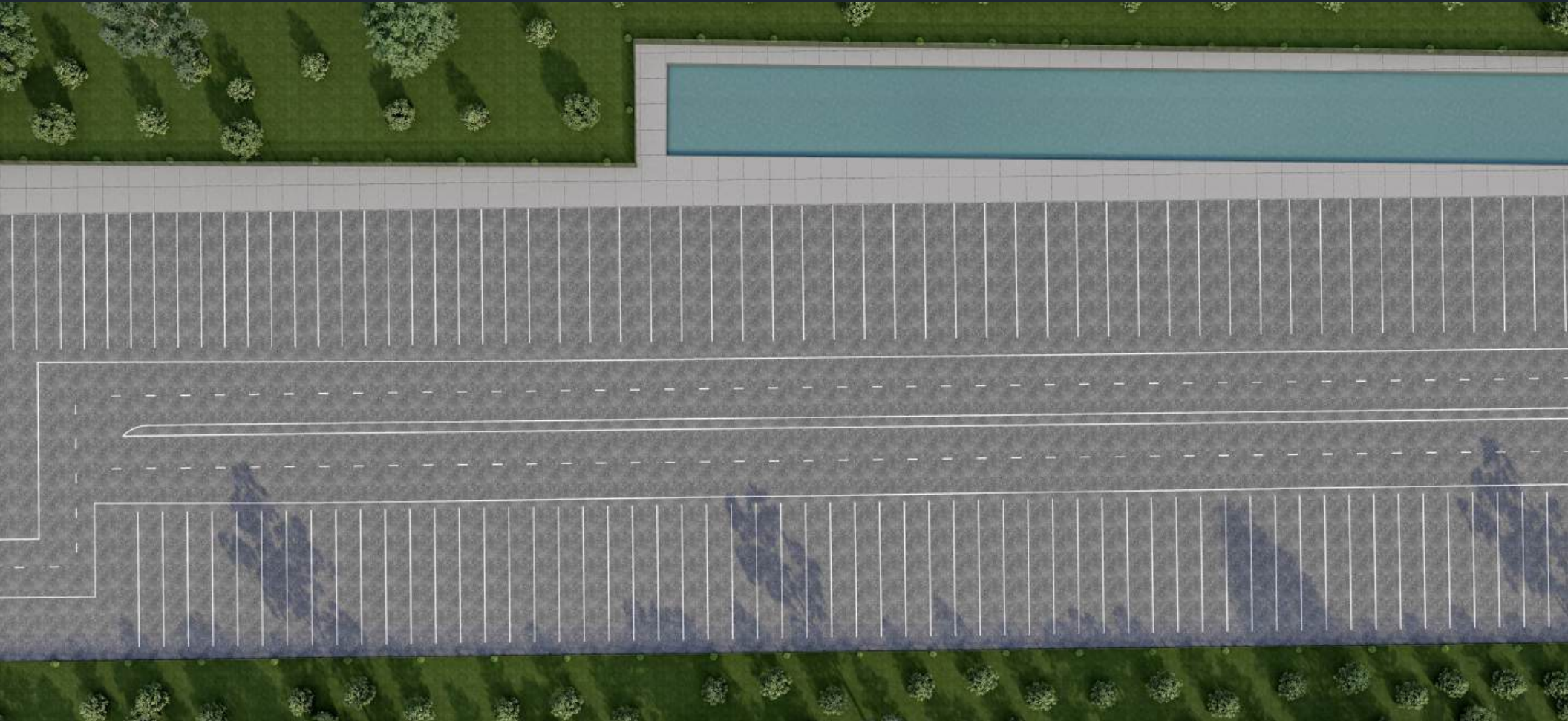


3.91 Acres Lot

2126 Fm 359 Rd, Richmond, TX 77406

For Lease



Michele Edasi

Michele@bramlettpartners.com
512-213-5460

Bramlett
Partners

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Property Highlights:

- Located on FM 359, minutes from Interstate 10 and FM 529
- Parcel size: 3.92 acres, ideal for flexible build-to-suit layout: I/O/S facility, office/showroom, logistics hub, or light manufacturing
- Utilities available; generous frontage on FM359 suitable for signage and easy ingress/egress
- Immediate proximity to more than 50Mil sq. ft of distribution facilities: Amazon, Igloo, Goya, Tesla, Rooms to Go, among others

Lease Rate:

- \$2,813.00 AC/MO

**ACCESS BY APPOINTMENT ONLY
NOT FOR SALE**



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For Lease

Prime industrial, commercial or IOS (Industrial Outdoor Storage) opportunity located just minutes from I-10 and FM 529 in the fast-growing Brookshire/Waller County corridor. This 3.91-acre site offers excellent frontage on FM 359, with close proximity to major distribution centers including the Amazon, Igloo and many other industrial business parks. Property is 1/4 mile from several large residential developments (Riverway Farms) under construction and Royal ISD High School

Property is currently in development and ideal for trucking, fleet operations, equipment storage, or a custom-built light industrial facility. The property supports flexible development plans and allows for full development due to existing retention pond and drainage currently in construction. City water, 400Amp 3phase service currently available with ability to add additional heavy power if needed. Traffic counts on FM 359 exceed 10,000 vehicles per day, offering great visibility for future tenants. Property includes a 3 lane center access road in front with a 65' wide driveway entrance for large trucks.

Lease options include stabilized yard use or a build-to-suit warehouse space. Positioned within a high-demand logistics and growth corridor, this site is a strategic choice for operators seeking accessibility, exposure, and scalability.



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