

EXCLUSIVE OFFERING

~ 3.2528 Acres — Katy Freeway Frontage
Brookshire, TX
\$1,133,536 (\$8/s.f.)

PRESENTED BY:



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PROPERTY DETAILS

3.2528 Acres — Katy Freeway Frontage

Brookshire, TX

Price: \$1,133,536 (\$8/s.f.)

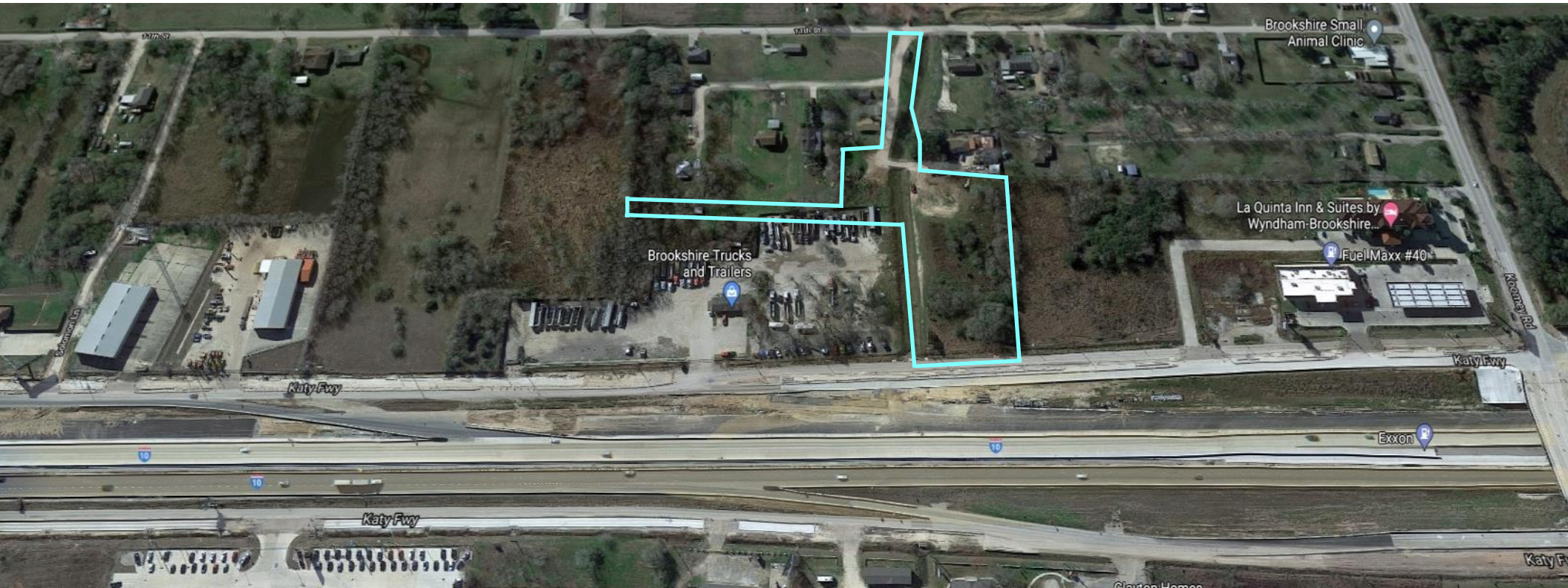
Presenting a remarkable opportunity to own a prime commercial development site on the Katy Freeway in Brookshire, Texas. With approximately 205' of frontage on the south (eastbound) side of the Katy Freeway, this expansive 3.2528-acre property is strategically located just east of FM 1489 (Koomey Rd).

The site boasts a 50' access drive on 11th street in Brookshire, providing convenient accessibility. As an added advantage, it stands to benefit from the ongoing \$570 million construction project to widen I-10 from Brookshire to Sealy, further enhancing its value and potential.

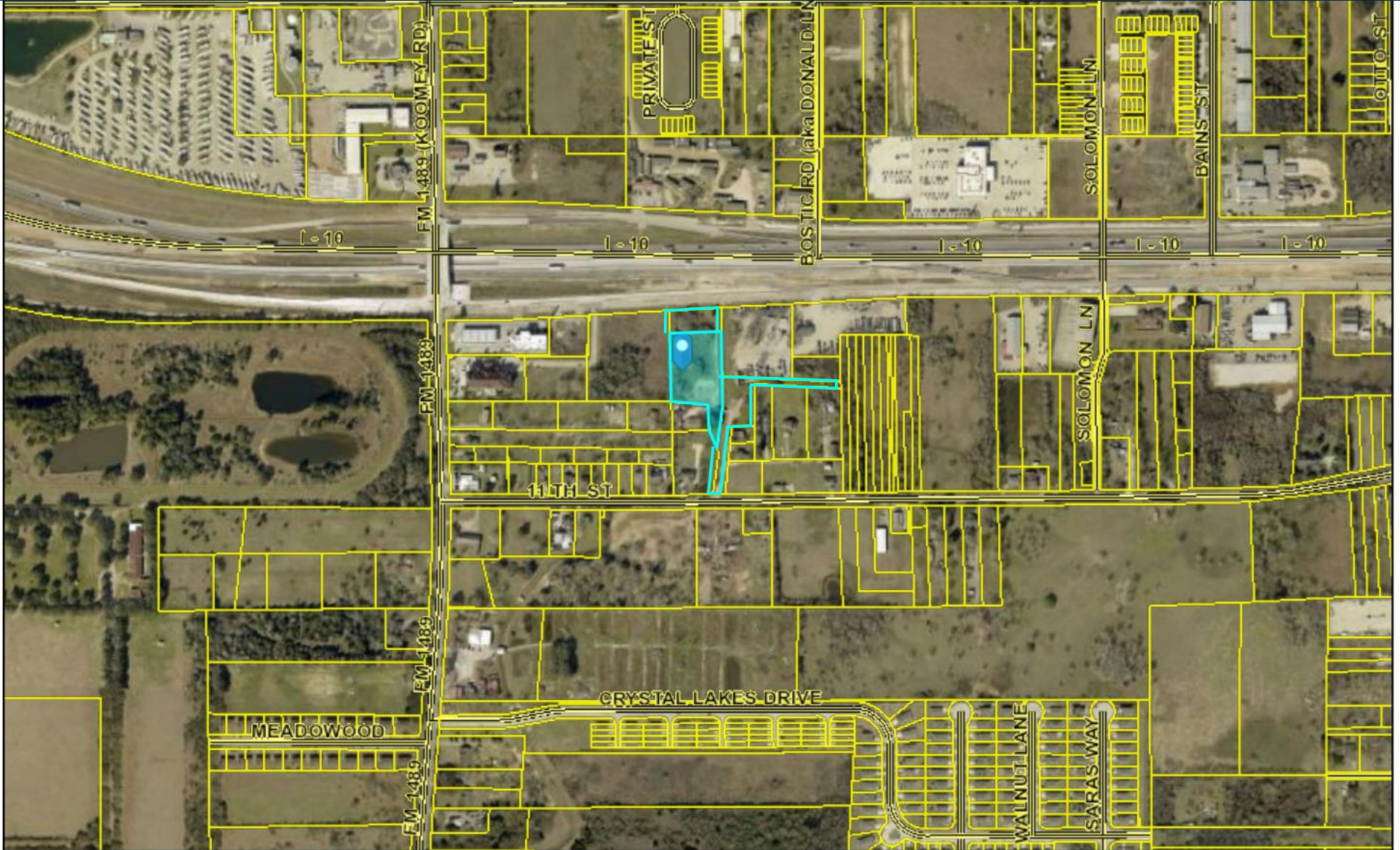
This exceptional property offers a multitude of possibilities for commercial development, catering to a diverse range of uses including hotels, hospitality, multi-family, vehicle sales, industrial distribution/warehouse facilities, self-storage, RV/boat storage, and open storage concepts.

Don't miss out on this incredible opportunity to acquire a prized property with immense potential. Invest in the future and take advantage of the immense possibilities that this Katy Freeway Frontage property in Brookshire, TX, has to offer!



WALLER CAD PARCELS: 249626, 4992, 5036

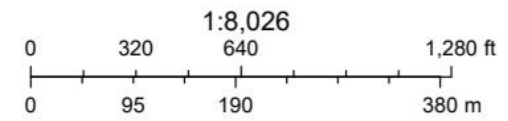


WALLER CAD WEB MAP



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-  Streets
-  Parcel Boundary



Wide open spaces

A handful of projects, costing a combined \$570 million, are widening Interstate 10 from Brookshire to west of Sealy, part of a generation-long plan to eventually make the freeway at least three lanes from Houston to San Antonio.



DEMOGRAPHICS—1-MILE POPULATION, INCOME, AGE

Population

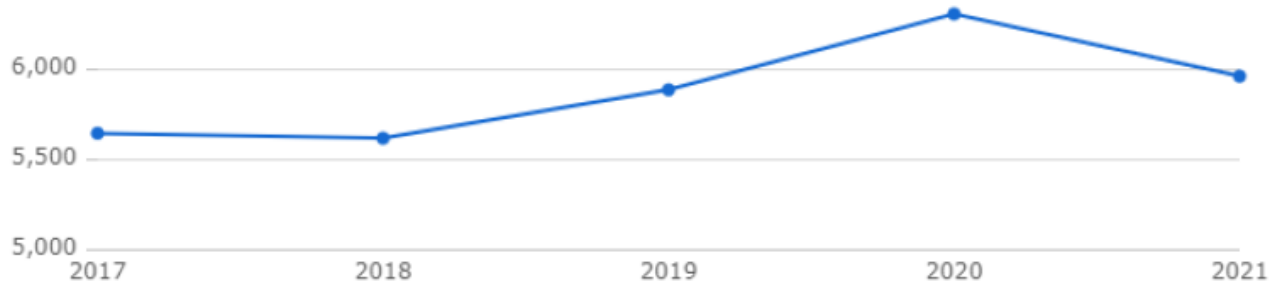
5,953

↓ -5%

Compared to 6,296 in 2020

↑ 5%

Compared to 5,638 in 2017



Household Income

\$60.7k

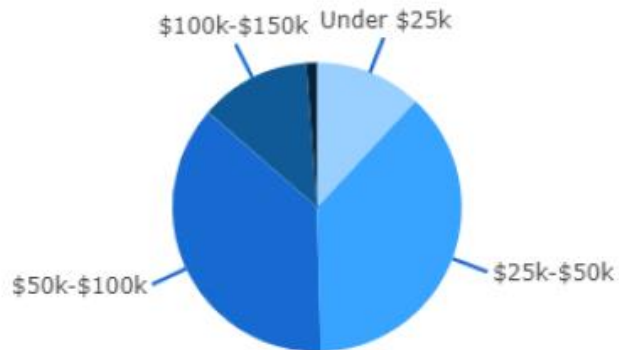
Median Income

\$52.7k

2028 Estimate

↓ -13%

Growth Rate



Age Demographics

31

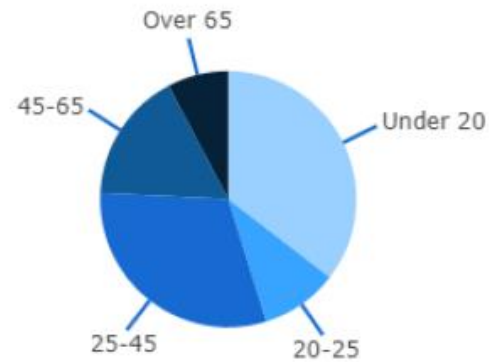
Median Age

30

2028 Estimate

↓ -3%

Growth Rate

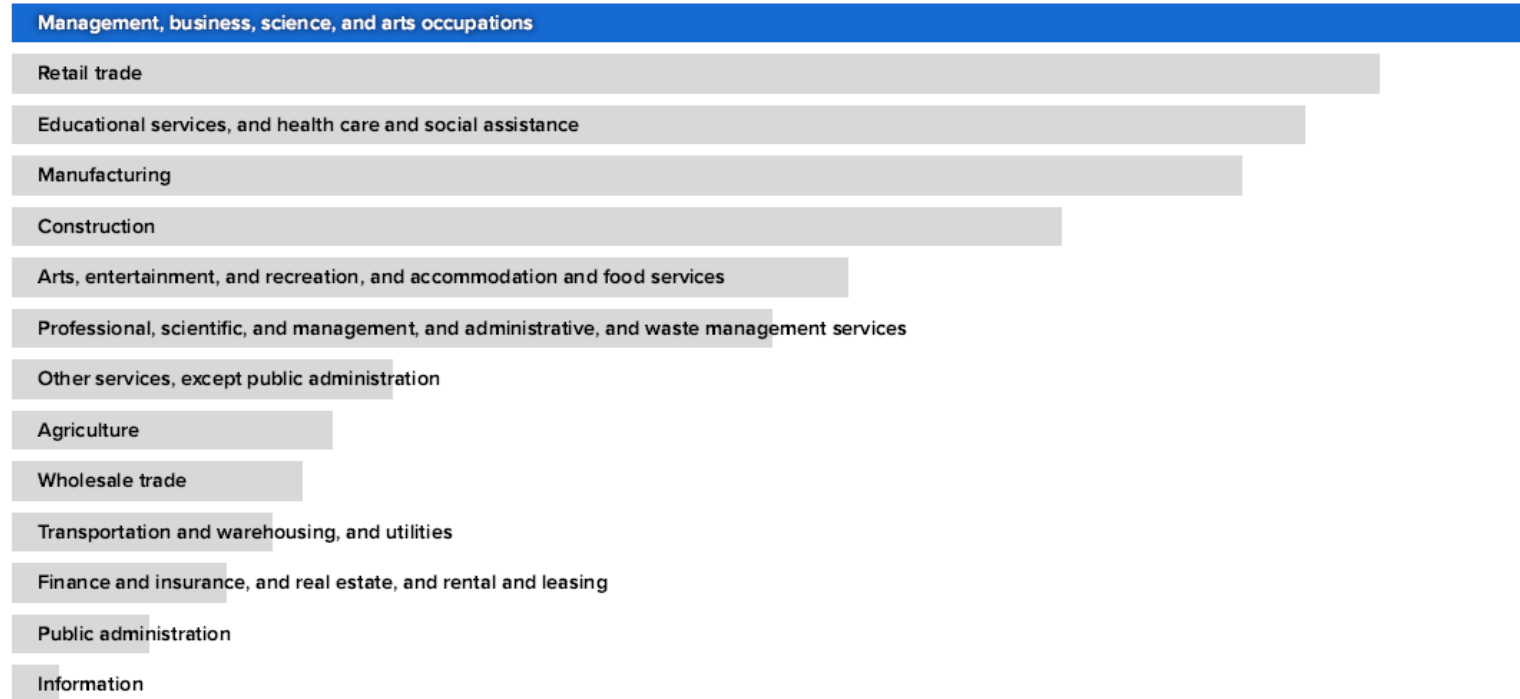


DEMOGRAPHICS—EMPLOYMENT & HOUSING

Number of Employees

4,535

Top Employment Categories



Housing Occupancy Ratio

7:1

9:1 predicted by 2028



Renter to Homeowner Ratio

1:2

1:2 predicted by 2028



Information About Brokerage Services

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.

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.

Buyer, Seller, Landlord or Tenant: _____

Date: _____