

FOR SALE: 2.5 ACRES REDEVELOPMENT OPPORTUNITY



4579 I-10 FRONTAGE RD

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SEALY, TX 77474



GARY GREENE
COMMERCIAL

23922 CincoVillage Center
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PROPERTY SUMMARY

Offering Price	Contact Broker
Lot Size (acres)	2.50
Lot Size (SF)	108,900.00 SqFt
Parcel ID	14789
County	Austin
Frontage	275.00 Ft
Intersection	I-10 & Frydek Rd
Tax Amount	\$3,595.44
Utilities	All on site
Water/Sewer	Well/Septic

INVESTMENT SUMMARY

±2.5 Acres | I-10 Frontage | Redevelopment Opportunity

This ±2.5-acre tract offers a rare and highly visible redevelopment opportunity with direct access along the I-10 frontage road on the east side of Sealy, near Brookshire. With over 56,700 vehicles per day on I-10 and no known use restrictions, the site is ideally suited for owner-users or developers seeking a blank canvas with significant exposure. The property features existing electrical service, an old water well, and a septic system (both condition unknown and likely in need of updates). Two on-site structures offer potential for repurposing



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INVESTMENT HIGHLIGHTS

- ±2.5 Acres with Direct I-10 Frontage — Excellent visibility and access with ~56,751 VPD traffic counts
- Unrestricted Use — No known zoning restrictions, offering maximum development flexibility
- Existing Improvements — Includes a ±3,200 SF octagonal building (4,500 SF under roof) and ±1,800 SF warehouse
- Utilities to Site — Electrical service on-site; existing well and septic (condition unknown)
- Not in Floodplain — Entire tract lies outside of FEMA-designated flood zones
- Strategic Location — East Sealy just off Frydek; minutes from major growth corridors and commercial activity
- Ideal for Redevelopment — Suited for owner-users or developers targeting restaurant, retail, hospitality, or event use





LOCATION HIGHLIGHTS

- Direct Frontage on I-10 — Excellent exposure to over 56,700 vehicles per day
- Easy Access to Greater Houston — Just 20 minutes to Katy and under an hour to Downtown Houston
- Proximity to Katy/Brookshire — Positioned on the fast-growing east side of Sealy, near the Brookshire development corridor
- Surrounded by Commercial Growth — Close to travel centers, logistics hubs, and local businesses
- Strong Regional Connectivity — Quick access to Hwy 36, FM 3538, Frydek/FM1458 and other major thoroughfares
- Emerging Submarket — Located in a transitional area experiencing increased commercial and residential development

3 MILE RADIUS



POPULATION
6,809



DAYTIME POPULATION
7,234



HOUSEHOLDS
2,584



AVG. HOUSEHOLD INCOME
\$ 89,381



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DEMOGRAPHICS

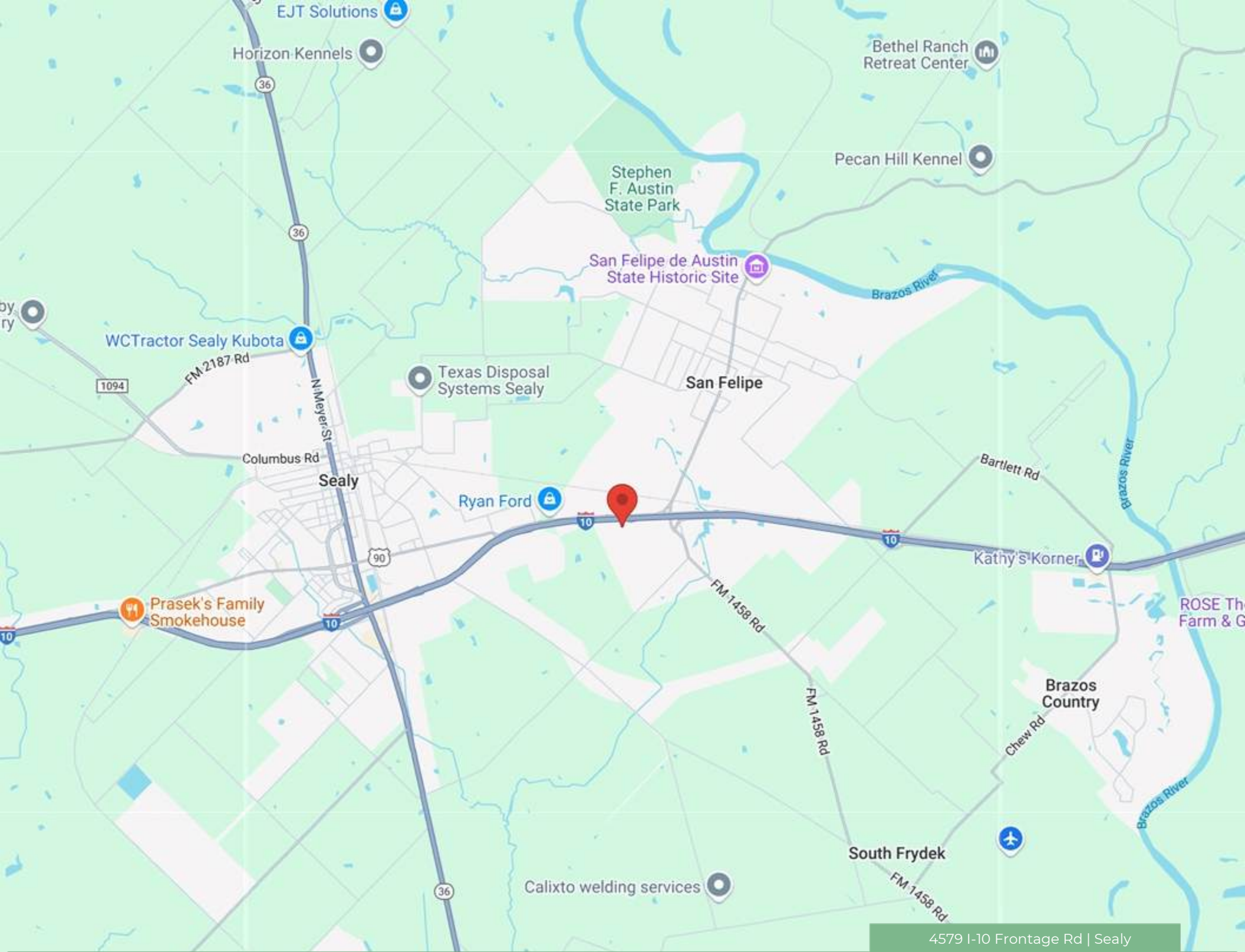
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	112	5,312	8,301
2010 Population	130	5,957	10,021
2025 Population	161	6,809	12,484
2030 Population	170	7,265	13,239
2025-2030 Growth Rate	1.09 %	1.3 %	1.18 %
2025 Daytime Population	502	7,234	11,794



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	10	271	420
\$15000-24999	3	228	396
\$25000-34999	4	175	300
\$35000-49999	11	327	561
\$50000-74999	7	303	606
\$75000-99999	6	268	568
\$100000-149999	17	678	1,133
\$150000-199999	5	148	326
\$200000 or greater	5	185	355
Median HH Income	\$ 72,163	\$ 73,577	\$ 76,699
Average HH Income	\$ 92,618	\$ 89,381	\$ 92,859

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	54	1,929	3,009
2010 Total Households	58	2,143	3,620
2025 Total Households	67	2,584	4,665
2030 Total Households	72	2,807	5,042
2025 Average Household Size	2.4	2.64	2.67
2025 Owner Occupied Housing	49	1,907	3,438
2030 Owner Occupied Housing	55	2,130	3,817
2025 Renter Occupied Housing	18	677	1,227
2030 Renter Occupied Housing	18	677	1,225
2025 Vacant Housing	5	294	499
2025 Total Housing	72	2,878	5,164





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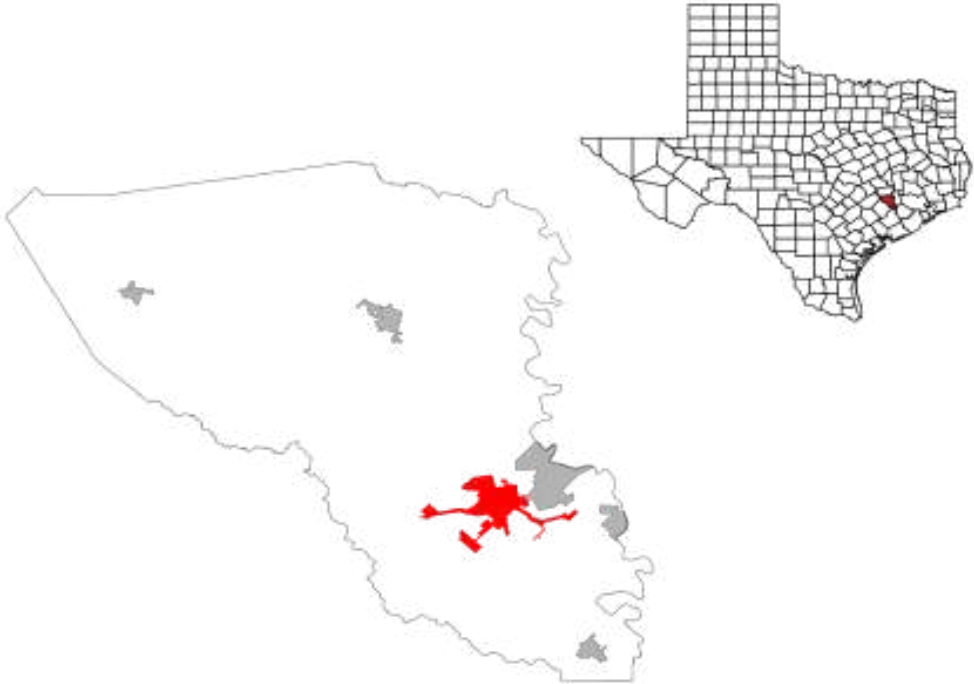
ABOUT SEALY

Sealy is a city in Austin County in southeastern Texas, United States. The population was 6,839 at the 2020 census. Sealy is located 49 miles (79 km) west of the downtown Houston area, on the most eastern part of the Texas-German belt region, an area settled by German emigrants.



CITY OF SEALY

COUNTY		AUSTIN	
AREA		POPULATION	
City	11.7 SQ MI	POPULATION	6,839
LAND	11.6 SQ MI	DENSITY	557.37 SQ MI
WATER	0.1 SQ MI		
ELEVATION	200 FT		



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.

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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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
 - 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.

<u>Gary Greene Commercial</u>	<u>0475512</u>	<u>Brokerage@garygreene.com</u>	<u>(713)465-6644</u>
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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
<u>Angela Chavez</u>	<u>0627419</u>	<u>angela.chavez@garygreene.com</u>	<u>(281)646-1136</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Richard Lin</u>	<u>0769387</u>	<u>richard.lin@garygreene.com</u>	<u>(832)304-3008</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Richard Lin

Information available at www.trec.texas.gov
IABS 1-0 Date

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