



W Realty &
Investment Group



31895
US 90

31895 US 90
Brookshire, TX 77423

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PROPERTY INFO:

CALL FOR RATE

- ◆ **PROPERTY ADDRESS:**
31895 US 90
BROOKSHIRE, TX 77423
- ◆ **YEAR BUILT:**
2021
- ◆ **RENTABLE AREA:**
54,871 SQ. FT.

31895
US
90

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
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PROPERTY OVERVIEW

Welcome to the world-class industrial distribution development located just 35 miles west of Houston, Texas. This prime location is situated between two major thoroughfares, Interstate 10 and Highway 90, making it easily accessible for businesses and customers alike.

This industrial distribution development offers state-of-the-art facilities and infrastructure, making it an ideal location for companies looking to establish their presence in the Houston area. With a strategic location near the Port of Houston, businesses can take advantage of the city's robust transportation network and access global markets with ease.

The development boasts a wide range of amenities, including modern warehouses and distribution centers.

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Impressive property at 54,871 sf out of 123,300 sf on 8.26 acres lot. This building boasts a prime location outside of the 100 and 500 Year Flood Plain, making it a safe and secure option for your business. With a front-load configuration, 32' clear height, and ESFR sprinkler system, 60' speed bay, 6" reinforced and sealed concrete slab, 2,000 amp pad mounted transformer, this building is designed to meet all of your distribution needs.

One of the most attractive features of this property is its size. With over 54,000 square feet of space available, there is plenty of room for your business to grow and thrive. The building sits on a spacious 8.26 acre lot, providing ample space for parking and maneuvering large trucks and equipment. This is especially beneficial for businesses that require a lot of storage or have a high volume of shipments.

The front-load configuration of this building is ideal for distribution purposes. This means that the loading docks are located at the front of the building, making it easy for trucks to load and unload goods. This setup also allows for efficient movement of goods within the building, reducing the time and effort required for distribution operations.

Another key feature of this property is its impressive 32' clear height. This means that the ceiling height is 32 feet from the floor to the roof, providing ample vertical space for storage and equipment. This is especially beneficial for businesses that deal with large or bulky items that require extra space.

Safety is always a top priority when it comes to commercial properties, and this building has you covered with its ESFR sprinkler system. ESFR stands for Early Suppression Fast Response, which means that this sprinkler system is designed to quickly detect and suppress fires before they can spread. This provides peace of mind for business owners and employees alike.

In addition to its functional features, this building is also fully fenced, providing an added layer of security for your business. This is especially important for businesses that deal with valuable or sensitive goods. The fence also helps to define the property boundaries and keep unwanted visitors out.

Overall, the 54,871 sf out of 123,300 sf freestanding distribution building on 8.26 acres lot is a highly desirable property for businesses in need of a distribution center. Its prime location outside of the flood plain, front-load configuration, 32' clear height, ESFR sprinkler system, and fully fenced lot make it a top choice for businesses looking to streamline their distribution operations. Don't miss out on this opportunity to take your business to the next level with this impressive property.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



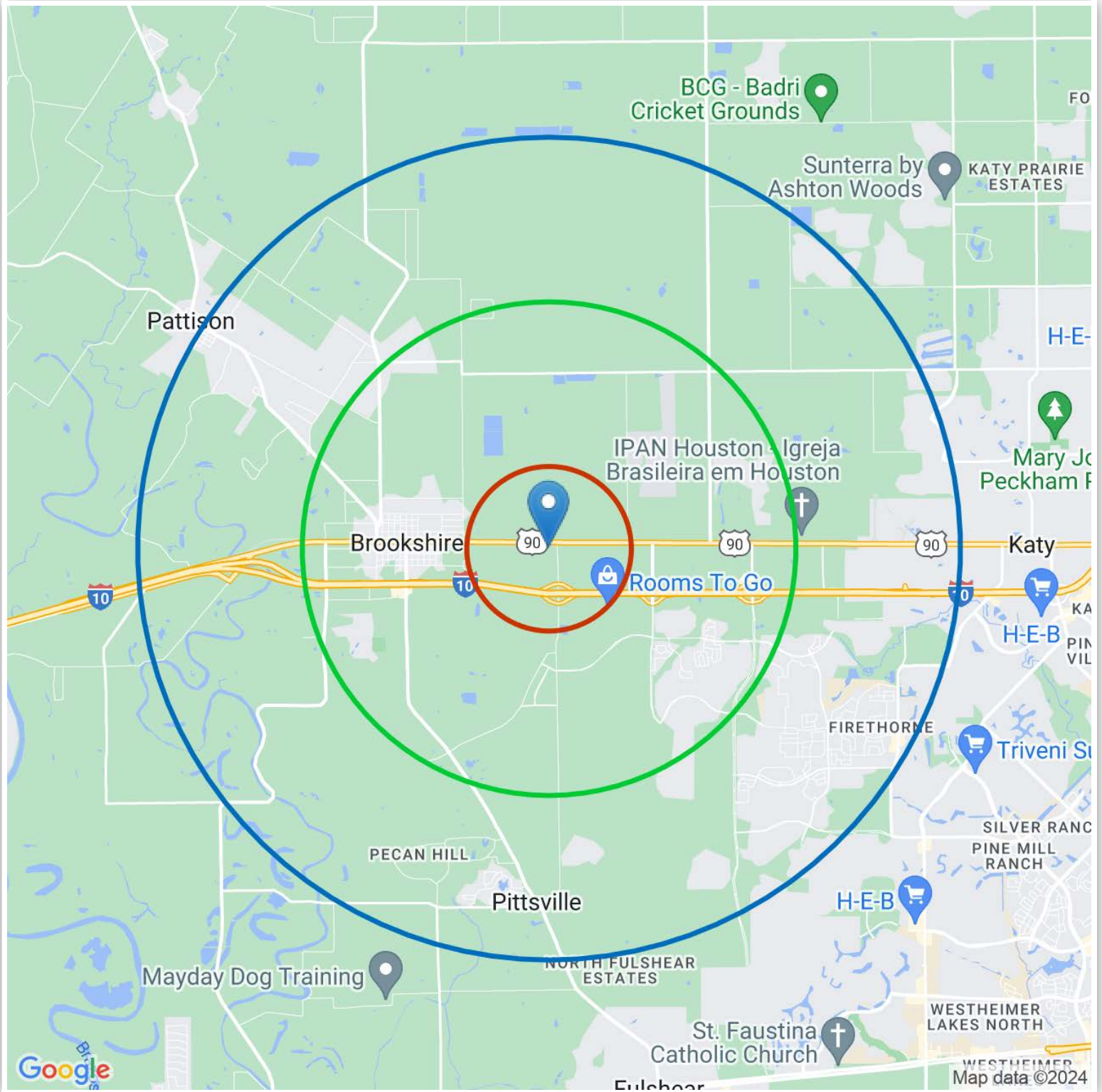
PROPERTY PHOTOS



31895 US 90

31895 US 90, Brookshire, TX, 77423

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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	1 mile	3 mile	5 mile
Population			
2010 Population	0	5,900	11,711
2020 Population	0	10,374	31,170
2024 Population	0	12,770	48,567
2029 Population	0	14,370	65,181
2010-2020 Annual Rate	0.00%	5.81%	10.28%
2020-2024 Annual Rate	0.00%	5.01%	11.00%
2024-2029 Annual Rate	0.00%	2.39%	6.06%
2020 Male Population	0.0%	49.6%	49.2%
2020 Female Population	0.0%	50.4%	50.8%
2020 Median Age	0.0	34.2	34.6
2024 Male Population	0.0%	50.2%	49.8%
2024 Female Population	0.0%	49.8%	50.2%
2024 Median Age	0.0	35.0	35.0

In the identified area, the current year population is 48,567. In 2020, the Census count in the area was 31,170. The rate of change since 2020 was 11.00% annually. The five-year projection for the population in the area is 65,181 representing a change of 6.06% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	0.0%	46.3%	50.3%
2024 Black Alone	0.0%	17.1%	13.4%
2024 American Indian/Alaska Native Alone	0.0%	1.0%	0.6%
2024 Asian Alone	0.0%	5.0%	9.9%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	0.0%	14.5%	9.6%
2024 Two or More Races	0.0%	16.1%	16.2%
2024 Hispanic Origin (Any Race)	0.0%	34.1%	28.0%

Persons of Hispanic origin represent 28.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	0	109	148
2010 Households	0	1,859	3,711
2020 Households	0	3,117	9,513
2024 Households	0	3,786	14,986
2029 Households	0	4,210	20,360
2010-2020 Annual Rate	0.00%	5.30%	9.87%
2020-2024 Annual Rate	0.00%	4.68%	11.29%
2024-2029 Annual Rate	0.00%	2.15%	6.32%
2024 Average Household Size	0.00	3.32	3.23

The household count in this area has changed from 9,513 in 2020 to 14,986 in the current year, a change of 11.29% annually. The five-year projection of households is 20,360, a change of 6.32% annually from the current year total. Average household size is currently 3.23, compared to 3.25 in the year 2020. The number of families in the current year is 12,803 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	0.0%	21.0%	20.3%
Median Household Income			
2024 Median Household Income	\$0	\$96,199	\$138,863
2029 Median Household Income	\$0	\$113,470	\$152,321
2024-2029 Annual Rate	0.00%	3.36%	1.87%
Average Household Income			
2024 Average Household Income	\$0	\$127,542	\$168,544
2029 Average Household Income	\$0	\$147,972	\$182,403
2024-2029 Annual Rate	0.00%	3.02%	1.59%
Per Capita Income			
2024 Per Capita Income	\$0	\$40,090	\$52,621
2029 Per Capita Income	\$0	\$46,406	\$57,565
2024-2029 Annual Rate	0.00%	2.97%	1.81%
GINI Index			
2024 Gini Index	0.0	37.6	30.7

Households by Income

Current median household income is \$138,863 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$152,321 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$168,544 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$182,403 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$52,621 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$57,565 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	0	107	107
2010 Total Housing Units	0	2,110	4,114
2010 Owner Occupied Housing Units	0	1,090	2,705
2010 Renter Occupied Housing Units	0	769	1,006
2010 Vacant Housing Units	0	251	403
2020 Total Housing Units	0	3,369	10,232
2020 Owner Occupied Housing Units	0	2,356	8,211
2020 Renter Occupied Housing Units	0	761	1,302
2020 Vacant Housing Units	0	270	753
2024 Total Housing Units	0	4,127	16,581
2024 Owner Occupied Housing Units	0	3,051	13,412
2024 Renter Occupied Housing Units	0	735	1,574
2024 Vacant Housing Units	0	341	1,595
2029 Total Housing Units	0	4,603	22,056
2029 Owner Occupied Housing Units	0	3,260	17,355
2029 Renter Occupied Housing Units	0	950	3,005
2029 Vacant Housing Units	0	393	1,696

Socioeconomic Status Index

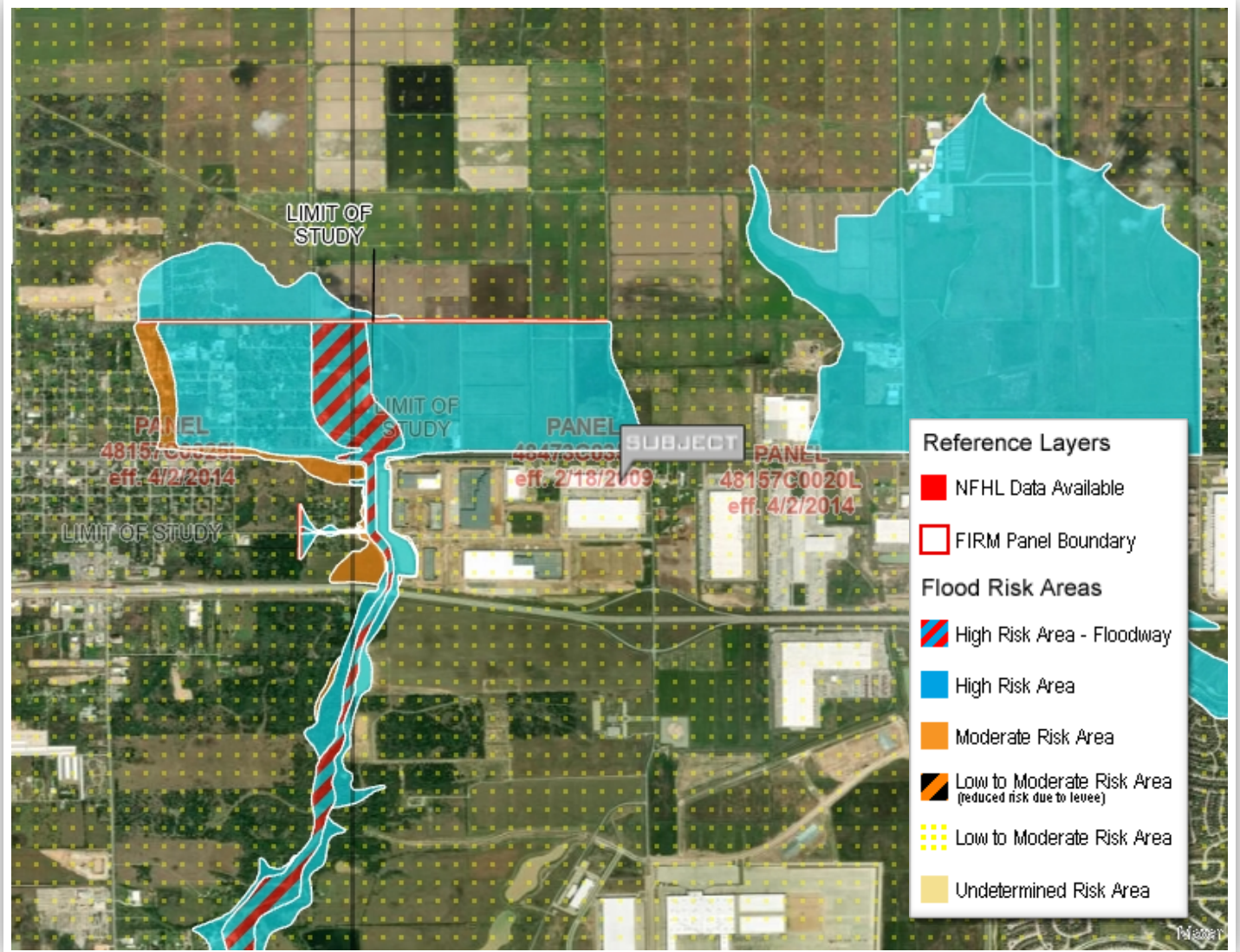
2024 Socioeconomic Status Index	0.0	46.0	56.6
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Currently, 80.9% of the 16,581 housing units in the area are owner occupied; 9.5%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 10,232 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 12.03%. Median home value in the area is \$450,030, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.99% annually to \$472,761.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Flood Risk Analysis
FEMA Map Last Updated:2022-08-12



Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

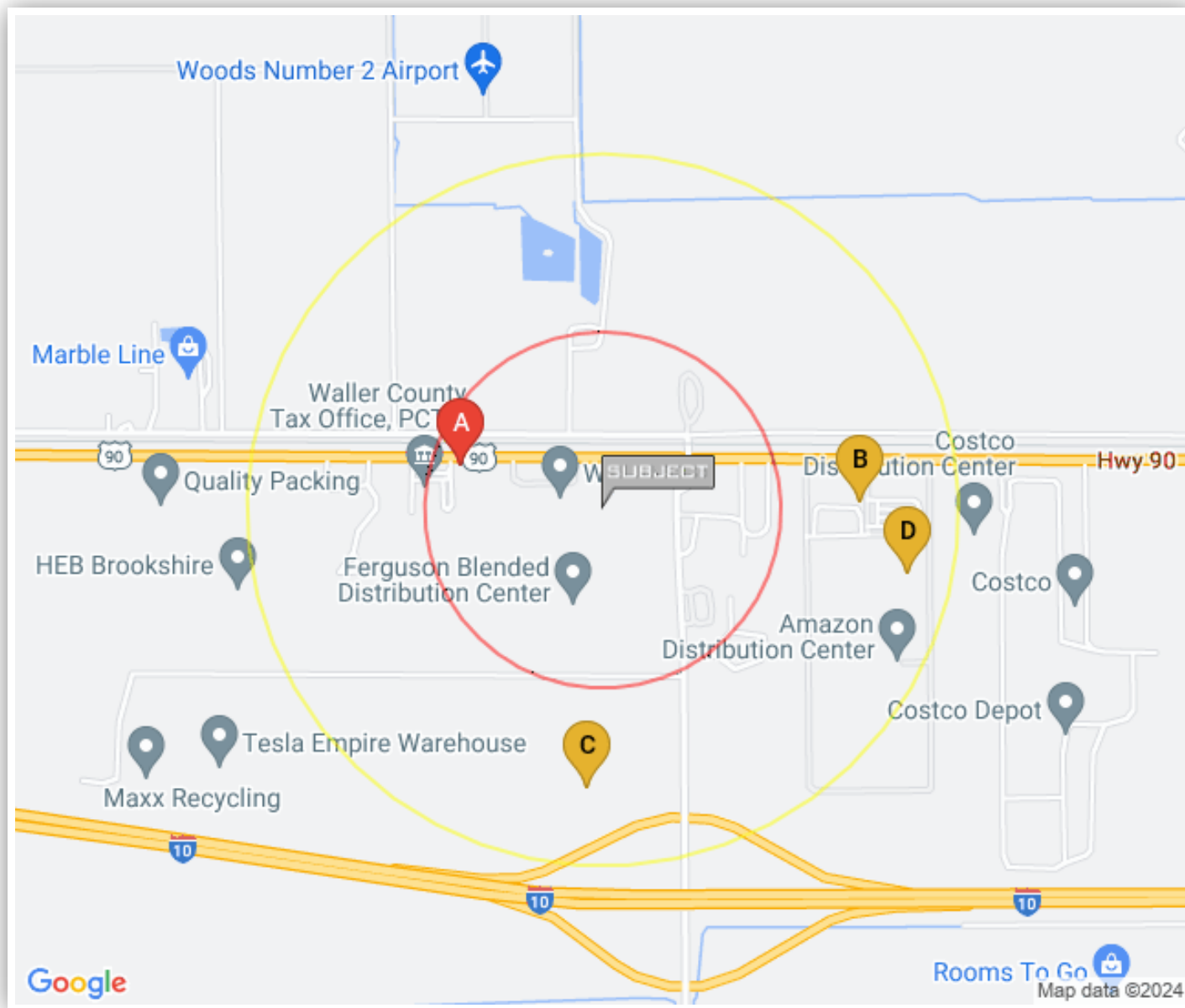
Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

ENVIRONMENTAL RISK ANALYSIS



Locations within 0.25 mile of Subject

A WALLER COUNTY PRECINCT 4 ANNEX BUILDING Latest Update:

Site Type: STATIONARY **Address:** 32225 US BUSINESS HWY 90
County: **Facility Detail Report:** 110070622326
Country:

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	project manager	STEPHEN ELLWOOD	
ICIS-NPDES NON-MAJOR	NPDES	project manager	STEPHEN ELLWOOD	

Locations within 0.50 mile of Subject

B PROJECT BRICK Latest Update:

Site Type: STATIONARY **Address:** SOUTH SIDE OF US 90, APPROX
County: WALLER COUNTY 0.25 MILES EAST OF INT
Country: **Facility Detail Report:** 110070370949

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

C Latest Update:

EMPIRE WEST BUSINESS PARK DETENTION FACILITIES

Site Type: STATIONARY **Address:** NORTHWEST CORNER OF I-10
County: AND WOODS ROAD
Country: **Facility Detail Report:** 110070708295

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	coo	JAKE BURNSIDE	
ICIS-NPDES NON-MAJOR	NPDES	project manager	JACOB PELTIER	
ICIS-NPDES NON-MAJOR	NPDES	vice president	GERALD WRIGHT	
STORM WATER CONSTRUCTION	NPDES	project manager	JACOB PELTIER	
STORM WATER CONSTRUCTION	NPDES	vice president	GERALD WRIGHT	
ICIS-NPDES NON-MAJOR	NPDES	coo	JAKE BURNSIDE	

D WEST TEN BUILDING NUMBER 3

Latest Update:

Site Type: STATIONARY
 County:
 Country:

Address: 0.16 MILES SW OF THE INTERSECTION OF TX-90 & CHOCT

Facility Detail Report: [110070363028](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

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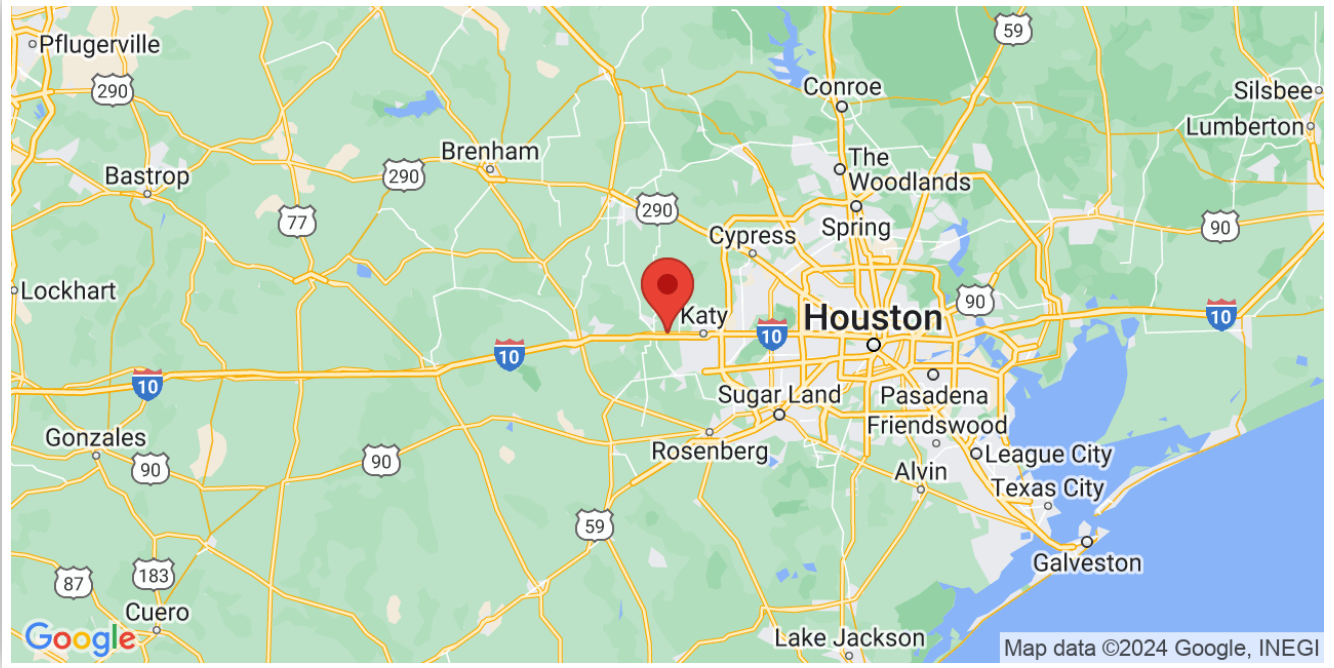
31895 US 90

31895 US 90, Brookshire, TX, 77423

AREA LOCATION MAP



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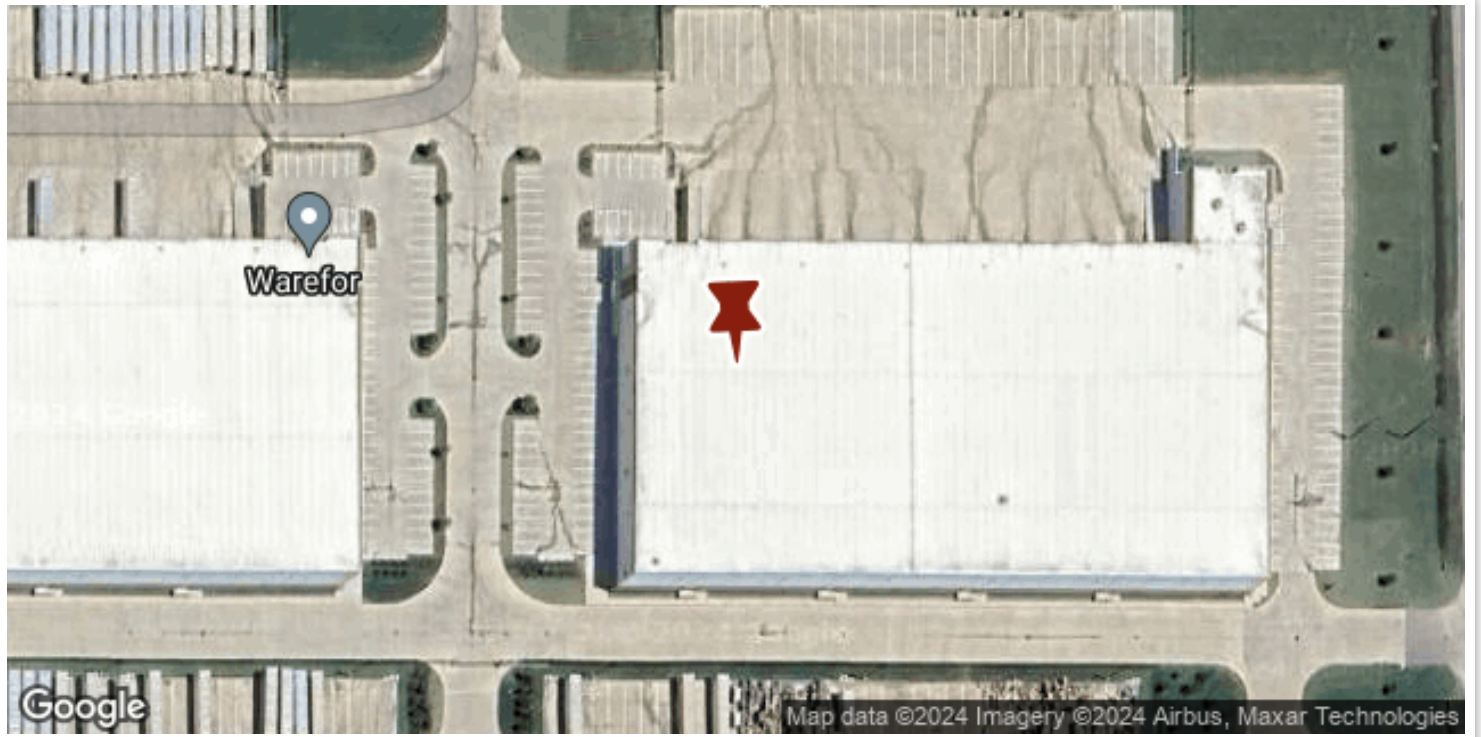
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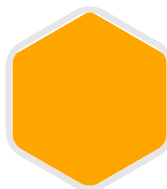
AERIAL ANNOTATION MAP

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