

I-10 & US HWY 90

FOR SALE | ±50 ACRES | BROOKSHIRE, TX 77423



MARK RAINES
+1 713 888 4037
mark.raines@jll.com

TRAVIS SMITH
+1 713 212 6517
travis.smith@jll.com

MEREDITH BRETTING
+1 713 425 1850
meredith.bretting@jll.com



PROPERTY HIGHLIGHTS

- **±50 Acres** at I-10 and Highway 90
- Direct Highway 90 frontage with excellent visibility
- Easy access to I-10 via Highway 90
- Surrounded by established users in proven market
- Large tract size accommodates manufacturing, distribution, warehousing, or logistics operations
- Suitable for single-user campus or multi-tenant park
- High growth area with infrastructure to support new development
- Located within an opportunity zone
- **Call broker for pricing**

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
2025 TOTAL POPULATION	5,912	11,583	46,732
2025 MEDIAN AGE	35.8	36.4	35.4
2025 AVERAGE HOUSEHOLD INCOME	\$77,578	\$121,983	\$175,251
2025 AVERAGE HOME VALUE	\$185,000	\$352,255	\$489,026



LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE INCOME
- **\$121,983** AVERAGE
HOUSEHOLD INCOME
WITHIN A 5-MILE RADIUS



\$352,255 AVERAGE
HOME VALUE WITHIN
A 5-MILE RADIUS OF
PROPERTY



DIRECT FRONTAGE ON
HIGHWAY 90



**IMMEDIATE DUAL
HIGHWAY ACCESS** VIA
I-10 AND HIGHWAY 90



SURROUNDED BY
**ESTABLISHED
INDUSTRIAL USERS**,
CREATING A PROVEN
INDUSTRIAL ENVIRONMENT



SATURN Machine INC.

DURO
A NOVOLIX BRAND

GRUNDFOS

RYS ELEY
MAINTENANCE

ARISE SPORTS
FAST TRACK PERFORMANCE

RITD
RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

90

INTERSTATE
10

INTERSTATE
10

64,795 VPD

Donigan Rd



ABOUT THE AREA

Located in Waller County 36 miles west of downtown Houston, Brookshire, Texas, has become a formidable hub for industrial commercial property. This community offers logistical advantages with direct access to Houston, Austin, and San Antonio, attracting significant development and investment. The area's rapid growth is anchored by major industrial parks such as the nearly 300-acre Empire West, which provides over 2.3 million square feet of distribution space, and the new Woods Crossing business park, which is adding modern facilities to meet intense demand. Driven by Houston's westward expansion, the local market exhibits strong fundamentals with low vacancy rates, making it a prime target for businesses and developers seeking available land and warehouse facilities in a key transportation corridor.



CONTACT FOR MORE INFORMATION:

MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com

TRAVIS SMITH

Senior Vice President

+1 713 212 6517

travis.smith@jll.com

MEREDITH BRETTING

Senior Associate

+1 713 425 1850

meredith.bretting@jll.com



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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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 dues 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 dues 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.

Jones Lang LaSalle Brokerage, Inc.

591725

renda.hampton@jll.com

214-438-6100

Licensed Broker /Broker Firm Name

License No.

Email

Phone

Daniel Glyn Bellow

183794

dan.bellow@jll.com

713-888-4000

Designated Broker of Firm

License No.

Email

Phone

Simmi Jaggi

380606

simmi.jaggi@jll.com

713-888-4098

Designated Broker of Firm

License No.

Email

Phone

Michael Travis Smith

680879

travis.smith@jll.com

713-212-6517

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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