

2465 FM 359 South  
Brookshire, Texas 77423

**FOR SALE**  
**\$1,880,000**

**FOR LEASE**

**\$12/SF NNN**

**CONTACT US**

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# Office/Warehouse Space Available



Located in Brookshire, Texas and less than 2 miles south of I-10, 2465 FM 359 South is one of two single tenant buildings onsite and has 6,036 SF of office space and 10,040 SF of warehouse space. The office space consists of 11 private offices, 12 unfinished offices, 3 restrooms, a large reception area, conference room and break room. And 3 flex rooms. 2 Drive Ins 2 overhead doors: 20' S x 16' H Includes 6,046 SF of dedicated office space  
Office: 6,036 SF; Factory: 10,040 SF; Total: 16,07 Heavy Traffic Area

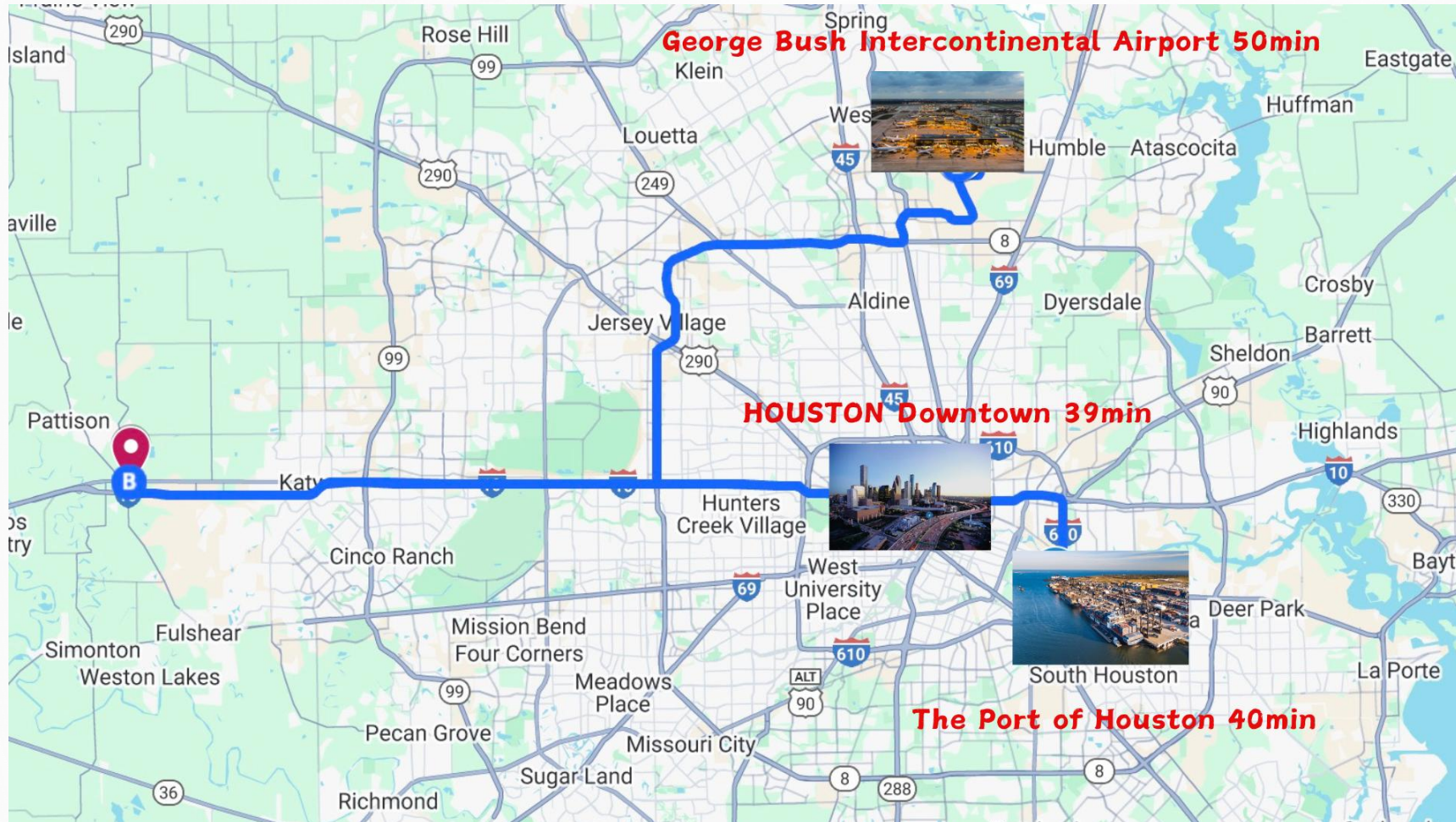
# Property Amenities

- Office: 6,036 SF; Factory: 10,040 SF;  
Total: 16,076 SF
- Building power: 277/480 volts
- Clearance height of warehouse: 22' on sides, peaking up to 25' in center
- 2 overhead doors: 20' S x 16' H
- Built in 2015





# Regional Overview-Brookshire



Just 1.8 miles to I-10 (the core east-west highway in the U.S.)

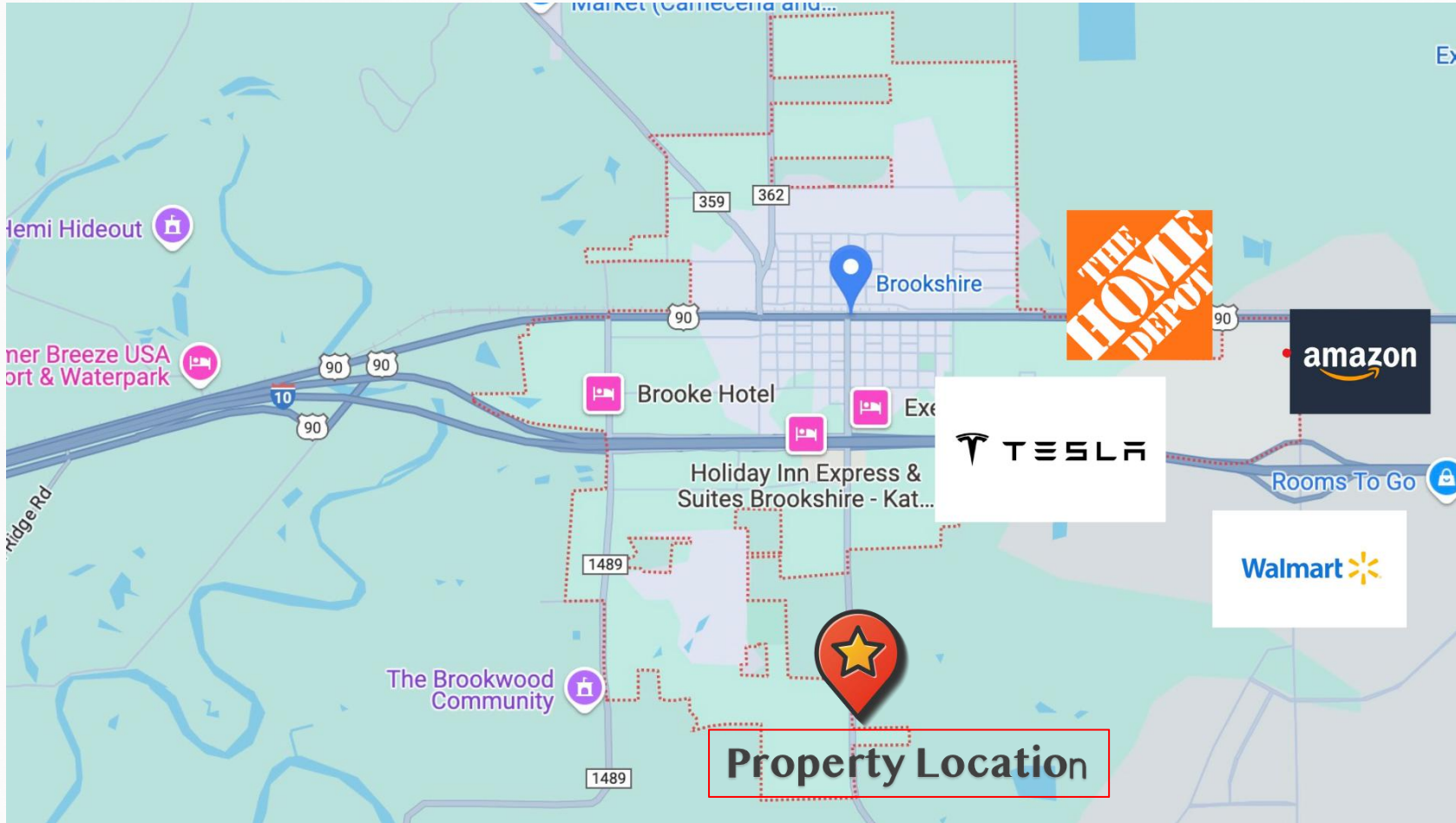
15-minute drive to Highway 59, connecting north and south

40 minutes to the Port of Houston (the largest international cargo port in the U.S.)

50 minutes to George Bush Intercontinental Airport (a major international air freight hub)



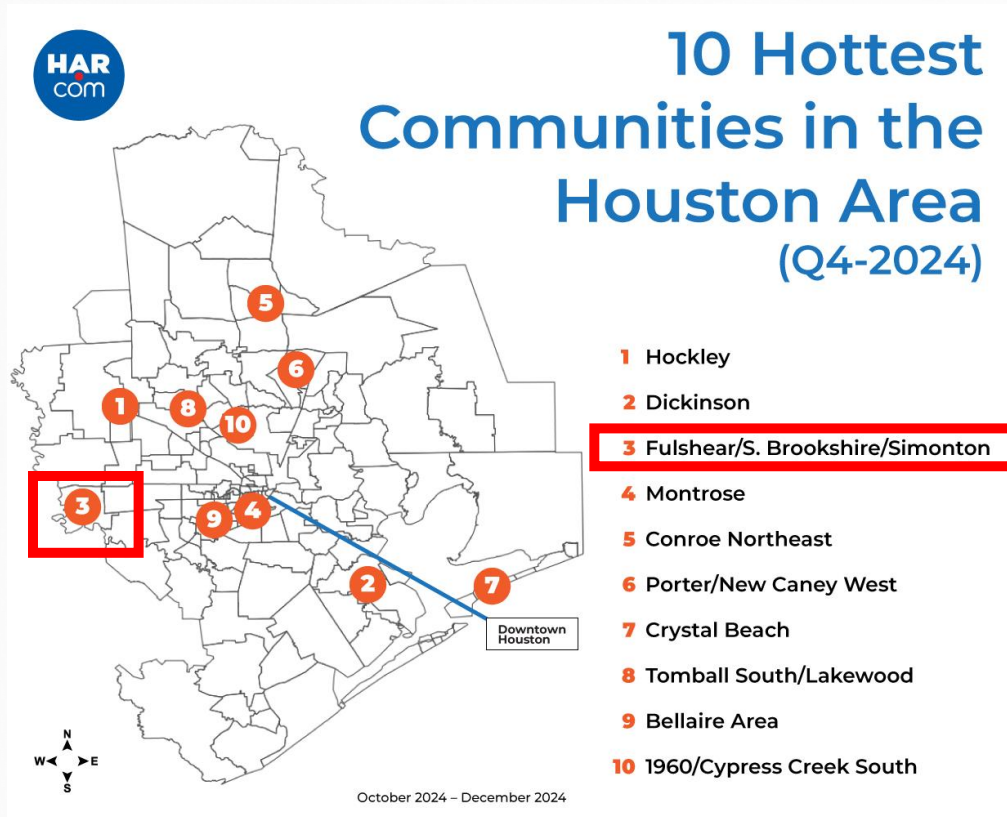
# Regional Overview-Brookshire



## Industrial & Commercial Advantages:

- Surrounded by Fortune 500 warehouses (Amazon, Walmart, Home Depot).
- Key area for manufacturing & supply chain, with Tesla and other large companies.

# Regional Overview-Brookshire



Rank	Community	Average Sales Price	Transactions YOY Change	Average Days on Market	Prior Ranking (Q3-24)
1	Hockley	\$326,489	211.8%	45	12
2	Dickinson	\$345,400	97.9%	40	11
3	Fulshear/S. Brookshire/Simonton	\$477,251	82.0%	63	6
4	Montrose	\$834,335	59.4%	49	7
5	Conroe Northeast	\$264,655	59.1%	58	3
6	Porter/New Caney West	\$281,665	58.9%	40	4
7	Crystal Beach	\$457,811	51.7%	100	11
8	Tomball South/Lakewood	\$411,167	49.4%	30	43
9	Bellaire Area	\$1,258,584	47.2%	47	46
10	1960/Cypress Creek South	\$257,972	46.2%	41	Unranked

## Growth Potential:

- Land appreciation of 15% annually.
- No state income tax and local tax incentives for businesses.



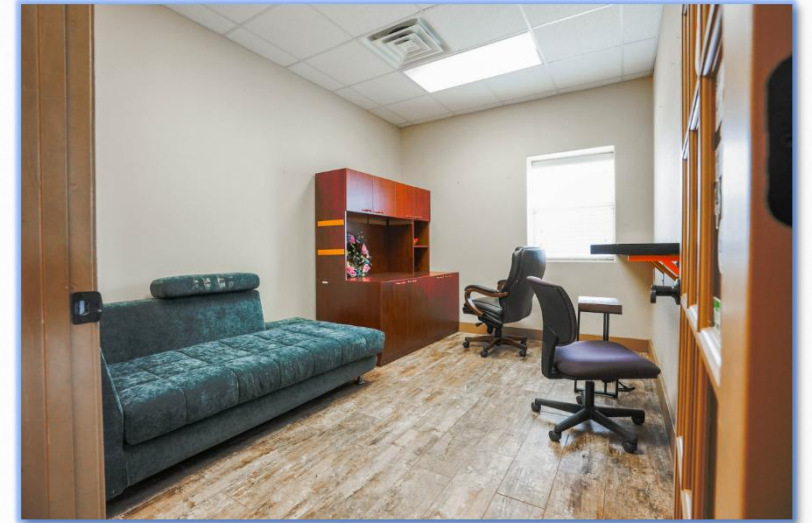
# Property Picture-Exterior



2465 FM 359 South Brookshire, Texas 77423



# Property Picture-Office Area



2465 FM 359 South Brookshire, Texas 77423



# Property Picture-Office Area



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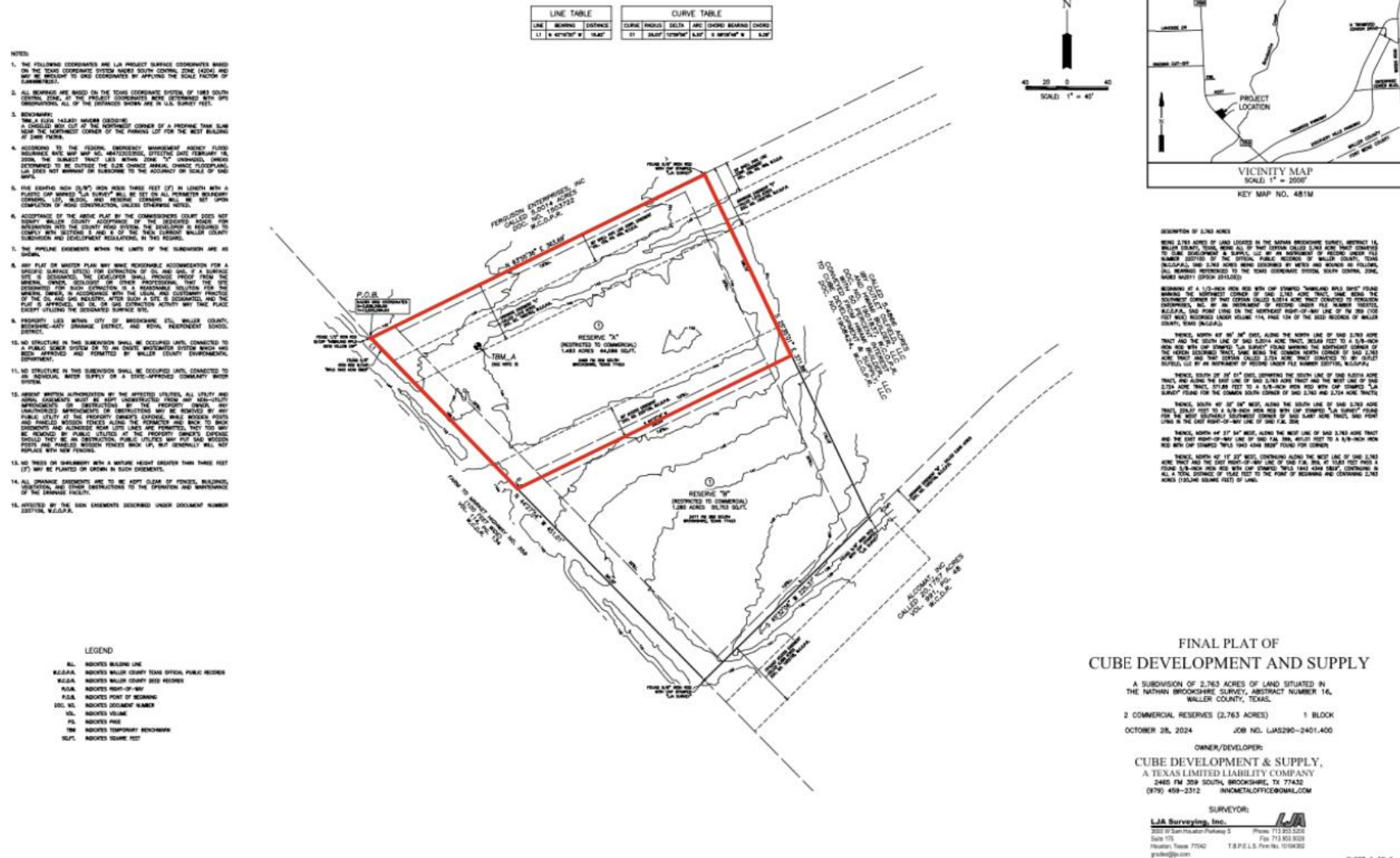


# Property Picture-Warehouse Area



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# Contact Information



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# Contact Information



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