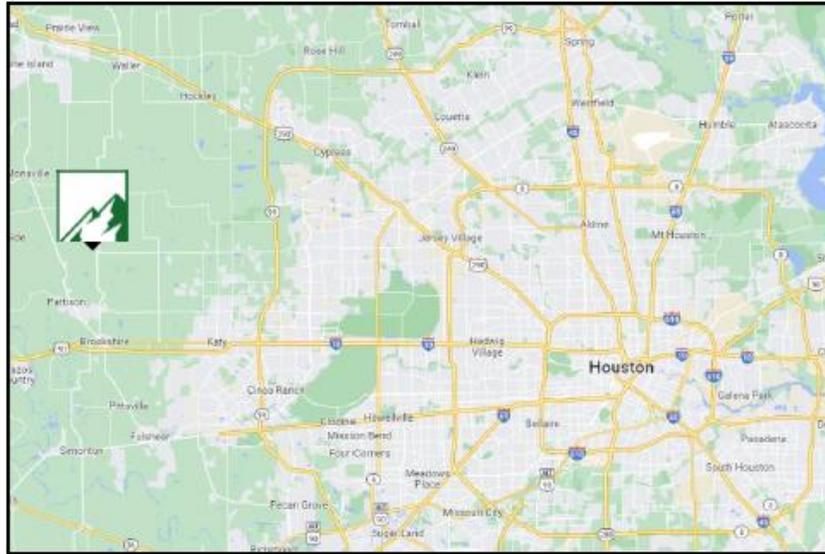


# For Sale | 15.28 Acres | Development Opportunity

FM 362 & FM 529, Brookshire, TX 77423



- Well suited for Industrial, Commercial, and Residential developments.
- All utilities available
- 250 ft of frontage on Wilson Rd
- Minutes from Empire West and Katy West Business Parks

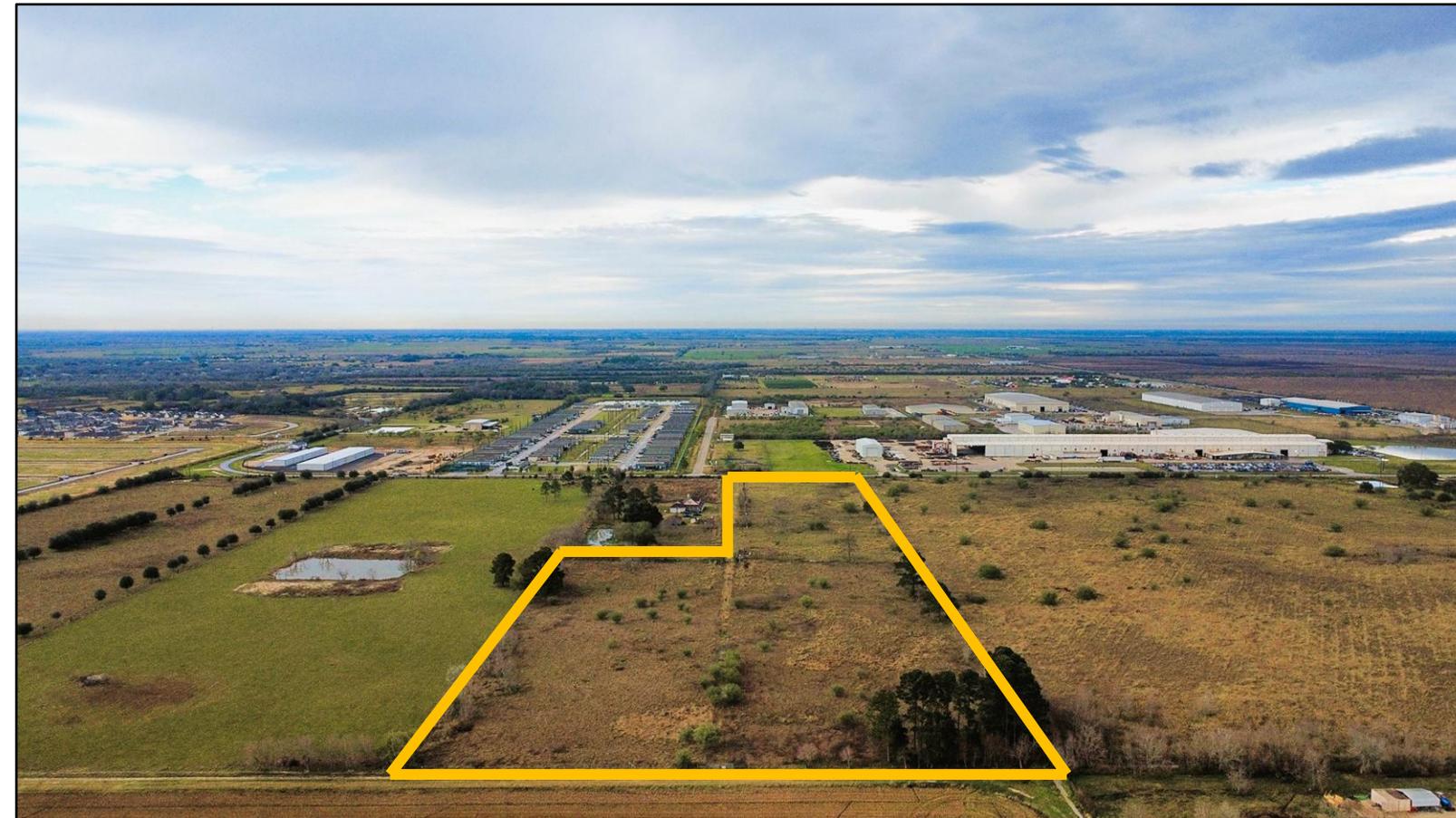
**Exclusively Listed By Alpine:**  
**Matthew Franques** Partner  
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**Kyle Fischer** Managing Partner  
(281) 627-0834  
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# For Sale | 15.28 Acres | Development Opportunity

FM 362 & FM 529, Brookshire, TX 77423



## Property Summary

- **15.28 acres**
- **Prime development location**
- **All utilities available**
- **Unrestricted**
- **Great industrial neighborhood**
- **500 ft of frontage on Wilson Rd**
- **Not within the floodplain**
- **In an Opportunity Zone**
- **Heavy daily 18-wheeler traffic**
- **Ongoing industrial, residential and retail construction on Wilson Rd**
- **Call Broker for Sale Price**

**Exclusively Listed By Alpine:**

**Matthew Franques**

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# For Sale | 15.28 Acres | Development Opportunity

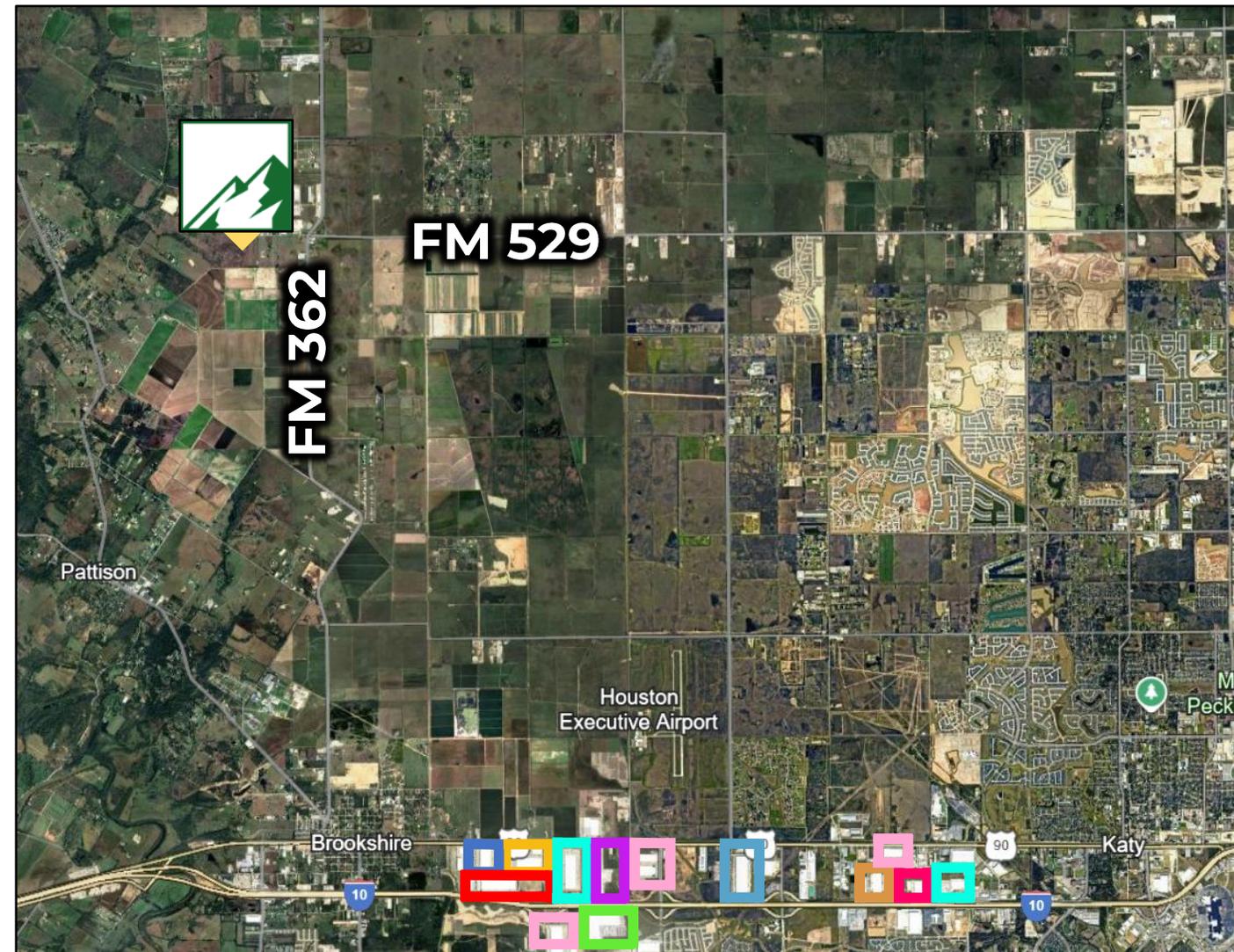
FM 362 & FM 529, Brookshire, TX 77423

## Location Highlights

- Less than 3 mi from I-10
- Minutes from Empire West Business Park
- I-10: 63,000 VPD (TXDOT)
- FM 362: 6,700 VPD (TXDOT)

## Map Legend

- HEB Distribution
- Tesla Empire Warehouse
- Ferguson Plumbing Supply
- Amazon Distribution (2)
- Costco Depot
- Igloo Products (3)
- Rooms To Go
- Medline Industries
- Crawford Electric Supply
- Bel Furniture



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# For Sale | 15.28 Acres | Development Opportunity

FM 362 & FM 529, Brookshire, TX 77423

## FM 529 from the Grand Parkway (SH 99) to FM 362 Public Meeting

### TXDOT Proposed Plans

TxDOT is proposing to widen FM 529 from SH 99 to FM 362 in Harris and Waller Counties.

#### Current conditions

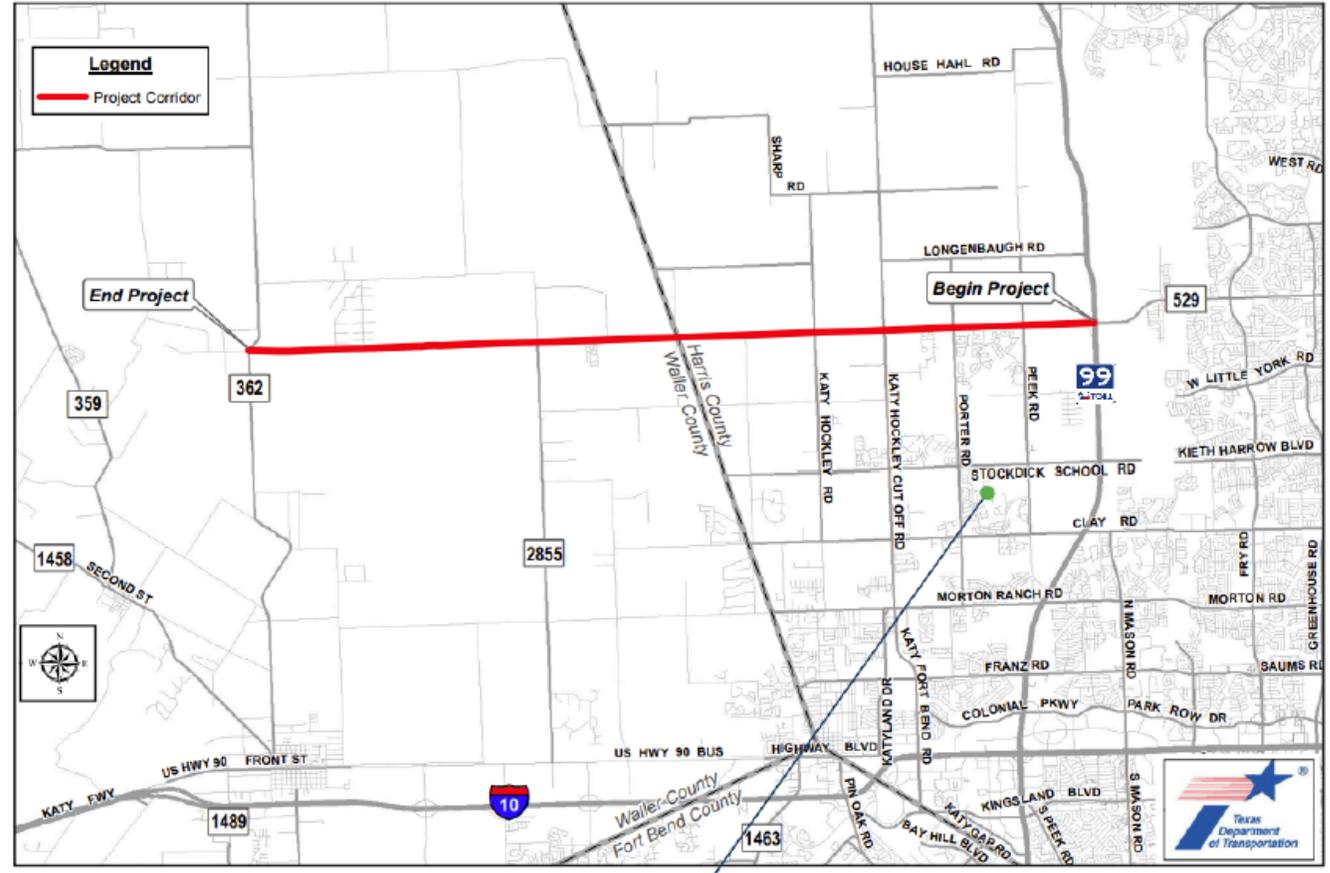
FM 529 is a two-lane undivided roadway, one lane in each direction, with four-foot outside shoulders and open ditches.

#### Proposed improvements

The proposed improvements include the following:

- Widen the existing FM 529 from a two-lane roadway to a six-lane roadway with an 18-foot raised median between SH 99 and Katy Hockley Cut Off Road
- Widen the existing FM 529 from a two-lane roadway to a four-lane roadway with an 18-foot raised median between Katy Hockley Cut Off Road to FM 362
- Add 12-foot outside shoulders
- Add sidewalks to both sides of the roadway from SH 99 to FM 362
- Provide turn lanes at intersections and median openings at specified locations

The proposed right of way would be approximately 180 feet.



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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### 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:
  - o 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.

Alpine Partners Real Estate LLC	685165	kylef@alpinecre.net	281-627-0834
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Fischer	685165	kylef@alpinecre.net	281-627-0834
Designated Broker of Firm	License No.	Email	Phone
Kyle Fischer	685165	kylef@alpinecre.net	281-627-0834
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Franques	752469	mattf@alpinecre.net	936-689-2558
Sales Agent/ Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

