





## Waller County

1		<b>28450 West Ten Blvd</b> <b>Bld 2</b> <b>Katy, TX 77494</b> <b>Waller County</b> <b>Phase I</b>	Building Type: <b>Class A Distribution</b> Status: <b>Built Oct 2015</b> Building Size: <b>340,503 SF</b> Land Area: <b>93.15 AC</b> Stories: <b>1</b> For Sale: <b>For Sale - Active</b>	Space Avail: <b>340,503 SF</b> Max Contig: <b>415,296 SF</b> Smallest Space: <b>340,503 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
Sales Company: Transwestern: Darryl Noon (713) 270-3325, Jude Filippone (713) 270-3318, Brian Gammill (713) 270-3321 Landlord Rep: Transwestern / Darryl Noon (713) 270-3325 / Jude Filippone (713) 270-3318 / Brian Gammill (713) 270-3321 -- 340,503 SF (340,503 SF)				
2		<b>28420 West Ten Blvd</b> <b>Bldg 3</b> <b>Katy, TX 77494</b> <b>Waller County</b>	Building Type: <b>Class A Warehouse</b> Status: <b>Proposed</b> Building Size: <b>322,000 SF</b> Land Area: - Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>322,000 SF</b> Max Contig: <b>322,000 SF</b> Smallest Space: <b>322,000 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
Landlord Rep: Transwestern / Darryl Noon (713) 270-3325 / Jude Filippone (713) 270-3318 / Brian Gammill (713) 270-3321 -- 322,000 SF (322,000 SF)				
3		<b>28380 West Ten Blvd</b> <b>Bldg 4</b> <b>Katy, TX 77494</b> <b>Waller County</b>	Building Type: <b>Class A Warehouse</b> Status: <b>Proposed, breaks ground Jan 2017</b> Building Size: <b>262,080 SF</b> Land Area: - Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>262,080 SF</b> Max Contig: <b>262,080 SF</b> Smallest Space: <b>262,080 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
Landlord Rep: Transwestern / Darryl Noon (713) 270-3325 / Jude Filippone (713) 270-3318 / Brian Gammill (713) 270-3321 -- 262,080 SF (262,080 SF)				

## Waller County

4		<b>28350 West Ten Blvd</b> <b>Bldg 5</b> <b>Katy, TX 77494</b> <b>Waller County</b>	Building Type: <b>Class A Warehouse</b> Status: <b>Proposed, breaks ground Jan 2017</b> Building Size: <b>178,560 SF</b> Land Area: - Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>178,560 SF</b> Max Contig: <b>178,560 SF</b> Smallest Space: <b>178,560 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
Landlord Rep: Transwestern / Darryl Noon (713) 270-3325 / Jude Filippone (713) 270-3318 / Brian Gammill (713) 270-3321 -- 178,560 SF (178,560 SF)				
5		<b>18703 G H Cir</b> <b>MFG Building</b> <b>Waller, TX 77484</b> <b>Waller County</b>	Building Type: <b>Class C Manufacturing</b> Status: <b>Existing</b> Building Size: <b>144,500 SF</b> Land Area: <b>14.60 AC</b> Stories: <b>1</b> Expenses: <b>2012 Tax @ \$0.51/sf</b> Parking: <b>124 free Surface Spaces are available; Ratio of 0.85/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>144,500 SF</b> Max Contig: <b>144,500 SF</b> Smallest Space: <b>144,500 SF</b> Rent/SF/Yr: <b>\$0.21-\$0.39</b> % Leased: <b>0%</b>
Landlord Rep: Archway Properties / E.Donald E. Dennis Leasing Company: Archway Properties / Donald E. Dennis (713) 273-8980 -- 144,500 SF (144,500 SF)				
6		<b>28480 West Ten Blvd</b> <b>Bldg 1</b> <b>Katy, TX 77494</b> <b>Waller County</b> <b>Phase I</b>	Building Type: <b>Class B Distribution</b> Status: <b>Built Dec 2015</b> Building Size: <b>74,793 SF</b> Land Area: - Stories: <b>1</b> For Sale: <b>For Sale - Active</b>	Space Avail: <b>74,793 SF</b> Max Contig: <b>415,296 SF</b> Smallest Space: <b>74,793 SF</b> Rent/SF/Yr: <b>Withheld</b> % Leased: <b>0%</b>
Sales Company: Transwestern: Darryl Noon (713) 270-3325, Jude Filippone (713) 270-3318, Brian Gammill (713) 270-3321 Landlord Rep: Transwestern / Darryl Noon (713) 270-3325 / Jude Filippone (713) 270-3318 / Brian Gammill (713) 270-3321 -- 74,793 SF (74,793 SF)				

## Waller County

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**7447 FM 362**  
**Brookshire, TX 77423**  
**Waller County**

Building Type: **Class B Warehouse**  
Status: **Built 2011, Renov 2015**  
Building Size: **65,695 SF**  
Land Area: **8 AC**  
Stories: **1**  
For Sale: **For Sale - Active**

Space Avail: **65,695 SF**  
Max Contig: **65,695 SF**  
Smallest Space: **65,695 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **100%**

Sales Company: Axiom Real Estate Advisors, LLC: James Schuepbach (281) 222-2932  
Landlord Rep: Axiom Real Estate Advisors, LLC / James Schuepbach (281) 222-2932 -- 65,695 SF /8,375 ofc (65,695 SF)

8



**Alegacy Place & Business**  
**Waller, TX 77484**  
**Waller County**

Building Type: **Class B Manufacturing**  
Status: **Proposed, breaks ground Oct 2016**  
Building Size: **50,000 SF**  
Land Area: **89 AC**  
Stories: **1**  
For Sale: **Not For Sale**

Space Avail: **50,000 SF**  
Max Contig: **50,000 SF**  
Smallest Space: **30,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**

Landlord Rep: Colliers International / Tom Condon (713) 222-2111 / Walter Menuet (713) 830-2169 -- 50,000 SF (30,000-50,000 SF)

Multi-building heavy industrial park on ±89 acres bordering US 290 and Business 290 in Waller County. The Park is designed for up to 20 crane-served buildings totaling ±500,000 square feet. The first Spec building in the Park, a 34,220 square foot facility with 20 ton cranes, has been leased as of February, 2016. Multiple Build to Suit opportunities are still available, on shovel ready sites, with an estimated construction time of four months to construct new buildings.

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**501 Commerce Pky**  
**Medline**  
**Katy, TX 77494**  
**Waller County**

Building Type: **Class B Distribution**  
Status: **Built Sep 2013**  
Building Size: **500,000 SF**  
Land Area: **56.30 AC**  
Stories: **1**  
Expenses: **2012 Tax @ \$0.00/sf**  
Parking: **Ratio of 0.13/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **50,000 SF**  
Max Contig: **50,000 SF**  
Smallest Space: **50,000 SF**  
Rent/SF/Yr: **\$4.20**  
% Leased: **100%**

Landlord Rep: Cushman & Wakefield / Will Condrey (713) 877-1700 / Jeff G. Peden (713) 963-2880 / Scott Miller (713) 963-2835 / David L. Cook (713) 963-2888 -- 50,000 SF (50,000 SF)

## Waller County

10		<b>41281 Park 290 Dr</b> <b>Waller, TX 77484</b> <b>Waller County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Built Dec 2015</b> Building Size: <b>27,750 SF</b> Land Area: - Stories: <b>1</b> Parking: <b>Ratio of 0.54/1,000 SF</b> For Sale: <b>For Sale at \$2,220,000 (\$80.00/SF) - Active</b>	Space Avail: <b>27,750 SF</b> Max Contig: <b>27,750 SF</b> Smallest Space: <b>27,750 SF</b> Rent/SF/Yr: <b>\$8.04</b> % Leased: <b>0%</b>
			Sales Company: Northwinds Commercial Realty: Dylan K. Schopper (713) 671-5310 Landlord Rep: Northwinds Commercial RealtyDylan K. Schopper (713) 671-5310 -- 27,750 SF (27,750 SF)	
11		<b>1100 Business Highway 290 N</b> <b>Hempstead, TX 77445</b> <b>Waller County</b>	Building Type: <b>Retail/Auto Dealership</b> Status: <b>Built 1999</b> Building Size: <b>26,007 SF</b> Land Area: <b>6 AC</b> Stories: - Expenses: <b>2011 Tax @ \$0.28/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>26,007 SF</b> Max Contig: <b>26,007 SF</b> Smallest Space: <b>26,007 SF</b> Rent/SF/YR: <b>Withheld</b> % Leased: <b>100%</b>
			Landlord Rep: Colliers International / Christopher Klein (713) 830-2141 X141 -- 26,007 SF (26,007 SF)	
12		<b>633 Choctaw Ln</b> <b>Building 1</b> <b>Katy, TX 77494</b> <b>Waller County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Under Construction, delivers Oct 2016</b> Building Size: <b>22,500 SF</b> Land Area: <b>1.77 AC</b> Stories: <b>1</b> For Sale: <b>For Sale - Active</b>	Space Avail: <b>22,500 SF</b> Max Contig: <b>22,500 SF</b> Smallest Space: <b>22,500 SF</b> Rent/SF/YR: <b>Withheld</b> % Leased: <b>0%</b>
			Sales Company: NAI Partners: John Simons (713) 629-0500, Holden Rushing (713) 629-0500, John Ferruzzo (713) 985-4608 Landlord Rep: NAI Partners / John Simons (713) 629-0500 / Holden Rushing (713) 629-0500 / John Ferruzzo (713) 985-4608 -- 22,500 SF (22,500 SF)	

## Waller County

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**26069 Springer Cemetary Rd**

**The Big S Ranch**

**Hockley, TX 77447**

**Waller County**

Building Type: **Class B Flex**

Status: **Existing**

Building Size: **19,441 SF**

Land Area: **10.63 AC**

Stories: **2**

Expenses: **2015 Tax @ \$0.67/sf**

For Sale: **For Sale at \$2,250,000 (\$115.74/SF) - Active**

Space Avail: **19,441 SF**

Max Contig: **19,441 SF**

Smallest Space: **4,312 SF**

Rent/SF/YR: **\$7.20**

% Leased: **0%**

Sales Company: Colliers International: Tom Condon (713) 222-2111

Landlord Rep: Colliers International / Tom Condon (713) 222-2111 -- 19,441 SF (4,312-15,129 SF)

### Property Highlights:

- > +/- 19,441 SF Total Building Areas (s):
- > +/- 8,625 SF Office (2-story)
- > +/- 10,200 SF Warehouse (+/- 850 SF of which is air conditioned)
- > +/- 616 SF Outside Storage Building
- > +/- 10.63 acres site
- > 22' Eave Hright (25' Eave Height @ middle)
- > Three (3) 12' W x 16' H Grade Level doors

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**3701 10th St**

**Brookshire, TX 77423**

**Waller County**

**South side of I-10 on 10th St**

Building Type: **Class C Warehouse**

Status: **Built 1970**

Building Size: **18,000 SF**

Land Area: **3 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.09/sf**

For Sale: **For Sale at \$1,400,000 (\$77.78/SF) - Active**

Space Avail: **18,000 SF**

Max Contig: **18,000 SF**

Smallest Space: **18,000 SF**

Rent/SF/YR: **\$8.64**

% Leased: **0%**

Sales Company: Lester Langley: Lester Langley (337) 477-2827 X5701

Landlord Rep: Lester Langley / Lester Langley (337) 477-2827 X5701 -- 18,000 SF (18,000 SF)

3701 Tenth Street consists of two metal warehouse buildings located in Brookshire, Texas, with frontage on the South side of Interstate 10. It is ideal for a distribution, manufacturing or warehouse facility.

## Waller County

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**41232 Park 290 Dr**

**Bldg A**

**Waller, TX 77484**

**Waller County**

**closer to hwy 290**

Building Type: **Class B Service**

Status: **Built 2007**

Building Size: **17,400 SF**

Land Area: **1.29 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.46/sf**

Parking: **20 free Surface Spaces are available; Ratio of 1.14/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **17,400 SF**

Max Contig: **17,400 SF**

Smallest Space: **17,400 SF**

Rent/SF/YR: **\$8.00**

% Leased: **100%**

Landlord Rep: Gary Greene Commercial Properties / Lynette Lew (281) 220-1530 -- 17,400 SF /2,400 ofc (17,400 SF)

16



**31203 Hwy 90**

**Brookshire, TX 77423**

**Waller County**

Building Type: **Class C Warehouse**

Status: **Built 1997**

Building Size: **15,230 SF**

Land Area: **3.25 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.99/sf**

Parking: **Free Surface Spaces**

For Sale: **Not For Sale**

Space Avail: **15,230 SF**

Max Contig: **15,230 SF**

Smallest Space: **15,230 SF**

Rent/SF/YR: **\$9.00**




% Leased: **0%**

Landlord Rep: NAI Partners / Travis Land, SIOR (713) 985-4624 -- 15,230 SF /5,000 ofc (15,230 SF)

### Building Features:

- > 5,000 SF office area
- > 10,230 SF warehouse area
- > ± 2,500 SF concrete mezzanine area (not included in total SF)
- > (1) 5-ton overhead crane, (5) 1-ton jib cranes
- > 19' - 22' clear height
- > Heavy power
- > Clear span facility (insulated)
- > Grade level loading
- > Drive thru warehouse
- > (2) 14' X 16' electric loading doors
- > (1) 20' wide sliding door
- > Property is fenced and gated
- > Metal halide lighting

## Waller County

17		<b>Hwy 90 &amp; Commerce Pky</b> <b>Building 2</b> <b>Katy, TX 77494</b> <b>Waller County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Proposed, breaks ground Sep 2016</b> Building Size: <b>14,000 SF</b> Land Area: <b>7.09 AC</b> Stories: <b>1</b> Expenses: <b>2014 Tax @ \$0.81/sf</b> For Sale: <b>For Sale - Active</b>	Space Avail: <b>14,000 SF</b> Max Contig: <b>14,000 SF</b> Smallest Space: <b>14,000 SF</b> Rent/SF/YR: <b>Withheld</b> % Leased: <b>0%</b>
		Sales Company: Colliers International: Jon Lindenberger (713) 222-2111 Landlord Rep: Colliers International / Jon Lindenberger (713) 222-2111 -- 14,000 SF (14,000 SF)		
18		<b>532 Stonegate Dr</b> <b>Katy, TX 77494</b> <b>Waller County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Built 2014</b> Building Size: <b>14,000 SF</b> Land Area: <b>-</b> Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>14,000 SF</b> Max Contig: <b>14,000 SF</b> Smallest Space: <b>14,000 SF</b> Rent/SF/YR: <b>\$0.85</b> % Leased: <b>0%</b>
		Landlord Rep: Boyd Commercial, LLC/CORFAC International / Bo Pettit (713) 877-8400 X3416 / R. Conrad Bernard, SIOR (713) 877-8400 -- 14,000 SF /2,250 ofc (14,000 SF)		
19		<b>34211 Katy Fwy</b> <b>Former Auto Dealership</b> <b>Brookshire, TX 77423</b> <b>Waller County</b>	Building Type: <b>Class C Showroom</b> Status: <b>Existing</b> Building Size: <b>12,555 SF</b> Land Area: <b>1.89 AC</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$1.34/sf</b> For Sale: <b>For Sale individually - Active; also for sale at \$1,499,000 (\$119.39/SF) as part of a portfolio of 2 properties - Active</b>	Space Avail: <b>12,555 SF</b> Max Contig: <b>12,555 SF</b> Smallest Space: <b>12,555 SF</b> Rent/SF/YR: <b>Withheld</b> % Leased: <b>100%</b>
		Sales Company: Lee & Associates Commercial Real Estate Service: Patrick Wolford (713) 744-7436 Texas CRES LLC: Joel English (713) 473-7200 Landlord Rep: Lee & Associates Commercial Real Estate Service / Patrick Wolford (713) 744-7436 -- 12,555 SF (12,555 SF)		

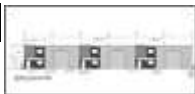
## Waller County

20		<b>34441 Sunset Ln</b> <b>Brookshire, TX 77423</b> <b>Waller County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Proposed, breaks ground Aug 2016</b> Building Size: <b>11,700 SF</b> Land Area: <b>1.50 AC</b> Stories: <b>1</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>11,700 SF</b> Max Contig: <b>11,700 SF</b> Smallest Space: <b>11,700 SF</b> Rent/SF/YR: <b>\$9.00</b> % Leased: <b>0%</b>
Landlord Rep: Capital Real Estate Commercial, Inc. / E.Hart E. Schleicher (713) 681-1100 X223 / Frank Blackwood (713) 681-1100 -- 11,700 SF (11,700 SF)				
21		<b>33434 FM 529 Rd</b> <b>Brookshire, TX 77423</b> <b>Waller County</b>	Building Type: <b>Class C Warehouse</b> Status: <b>Existing</b> Building Size: <b>11,500 SF</b> Land Area: <b>26.67 AC</b> Stories: <b>1</b> Expenses: <b>2014 Tax @ \$0.18/sf</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>11,500 SF</b> Max Contig: <b>11,500 SF</b> Smallest Space: <b>11,500 SF</b> Rent/SF/YR: <b>\$8.28</b> % Leased: <b>0%</b>
Landlord Rep: Lee & Associates Commercial Real Estate Service / Patrick Wolford (713) 744-7436 -- 11,500 SF / 2,500 ofc (11,500 SF)				
22		<b>Hwy 90 &amp; Commerce Pky</b> <b>Building 1</b> <b>Katy, TX 77494</b> <b>Waller County</b>	Building Type: <b>Class B Warehouse</b> Status: <b>Proposed, breaks ground Sep 2016</b> Building Size: <b>9,600 SF</b> Land Area: <b>7.09 AC</b> Stories: <b>1</b> Expenses: <b>2014 Tax @ \$1.18/sf</b> For Sale: <b>For Sale - Active</b>	Space Avail: <b>9,600 SF</b> Max Contig: <b>9,600 SF</b> Smallest Space: <b>9,600 SF</b> Rent/SF/YR: <b>Withheld</b> % Leased: <b>0%</b>
Sales Company: Colliers International: Jon Lindenberger (713) 222-2111 Landlord Rep: Colliers International / Jon Lindenberger (713) 222-2111 -- 9,600 SF (9,600 SF)				



## Waller County

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**34003 13th St**  
**Brookshire, TX 77423**  
**Waller County**

Building Type: **Class B Industrial** Space Avail: **9,000 SF**  
 Status: **Proposed, breaks ground Nov 2016** Max Contig: **3,000 SF**  
 Building Size: **9,000 SF** Smallest Space: **3,000 SF**  
 Land Area: **0.59 AC** Rent/SF/YR: **\$9.00**  
 Stories: - % Leased: **0%**  
 Expenses: **2015 Tax @ \$0.14/sf**  
 For Sale: **For Sale at \$720,000 (\$80.00/SF) - Active**

Sales Company: Comex Group, LLC: Carlos Puerta (281) 731-7817  
 Landlord Rep: Comex Group, LLC / Carlos Puerta (281) 731-7817 -- 9,000 SF (3,000 SF)

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**2670 Hartwell Rd**  
**Brookshire, TX 77423**  
**Waller County**

Building Type: **Class C Warehouse** Space Avail: **8,000 SF**  
 Status: **Built 2002** Max Contig: **8,000 SF**  
 Building Size: **8,000 SF** Smallest Space: **8,000 SF**  
 Land Area: **1.50 AC** Rent/SF/YR: **\$4.20-\$4.56**  
 Stories: - % Leased: **0%**  
 Expenses: **2015 Tax @ \$0.33/sf**  
 For Sale: **Not For Sale**

Landlord Rep: Kathy Talerico / Kathy Talerico (281) 375-8942 -- 8,000 SF (8,000 SF)

25



**41254 Park 290 Dr**  
**Waller, TX 77484**  
**Waller County**

Building Type: **Class C Warehouse** Space Avail: **7,200 SF**  
 Status: **Existing** Max Contig: **7,200 SF**  
 Building Size: **7,200 SF** Smallest Space: **7,200 SF**  
 Land Area: **2 AC** Rent/SF/YR: **\$10.80**  
 Stories: **1** % Leased: **100%**  
 Expenses: **2015 Tax @ \$1.64/sf**  
 For Sale: **For Sale at \$875,000 (\$121.53/SF) - Active**

Sales Company: Cypressbrook Company: Denise Ksiazek (281) 364-1777 X230  
 Landlord Rep: Cypressbrook Company / Denise Ksiazek (281) 364-1777 X230 -- 7,200 SF /960 ofc (7,200 SF)

## Waller County

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**41212 Park 290 Dr**

**Building D-1**

**Waller, TX 77484**

**Waller County**

Building Type: **Class B Warehouse**

Status: **Built Nov 2011**

Building Size: **9,425 SF**

Land Area: **2 AC**

Stories: **1**

Expenses: **2011 Tax @ \$0.96/sf**

Parking: **12 free Surface Spaces are available; Ratio of 1.27/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,495 SF**

Max Contig: **5,495 SF**

Smallest Space: **5,495 SF**

Rent/SF/YR: **Withheld**

% Leased: **41.7%**

Landlord Rep: Four Seasons Development Co., Inc. / Julian Kubeczka (713) 466-7077 -- 5,495 SF /368 ofc (5,495 SF)

27



**805 Factory Outlet Dr**

**Factory Stores Of America**

**Hempstead, TX 77445**

**Waller County**

Building Type: **Retail/(Outlet Ctr)**

Status: **Built 1989**

Building Size: **64,124 SF**

Land Area: **10.58 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.27/sf**

For Sale: **Not For Sale**

Space Avail: **5,382 SF**

Max Contig: **5,382 SF**

Smallest Space: **5,382 SF**

Rent/SF/YR: **Withheld**

% Leased: **91.6%**

Landlord Rep: Starbridge Commercial / Peter Kim (646) 589-3889 -- 5,382 SF (5,382 SF)

28



**615 Business Highway 290 N**

**Hempstead, TX 77445**

**Waller County**

Building Type: **Class C Flex**

Status: **Existing**

Building Size: **8,000 SF**

Land Area: **0.28 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.21/sf**

For Sale: **For Sale at \$385,000 (\$48.13/SF) - Active**

Space Avail: **4,000 SF**

Max Contig: **4,000 SF**

Smallest Space: **4,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Sales Company: Texas United Realty: Jeannie Rogers (832) 237-9200

Sycamore Commercial Properties: Bob Latham (713) 463-9222, Chris Case (713) 463-9222

Landlord Rep: Sycamore Commercial Properties / Bob Latham (713) 463-9222 / Chris Case (713) 463-9222 -- 4,000 SF (4,000 SF)

## Waller County

29



**24344 Riley Rd**  
**Plantersville, TX 77363**  
**Waller County**

Building Type: **Retail**  
 Status: **Existing**  
 Building Size: **10,400 SF**  
 Land Area: **9.51 AC**  
 Stories: **1**

For Sale: **Not For Sale**

Space Avail: **4,000 SF**  
 Max Contig: **4,000 SF**  
 Smallest Space: **1,000 SF**  
 Rent/SF/YR: **\$15.00**  
 % Leased: **61.5%**

Landlord Rep: Texas CRES LLC / Joel English (713) 473-7200 -- 4,000 SF (1,000-4,000 SF)

### Highlights

Building and living quarters less than 10 years old  
 On Site Baseball Field  
 Easy access to FM 1774 and Texas Renaissance Festival  
 Easy access to Proposed Aggie Expressway

### Description

Approx. 9.5 acres in Plantersville, 3.5 acres cleared with 8000 sq ft Retail/Warehouse Space and 2400 sq ft on-site living quarters with garage/shop. Well maintained baseball diamond/field on-site, Warehouse space currently used as baseball training facility but could easily be built out for retail use. Plantersville/Waller County - Only 1.6 miles from the Texas Renaissance Festival, located on the corner of FM 1774 and Riley Road. Building faces Riley Rd., side of building faces FM 1774 just on other side of railroad track.

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**52186 Highway 290**  
**Hempstead, TX 77445**  
**Waller County**

Building Type: **Class C Office**  
 Status: **Built 2004**  
 Building Size: **3,870 SF**  
 Typical Floor Size: **3,870 SF**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.79/sf**



For Sale: **For Sale at \$500,000 (\$129.20/SF) - Active**

Space Avail: **3,800 SF**  
 Max Contig: **3,800 SF**  
 Smallest Space: **3,800 SF**  
 Rent/SF/YR: **\$12.00**  
 % Leased: **1.8%**

Sales Company: Styers Realty Inc: Deedee Smith (979) 921-9920

Landlord Rep: Styers Realty Inc / Deedee Smith (979) 921-9920 -- 3,800 SF (3,800 SF)

## Waller County

31		<b>210 Cottonwood St</b> <b>Hempstead, TX 77445</b> <b>Waller County</b>	Building Type: <b>Retail/Restaurant</b> Status: <b>Built 2008</b> Building Size: <b>9,210 SF</b> Land Area: <b>1.31 AC</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$1.47/sf</b> Parking: <b>72 free Surface Spaces are available; Ratio of 7.82/1,000 SF</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>3,510 SF</b> Max Contig: <b>3,510 SF</b> Smallest Space: <b>3,510 SF</b> Rent/SF/YR: <b>\$1.71</b> % Leased: <b>61.9%</b>
Landlord Rep: Market Realty, Inc. / Roger Chambers (979) 836-9600 X16 -- 3,510 SF (3,510 SF)				
32		<b>34205 I-10 W</b> <b>Brookshire, TX 77423</b> <b>Waller County</b>	Building Type: <b>Class B Distribution</b> Status: <b>Existing</b> Building Size: <b>3,000 SF</b> Land Area: <b>4.90 AC</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$3.29/sf</b> For Sale: <b>For Sale at \$2,750,000 as part of a portfolio of 2 properties - Active</b>	Space Avail: <b>3,000 SF</b> Max Contig: <b>3,000 SF</b> Smallest Space: <b>3,000 SF</b> Rent/SF/YR: <b>\$14.00</b> % Leased: <b>100%</b>
Sales Company: Southwest Properties: Wallace Everitt (281) 375-5575				
Landlord Rep: Southwest Properties / Wallace Everitt (281) 375-5575 -- 3,000 SF (3,000 SF)				
33		<b>29869 Highway 6</b> <b>Exxon</b> <b>Hempstead, TX 77445</b> <b>Waller County</b>	Building Type: <b>Retail/Service Station</b> Status: <b>Existing</b> Building Size: <b>2,500 SF</b> Land Area: <b>1.16 AC</b> Stories: <b>1</b> Expenses: <b>2015 Tax @ \$2.26/sf</b> Parking: <b>Free Surface Spaces</b> For Sale: <b>Not For Sale</b>	Space Avail: <b>2,500 SF</b> Max Contig: <b>2,500 SF</b> Smallest Space: <b>2,500 SF</b> Rent/SF/YR: <b>\$14.40</b> % Leased: <b>100%</b>
Landlord Rep: Company information unavailable at this time				
Sublet Contact: Franks Mini Mart / Murad Allana (832) 302-3746 -- 2,500 SF (2,500 SF)				

## Waller County

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**501 Bains St**  
**Brookshire, TX 77423**  
**Waller County**

Building Type: **Class B Warehouse**  
Status: **Built 1984**  
Building Size: **30,500 SF**  
Land Area: **0.70 AC**  
Stories: **1**  
Expenses: **2009 Tax @ \$0.31/sf**  
For Sale: **Not For Sale**

Space Avail: **1,525 SF**  
Max Contig: **1,525 SF**  
Smallest Space: **1,525 SF**  
Rent/SF/YR: **\$5.70**  
% Leased: **95.0%**

Landlord Rep: AAA Realty / (281) 731-7817  
Leasing Company: Comex Group, LLC / Carlos Puerta (281) 731-7817 -- 1,525 SF (1,525 SF)