



109.58 AC for Sale or Lease

Prime Land Development Opportunity

WALMART
DISTRIBUTION CENTER

FM 3538

City of Sealy Utilities Available
± 42 Acres

Total Tract
± 109 Acres

REXVILLE RD

CANE CROSSING ESTATES
DEVELOPMENT

4585 Rexville Rd, Sealy, TX 77474

CBRE



SEALY, TX

CANE CROSSING ESTATES DEVELOPMENT

REXVILLE RD

1,000 ft Frontage Along REXVILLE Rd

FM 3538

1,860 ft Frontage Along FM 3538

City of Sealy Utilities Available
± 42 Acres

Total Tract
± 109 Acres

109.58 Acre Development Opportunity with Dual Road Frontage Offering

- City of Sealy utilities service 42.3 acres
- The site features frontage along both FM 3538 and Rexville Road
- Numerous employers within a short commute
- Ample retail, dining, and entertainment
- In the path of growth
- Current agriculture exemption on the parcels
- Tax Rate: \$1.97 (View Detail)

*1,860 ft frontage along FM 3538; 1,000 ft frontage along Rexville Rd

[View Survey →](#)



Short Commute to Numerous Employment Opportunities

- 1 Sealy, TX
- 2 Brookshire, TX
- 3 Katy, TX

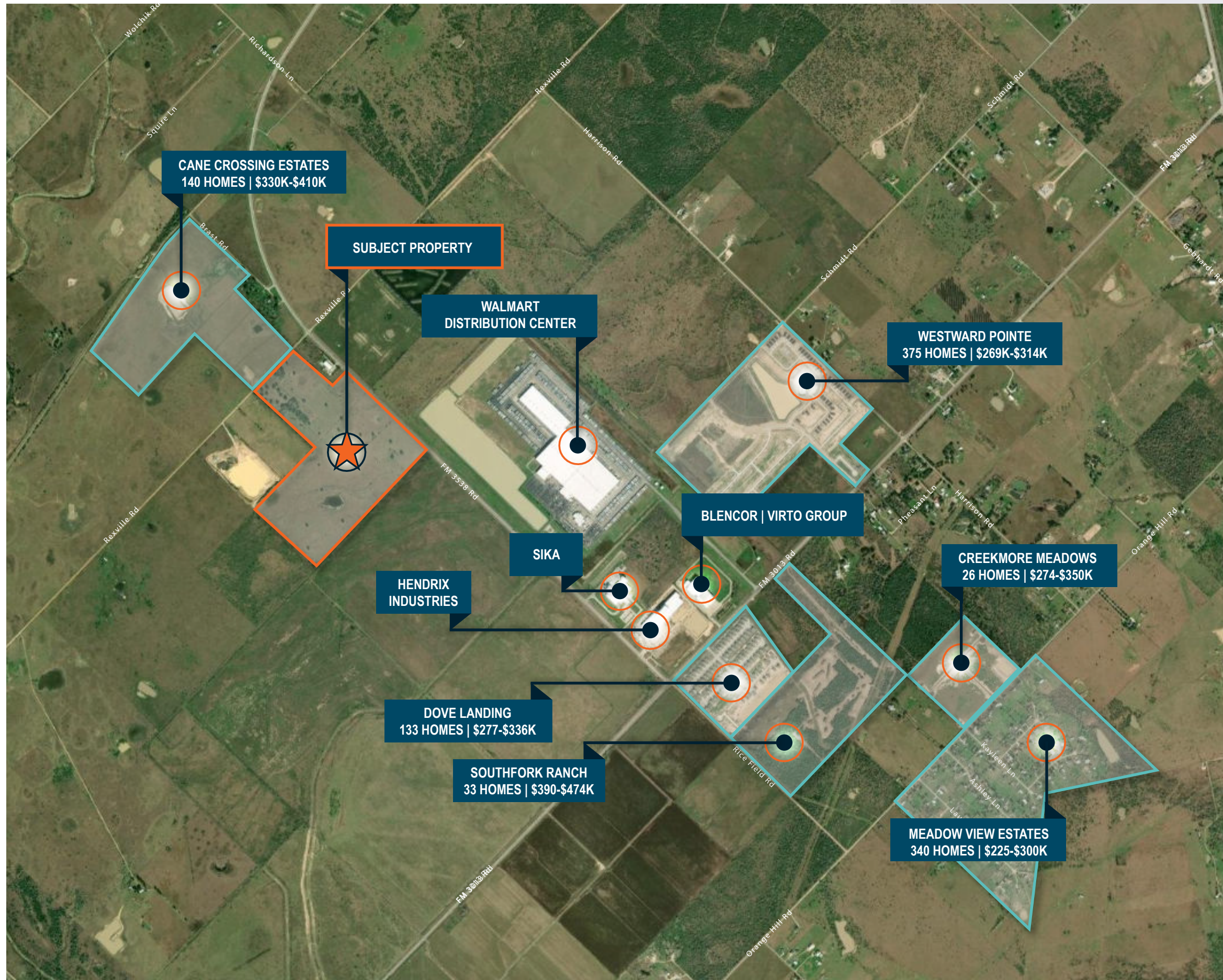


Ample Retail and Dining Prospects



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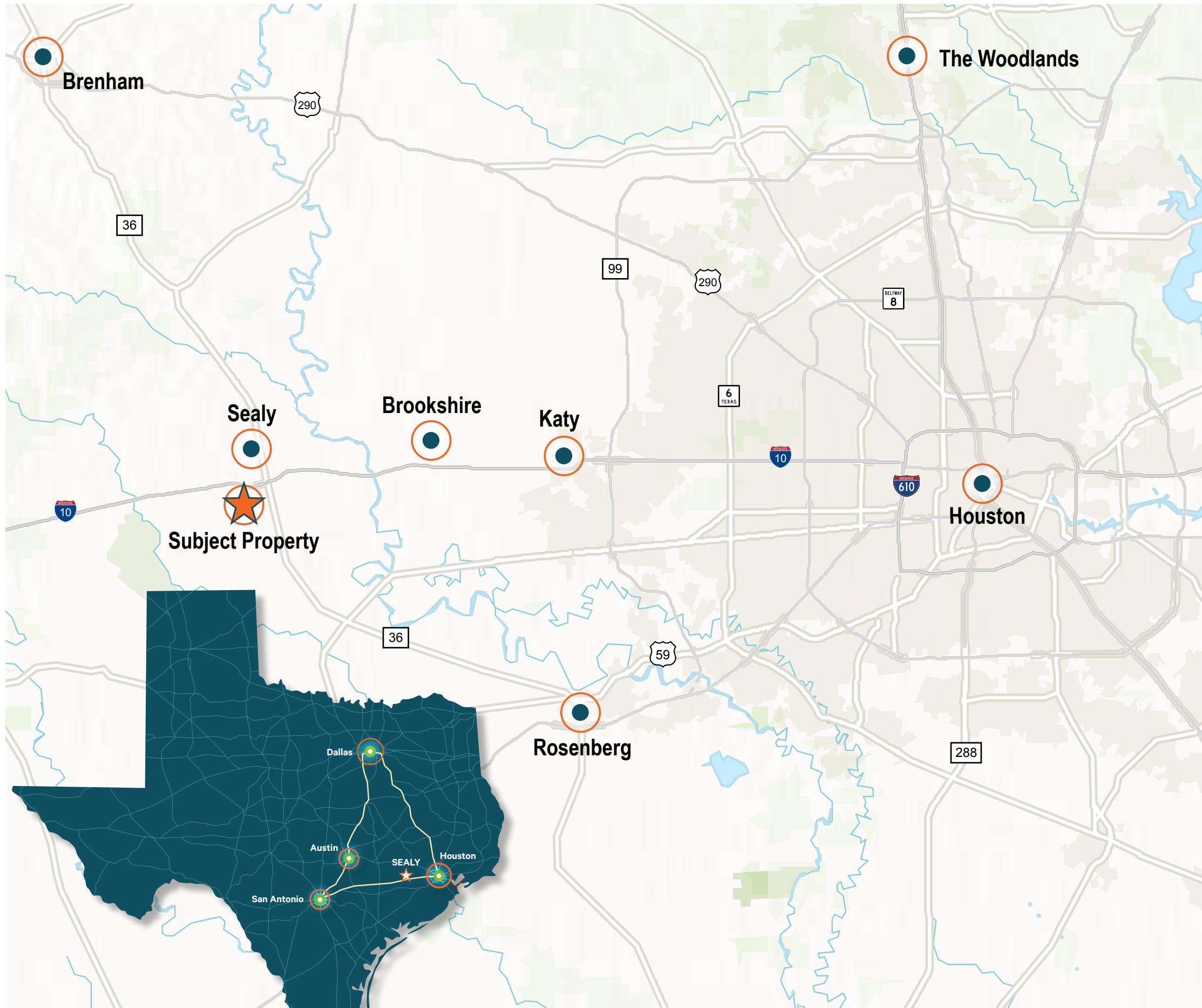
Subdivision Development Map



Zoning Map

-  Total Tract ± 109 Acres:
Potential Residential or Industrial Development
-  City of Sealy Utilities Available ± 42 Acres
-  Commercial Reserve





Sealy: Small Town Living with Easy Access to the I-10 Corridor

Sealy, Texas, the largest city in Austin County, is conveniently located at the crossroads of Interstate 10 and Highway 36 with easy access to major markets. The city's accessibility makes it an ideal location for economic growth and development. The area's largest employer is the Walmart Distribution Center with approximately 1,000 employees.

Drive Times

- Sealy CBD: 5 Miles
- I-10: 2 Miles
- Brookshire: 17 Miles
- TX-99/Katy: 26 Miles
- Houston CBD: 50 Miles

Demographics

	5 miles	10 miles	20 miles
Daytime population	9,552	13,866	85,786
2028 Projected Population	9,915	15,999	121,689
Avg Household Income	\$85,173	\$91,330	\$130,689
Avg Home Value	\$236,444	\$250,653	\$358,803



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For additional information:

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