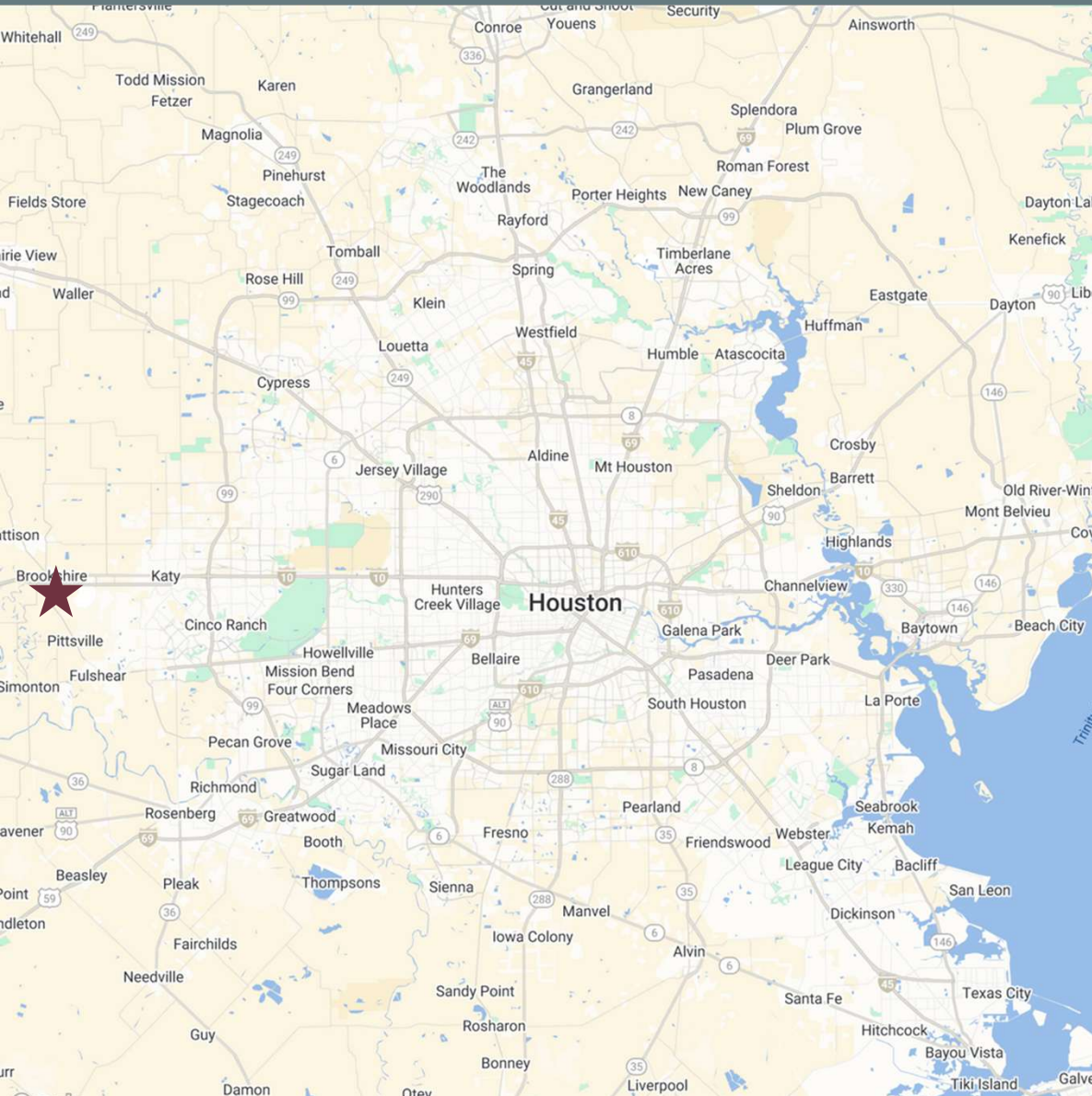


± 23.73 Acres Available

Design-Build | Build-to-Suit

Brookshire, Texas 77423
Waller County

FOR SALE OR LEASE



Features

- Up to ± 23.73 acres available for design-build or build-to-suit distribution or manufacturing buildings
- Sites from 2 acres to 3.43 acres
- Buildings from 20,000 SF to 42,000 SF
- Laydown yards from 24,060 SF to 33,934 SF
- Crane ready buildings
- ESRF available
- Located at the intersection of Interstate 10 and Waller Avenue
- Excellent access to Interstate 10, Grand Parkway 99, and Beltway-8
- 37 miles to Downtown Houston
- Located within Waller County
- Deed restricted park with professional management

CLAY
DEVELOPMENT & CONSTRUCTION INC.
COMMERCIAL DESIGN-BUILDERS

COPELAND RHEA
crhea@claydevelopment.com
(713) 789-2529

11th Street Business Park

± 23.73 Acres Available for Distribution or
Manufacturing

Design-Build | Build-to-Suit

FOR SALE OR LEASE

DETENTION SITE
±4.34 ACRES

PROPOSED
DETENTION POND
±3.54 ACRES

LAY-DOWN YARD 100'-9"

LAY-DOWN YARD 100'

LAY-DOWN YARD 100'

LAY-DOWN YARD 159'-7"

PROP. BLDG. 20,000 S.F.

6" CONC. @ GRADE

6" CONC. @ GRADE

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6" CONC. @ GRADE

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6" CONC. @ GRADE

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PROP. BLDG. 20,000 S.F.

6" CONC. @ GRADE

6" CONC. @ GRADE

7" CONCRETE DRIVE

7" CONCRETE DRIVE

78'-3"

75'-2"

73'

56'-11"

417'

408'-9"

± 23.73 Acres Available for Distribution or Manufacturing