

# 24,000-SF ON 6.48 ACRES

9210 STATE HIGHWAY 36, NEEDVILLE, TEXAS  
100% LEASED BUSINESS PARK W/DEVELOPMENT UPSIDE



## FOR SALE

6.48 acres comprising the business park, 3 acres for development, and detention

KELLY FERGUSON, CCIM | 281.734.6434 | KELLY@FERGUSONREC.COM | WWW.FERGUSONREC.COM



# TX 36 Business Park



## Location

TX 36 Business Park,  
Needville, TX 77461



## Size

±6.48 Acres



## Price

Call Broker

## HIGHLIGHTS

- Stabilized Multi Tenant Industrial Flex Property in a high-growth submarket of Houston, TX MSA
- Immediate value-add opportunity to increase NOI
- Preliminary plans for +/- 100-unit Boat/RV Storage Park
- Frontage on Hwy 36 that is currently being expanded and soon to be completed
- Unincorporated property in the midst of growth from Rosenberg, known as “The Hub of the Gulf Coast” due to its strategic location and convenient access to Port of Freeport and the Port of Houston
- 1 mile south of Spur 10
- 5 miles south of US 59/I-69, Satya 37-acre mixed-use development, and the 195,000-SF, \$120 million Fort Bend County EpiCenter multi-use center
- 5 miles from Hines’ 850-acre Brookewater master-planned community, including 2400 single-family homes
- 800 single-family lots have been planned/approved in the Needville area.
- 10 miles west of Signorelli Company’s Austin Point, a 4,900 acre master planned community that will accommodate 50,000+ residents upon completion
- Thousands of new rooftops planned or recently constructed in the Rosenberg area



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	279	6,893	29,196
Daytime Population	160	4,609	19,351
Average HH Income	\$100,018	\$104,198	\$104,988

## TRAFFIC COUNTS

State Highway 36 - 11,874 VPD ('22)

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# Aerial



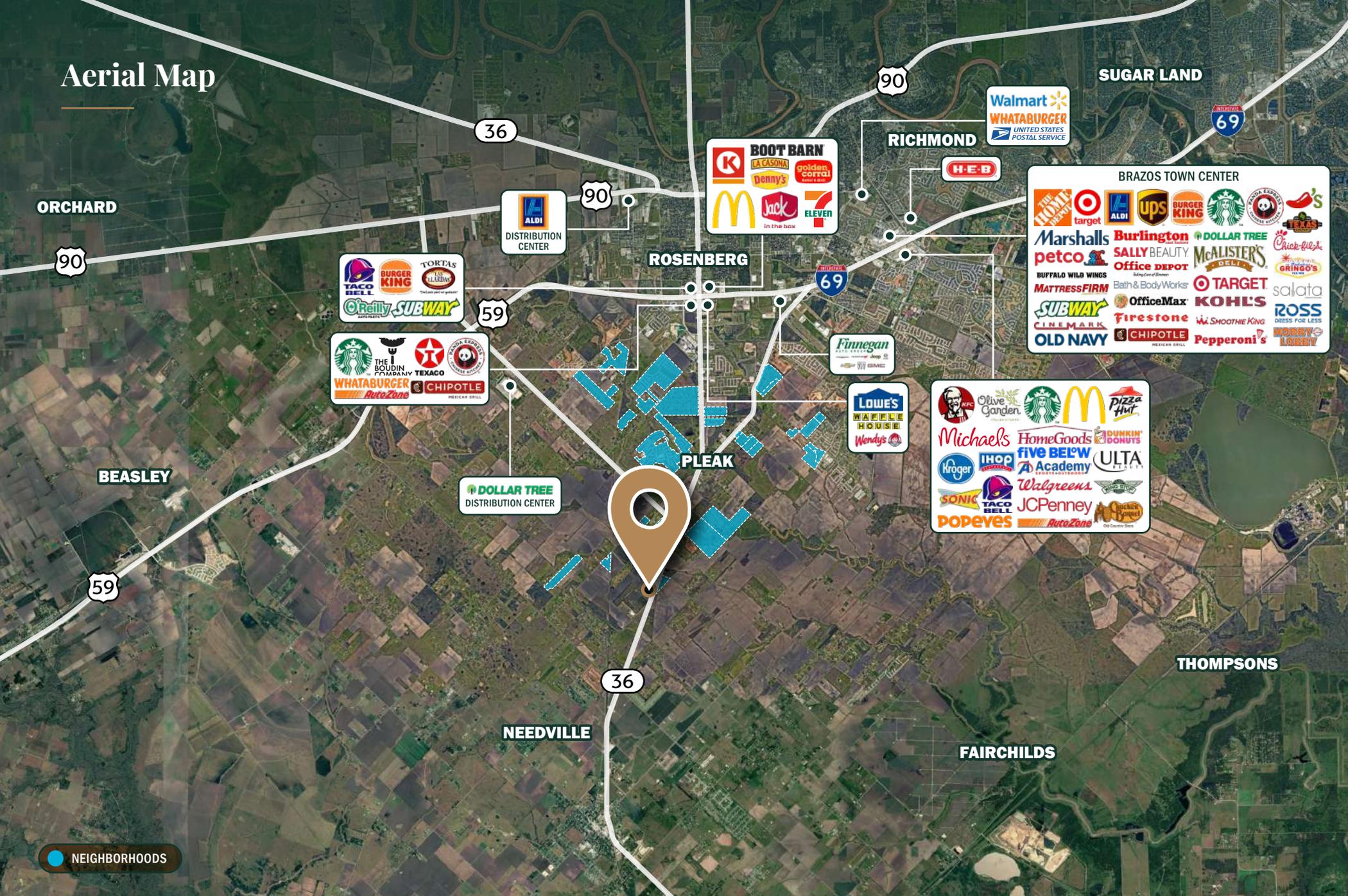
**SITE**  
±6.48 ACRES

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# Aerial Map



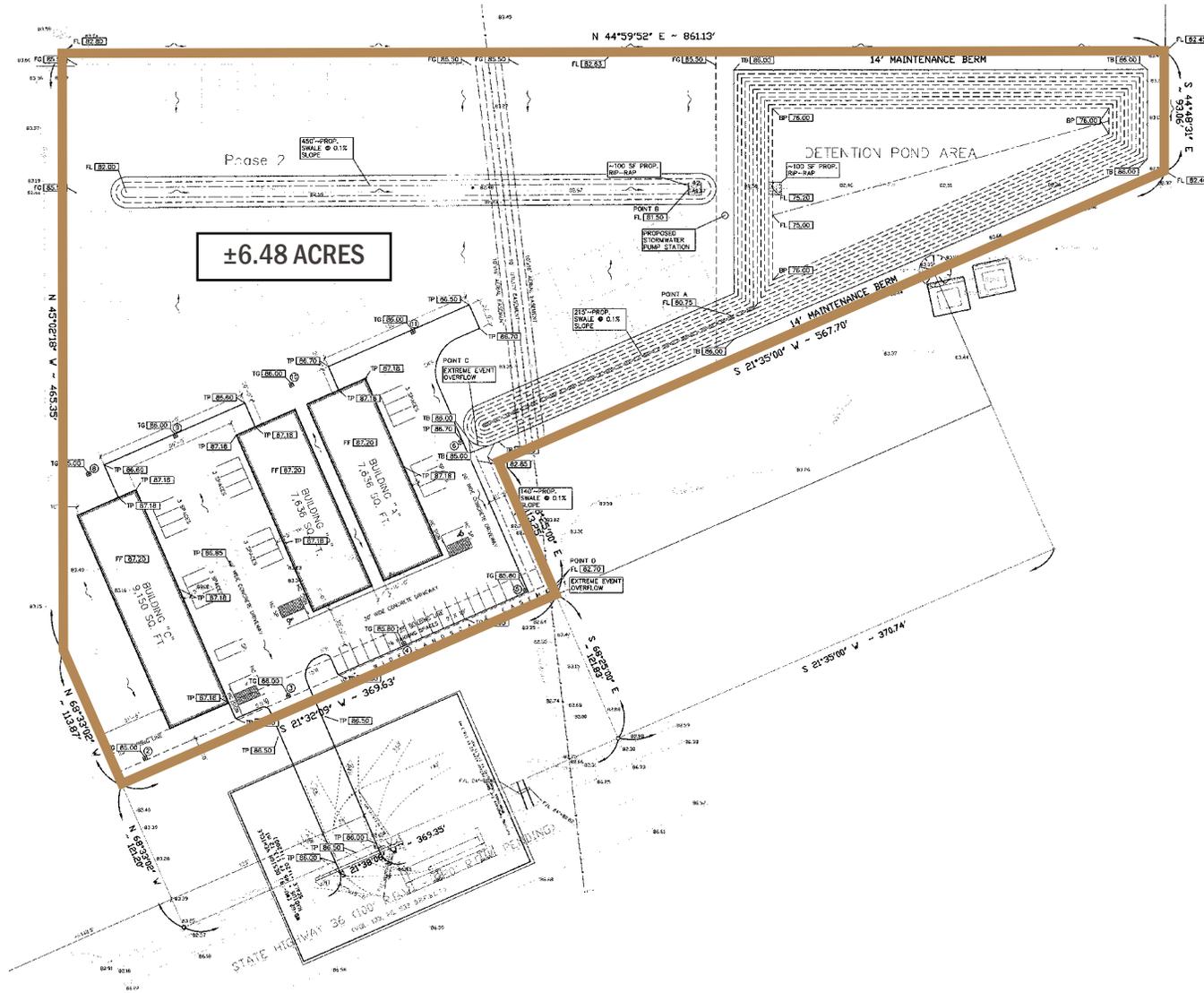
NEIGHBORHOODS

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# Site Plan



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