

FOR SALE OR LEASE

18+ ACRES COMMERCIAL LAND



LOCATION

33806 Morton Rd, Pattison, Waller County, TX 77423, USA

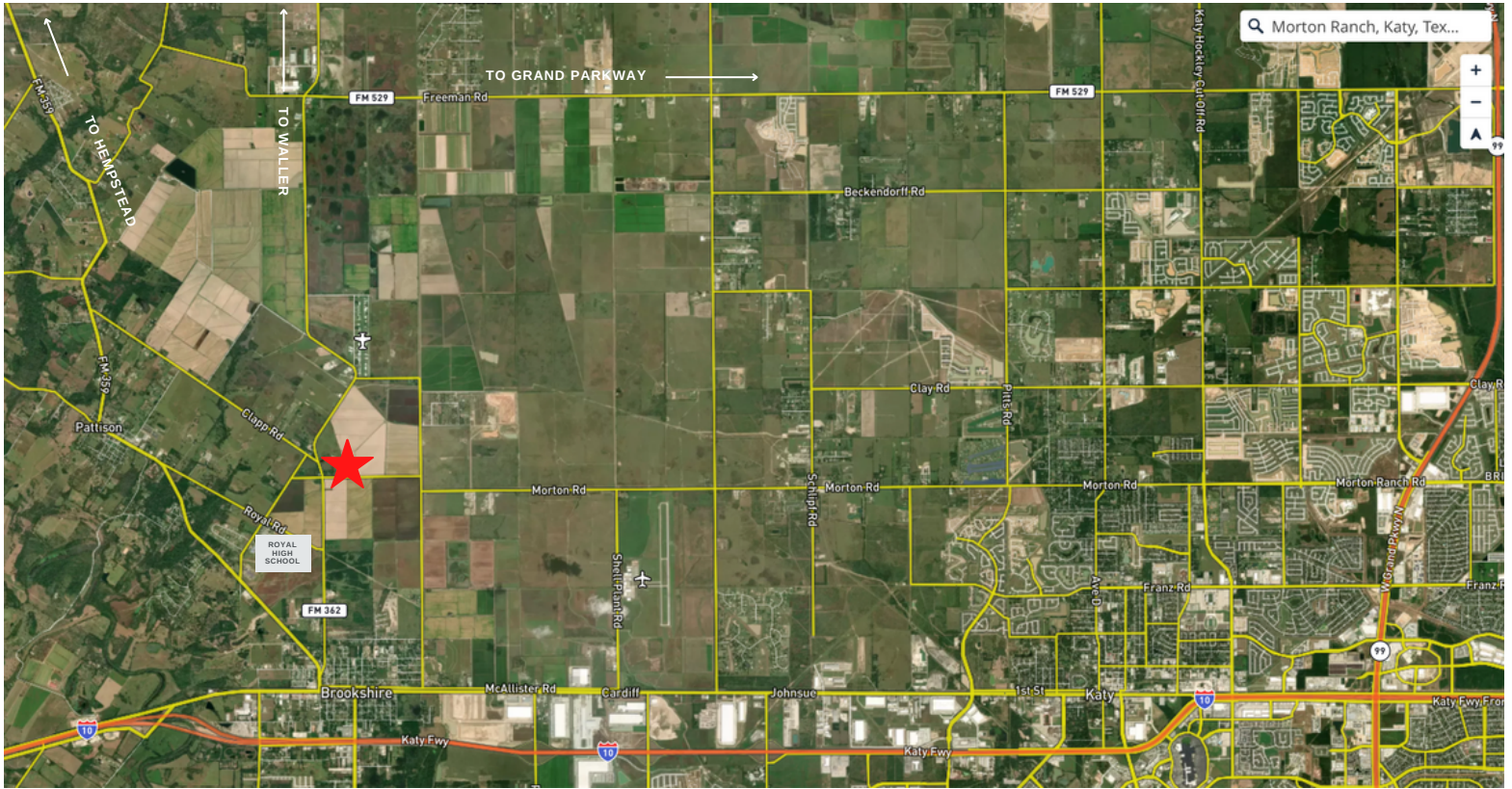
SIZE

18.451 Acres

SITE DETAILS

- 18+ Acres of raw commercial land in the dynamic and fast-growing Brookshire/Katy corridor
- Civil engineering plans in progress for industrial park
- Build-to-suit available
- Located just west of Katy, TX in the Northwest Outliers Submarket, a major beneficiary of the industrial boom as it occupies an area of Houston that has seen some of the most significant rooftop growth and development across property types since 2010.
- Located three miles north of Interstate-10 and just a short drive from a large concentration of big-box distribution centers, including Medline, Amazon, Costco, Igloo, Goya and Tesla's new distribution center at Empire West.
- Provides premium access to Brookshire/Katy and I-10/Hwy 90, Waller (via 362), Hempstead (via 359), the Grand Parkway/99 (via FM 529)
- Two residential developments consisting of over 1,900 homes are slated to begin construction this year. Bold Fox Development's "La Segarra" will have 658 homes at build-out and will be one mile from the property. Signorelli Company's "Bluestem" will be 3 miles north of Morton and will consist of a 360-Acre community featuring over 1,300 single-family homes on various homesite sizes with sixty-four acres slated for recreation

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The industrial sector has been outperforming other property sectors over the past year, thanks predominately to a surge in e-commerce, population growth, home building, and healthcare needs. Brookshire, TX is located just west of Katy, TX in the Northwest Outliers Submarket. It has been a major beneficiary of the industrial boom as it occupies an area of Houston that has seen some of the most significant rooftop growth and development across property types since 2010.

With the opening of the Grand Parkway, development has tracked westward including single-family, retail, multifamily, and industrial growth. It is reported that more than 80% of population progress in the Houston metro since 2010 occurred in the unincorporated areas of Harris County, much of which resides in this and neighboring submarkets. E-commerce, logistics, and distribution users have followed this exponentially growing population center.

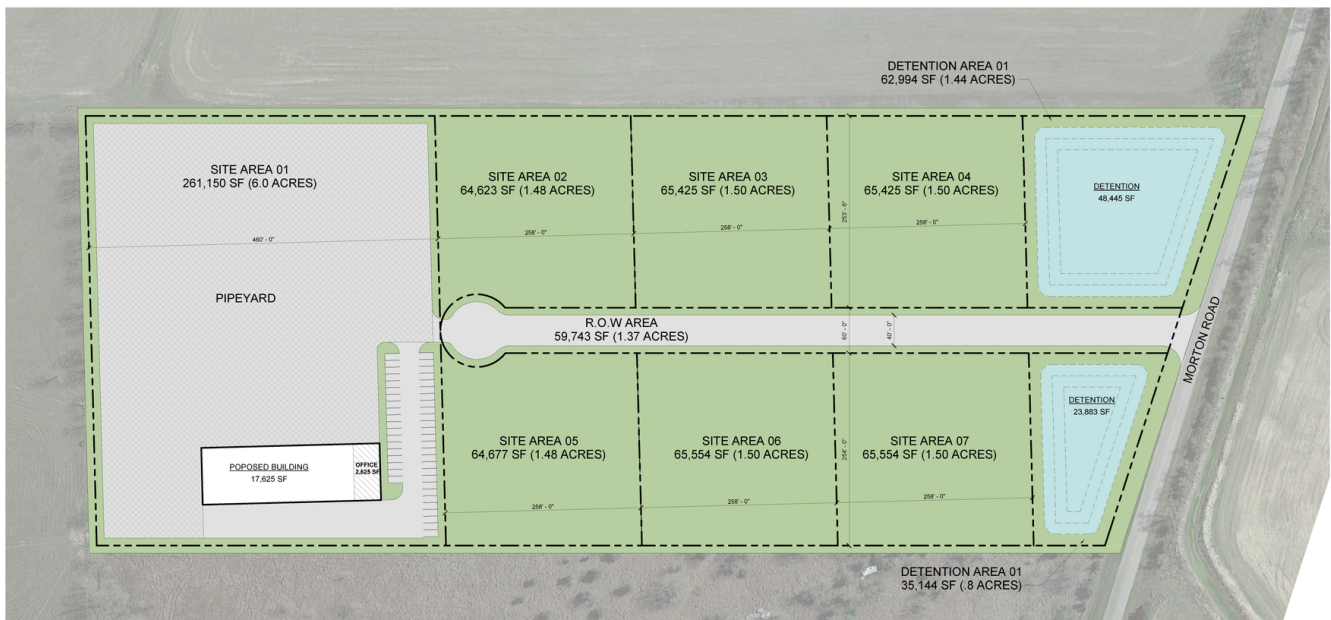
This site is three miles from Interstate 10 and a large concentration of big-box distribution centers, including Medline, Amazon, Costco, Igloo, and Goya. Stream Realty Partners is under construction with more than 2.3 million SF at the Empire West Business Park, a 300-acre industrial park. Empire West includes a one million SF plus spec building recently leased to Tesla.

As of second quarter 2022, there were 4.9 million SF under construction indicating that developers are not slowing down their plans, even as 1.8 million SF was delivered over the past twelve months. Among the largest new projects is Stream Realty Partners's Empire West Business Park referenced earlier. Stream also delivered nearly one million SF at the park in 2021.

In total, more than twenty million SF of net deliveries has come on line since 2010, which has more than doubled the submarket's inventory during this time. Demand has mostly remained steadfast throughout this inventory expansion. A lot of the recent development is composed of large build-to-suits for corporate users, particularly distribution facilities in and around Brookshire along I-10.

Source: <https://product.costar.com/pds/report/246acb33-08a8-4778-9452-a78da3b33e59/retrieve/blue/Northwest%20Outliers-Industrial-Submarket-2022-06-13#view=Fit>

| SITE | | | BUILDING | | PARKING | | SITE INFORMATION | |
|---------|-------------|-------|-------------------|-----------|-----------------|--------|------------------|----------------------------|
| TYPE | AREA | NOTES | TYPE | AREA | TYPE | SPACES | TYPE | AREA |
| SITE 1A | 18.80 acres | | PROPOSED BUILDING | 17,625 SF | SURFACE PARKING | 46 | DETENTION | 48,445 SF |
| | | TOTAL | | 17,625 SF | | | DETENTION | 23,883 SF |
| | | | | | | | | 1.68 ACRES (8% OF SITE) |



OVERALL SITE PLAN
SCALE: 1" = 80'-0"



