marcusmillichap.com

WAREHOUSES AND DISTRIBUTION CENTERS

ROSS
DRESS FOR LESS

COSTCO
WHOLESALE

PODS
Moving & Storage

amazon

IGLOO

ROOMS
TO GO

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**

GATEWAY 359 BUSINESS PARK



FULSHEAR, TEXAS
4.0 MILES

FM 359 ROAD 11,329 VPD

CROSS CREEK WEST
(UNDER CONSTRUCTION)

SITE

VANBROOKE
LAND TEJAS



1. This survey consists of
2. This survey relies on a
3. This property is not in
4. All bearings recited by
5. Visible improvements

NON-ENDORSEMENT & DISCLAIMER NOTICE

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SPECIAL COVID-19 NOTICE

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

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

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www.marcusmillichap.com



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Date

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