

2465 FM 359

BROOKSHIRE, TX 77423

FOR SALE



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PROPERTY OVERVIEW



LOCATION

2465 FM 359, Brookshire, TX 77423

PROPERTY DESCRIPTION

2465 FM 359, Brookshire, TX 77423 is a versatile industrial property situated on 2.763 acres with two buildings totaling over 51,000 square feet. The site includes a 16,076 SF office/warehouse building and a 35,000 SF warehouse building, making it ideal for distribution, storage, manufacturing, or owner-user operations in the growing Brookshire market.

BUILDING SQ. FT

Building 1: 16,076 SF Building 2: 35,000 SF

AC LOT

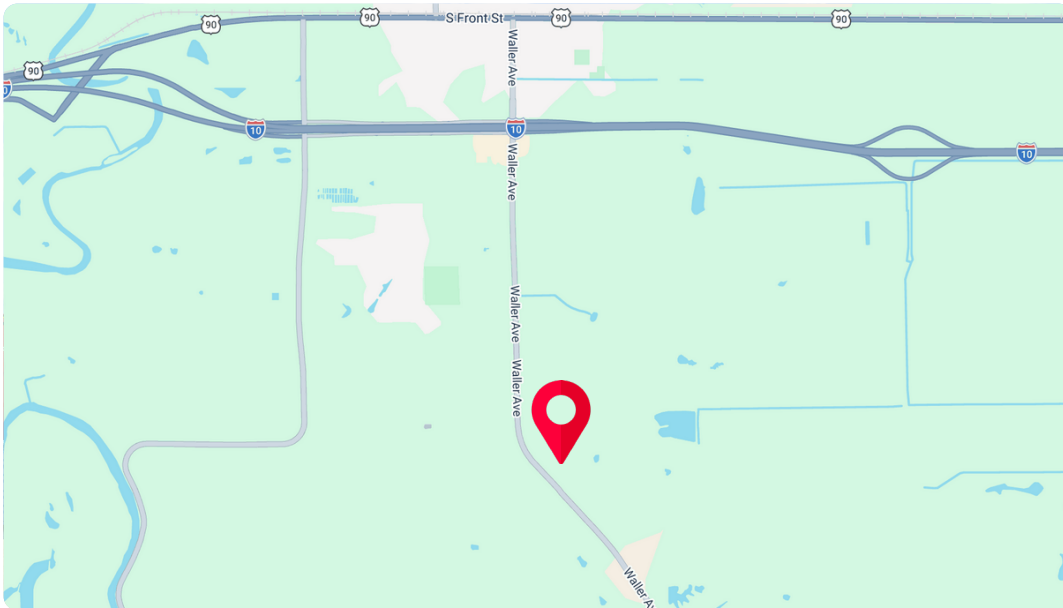
2.763 ACRES (120,340 SQ. FT)

PROPERTY HIGHLIGHTS

Flexible layout for office, warehouse, and industrial operations

Ideal for distribution, storage, manufacturing, or owner-user use

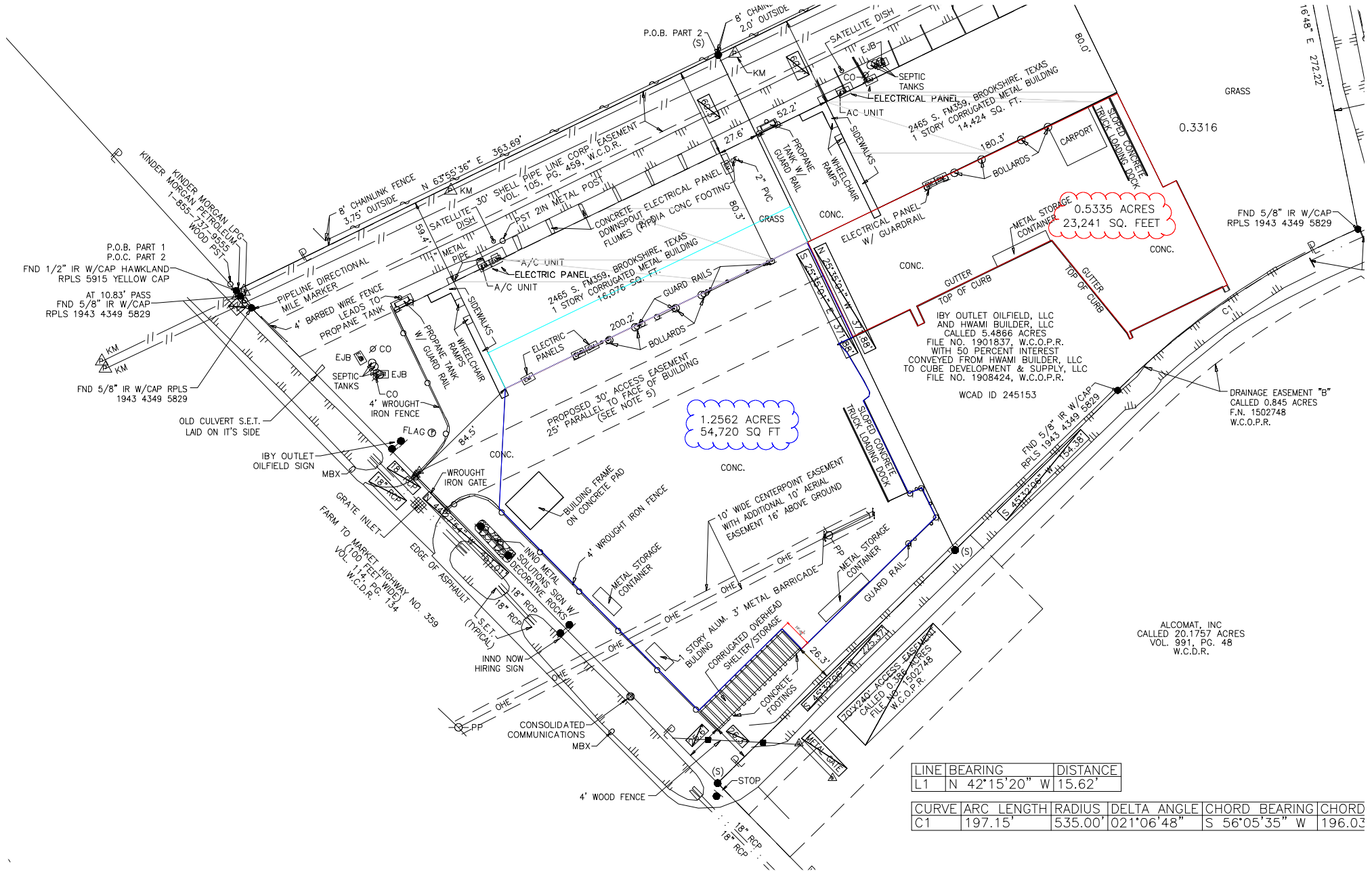
Located in the growing Brookshire market



PROPERTY AERIAL



SITE PLAN



PROPERTY PHOTO



BUILDING ONE PHOTOS



BUILDING TWO PHOTOS



MARKET AREA

#1

FASTEST-GROWING
AFFLUENT SUBURB · U.S.
GOBANKINGRATES 2025

237%

POPULATION SURGE
OVER 5 YEARS
FULSHEAR · U.S. CENSUS

\$178K

MEDIAN HOUSEHOLD
INCOME – FULSHEAR, TX
2025 DATA

54,629

FULSHEAR RESIDENTS
+27% IN ONE YEAR
U.S. CENSUS 2024

1,500+

NEW JOBS · TESLA
MEGAPACK FACILITY
BROOKSHIRE, TX

BROOKSHIRE – INDUSTRIAL MOMENTUM

Major Employers Anchoring the I-10 Corridor

- **Tesla** – Megapack battery storage factory at Empire West Business Park; ~1,500 new jobs
- **TMEIC Corporation** – 144,000 SF solar inverter manufacturing plant; 9 GW annual capacity
- **Grundfos (Denmark)** – Global pump manufacturer; North American HQ now in Brookshire
- **Empire West Business Park** – 300-acre industrial campus; 8 buildings; 2.3M SF total leasable area

FULSHEAR – RESIDENTIAL EXPANSION

America's Fastest-Growing Affluent Community

- Population grew from **1,134 (2010)** to **54,629 (2024)** – a generational transformation along FM 359
- **Fulshear Junction** – 126.9-acre mixed-use district; retail, office, walkability & green space
- **Fulshear Central** – New lifestyle destination; broke ground Fall 2024, Phase 1 opened 2025
- Median home values **\$521,000+**; purchase transactions up **103.6% year-over-year (HAR)**

Infrastructure Investment – Active & Fully Funded

I-10 Widening Waller County → Brookshire/Katy

6 lanes expanded to 10 – directly serves this property's industrial corridor

\$114,000,000

US 90A Expansion FM 359 → SH 99, Fulshear

4 lanes expanded to 6 – strengthens north-south connectivity along FM 359

\$78,000,000

FM 359 Full Reconstruction Fulshear → Waller County Line

Complete corridor rebuild – directly upgrades the road serving this address

Fully Funded

Huggins Drive Extension To FM 359, Fulshear

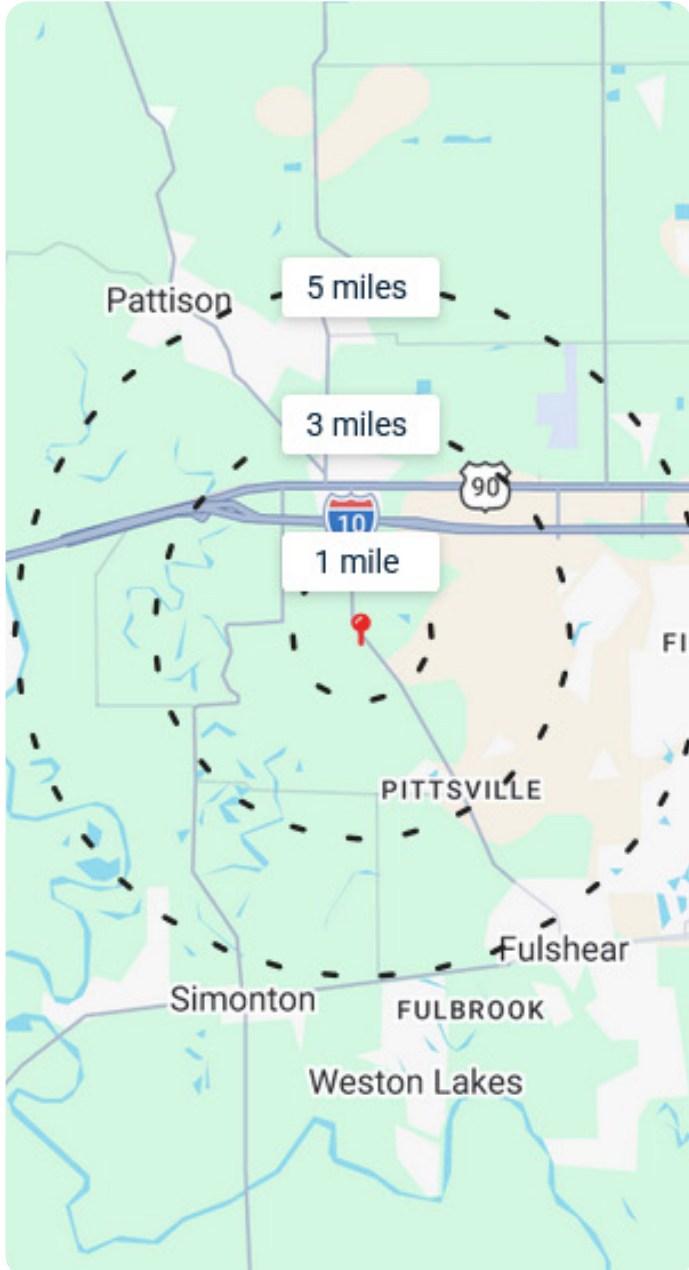
New direct route to FM 359; center turn lane & pedestrian infrastructure

\$6,500,000

PROPERTY POSITIONING

Situated at the convergence of industrial demand and residential growth – FM 359 directly connects Brookshire's expanding industrial base to Fulshear's affluent, rapidly growing workforce. Fort Bend County is projected to reach 1.8 million residents by 2050. This 51,000+ SF asset is positioned to capture long-term value in one of the most active industrial corridors west of Houston.

DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2024 Population	28,067	42,123	72,190
2023 Population	21,503	35,244	62,950
2022 Population	17,093	30,210	56,796
HH Income \$50k-\$100k	1,915	2,796	4,423
HH Income \$100k-\$150k	1,678	2,650	4,215
HH Income Above \$150k	3,873	5,507	10,927
HH Median Income	\$139,931	\$135,208	\$145,591