



INTRODUCING
1235 FM 359
BROOKSHIRE, TX 77423

Prime location on Highway 359,
in the Heart of Brookshire.
Named one of the fastest
growing Suburbs in Greater
Houston!





Prime Location, positioned within Strategic Growth Corridor of Houston.

1235 FM 359 Brookshire, TX

OFFERED AT: 459,990

Prime 1.47-Acre Commercial Tract | Highway 359, Brookshire, TX

Unlock a rare opportunity to develop on a strategically located 1.47 acre commercial tract just off Highway 359 in Brookshire, Texas — a market poised for significant growth and transformation. Positioned within easy access to Interstate 10, this property benefits from high visibility, strong traffic counts, and unmatched connectivity between Houston, Katy, and Waller County's expanding industrial corridor.

Brookshire has rapidly emerged as a regional hub for advanced manufacturing, logistics, and residential growth. Recent economic development includes major investments such as Tesla's Megapack battery manufacturing facility — a multi-million-dollar project expected to bring thousands of jobs to the region and anchor this area as a clean energy and manufacturing destination. Strategic industrial and technology expansions continue to attract additional employers and talent, fueling demand for commercial services, retail, and support industries.

Surrounding Brookshire, large-scale residential communities like Bluestem and Mirabella are under development, collectively adding thousands of new homes and rapidly expanding the local consumer base. This influx of residents, combined with ongoing industrial growth, is driving increased demand for services, retail, hospitality, office, and mixed-use commercial offerings in the area.



HIGHLIGHTS + *Features*

This 1.47-acre tract represents an exceptional opportunity to plant a commercial flag in one of Southeast Texas's most compelling growth stories. Whether you're targeting retail, office, hospitality, or mixed-use development, this site offers the land, location, and momentum to deliver long-term value.

- **Size:** 1.47 acres of prime commercial land
- **Location:** Directly accessible from Highway 359 with excellent regional connectivity
- **Traffic Exposure:** Strong visibility to commuter and freight traffic serving I-10 and broader Houston metro markets
- **Utilities:** Municipal services available nearby (confirm with City of Brookshire)
- **Development Potential:** Ideal for retail, office, hospitality, light industrial, mixed-use.
- **Adjacent to one of Greater Houston's fastest-growing economic corridors**
- **Close proximity to major employers and manufacturing facilities, including Tesla's new Megapack plant**
- **Positioned to capitalize on expanding residential communities and consumer demand**
- **Emerging market with strong future upside for commercial and service-oriented businesses**



Let's Talk

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