FOR SALE OR LEASE

18+ ACRES COMMERCIAL LAND



LOCATION

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

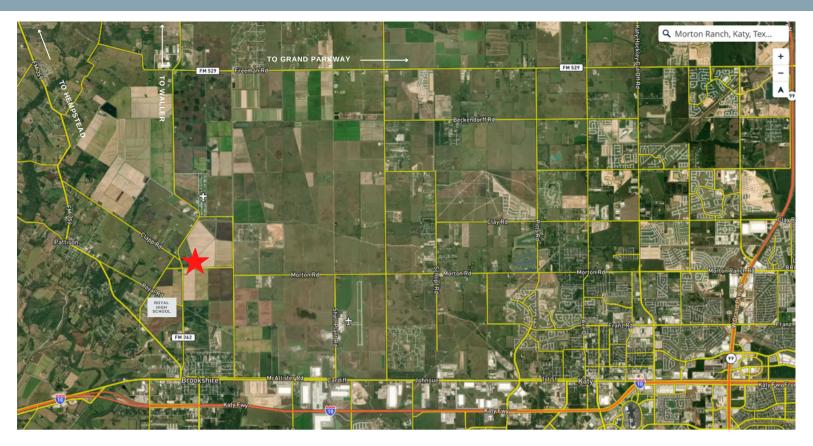
SIZE

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.

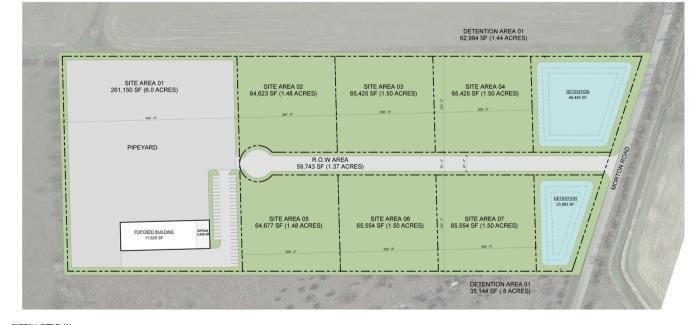
This site is three miles from Interstate 10 and a large concentration of big-box distribution centers, including Medline, Amazon, Costco, Igloo, and Goya. Stream Realty Partners is under construction with more than 2.3 million SF at the Empire West Business Park, a 300-acre industrial park. Empire West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

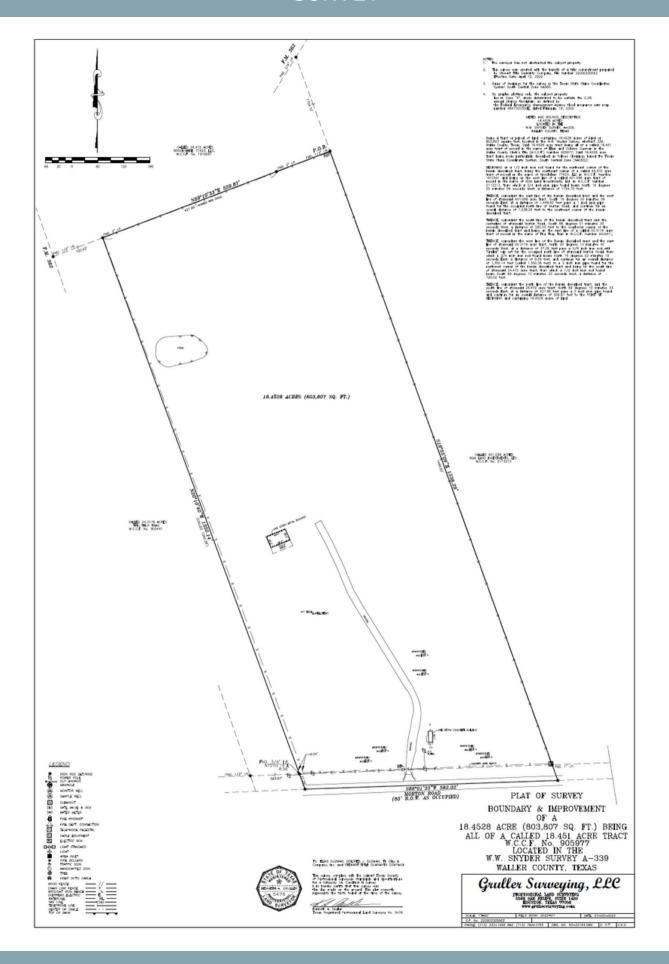
In total, more than twenty million SF of net deliveries has come on line since 2010, which has more than doubled the submarket's inventory during this time. Demand has mostly remained steadfast throughout this inventory expansion. A lot of the recent development is composed of large build-to-suits for 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 (April 1998) and (April 1998) an





SURVEY





Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

Texas law requires all real estate license holders 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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Clay & Company	9006741	info@clay-co.com	713-722-1250
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kevin Dalrymple	558302	kevin@clay-co.com	713-722-1250
Designated Broker of Firm	License No.	Email	Phone
	- Linear Nie	For all	Pharma
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Color A continue circle Nove	I i a a a a a a a a a a a a a a a a a a	- Free!	Dhara
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			