

VANBROOKE DEVELOPMENT

32,700 SF NEW DEVELOPMENT ON 3.28 ACRES

SWC OF FM-359 & VANBROOKE BLVD IN BROOKSHIRE, TEXAS



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For More Information, contact:

Tim Sojka | 877.381.SELL

AVAILABLE: 32,700 SF total of all buildings on 3.38 acres

LEASE RATE: Contact Broker

PROPERTY HIGHLIGHTS:

- **Strategic Location** just south of the signalized intersection at FM 359 & Vanbrooke Blvd, providing strong visibility and access in one of West Houston's fastest-growing corridors
- **Explosive Population Growth** in Fulshear/Brookshire, with the city expanding from $\pm 2,500$ to over 50,000 residents in recent years
- **Surrounded by Master-Planned Communities** including Vanbrooke, Tamarron, Cross Creek West, Polo Ranch, and Del Webb, delivering thousands of existing and future rooftops
- **Proximity to Future Schools & Infrastructure** including planned Lamar CISD campus developments nearby, driving long-term daytime traffic
- **High-Growth Retail Corridor** along FM 359, connecting to FM 1093, I-10, and the expanding Westpark Tollway for regional accessibility
- **Rapid Residential Expansion** with continued single-family development fueling sustained population and consumer base growth

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2025 Population	4,664	20,597	89,142
2030 Proj. Population	6,123	27,024	106,943
Average HH Income	\$202,464	\$202,419	\$199,940

TIM SOJKA | 877.381.SELL | SEE TIM SELL | 23228 RED RIVER DRIVE, KATY, TEXAS 77494 | 877.381.7355 | SEETIMSELL.COM

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CONCEPTUAL SITE PLAN

VANBROOKE BLVD.

STRUCTURE	SIZE
BUILDING 1	7,800 sf
BUILDING 2	6,000 sf
BUILDING 3	4,500 sf
BUILDING 4	6,000 sf
BUILDING 5	8,400 sf
TOTAL SQ. FT.	32,700 sf

STD. PARKING	H.C. PARKING	TOTAL PARKING SPACES
142 SPACES	10 H.C. SPACES	152 SPACES *

* 4.67 SPACES PER 1,000 SF



VANBROOKE DEVELOPMENT

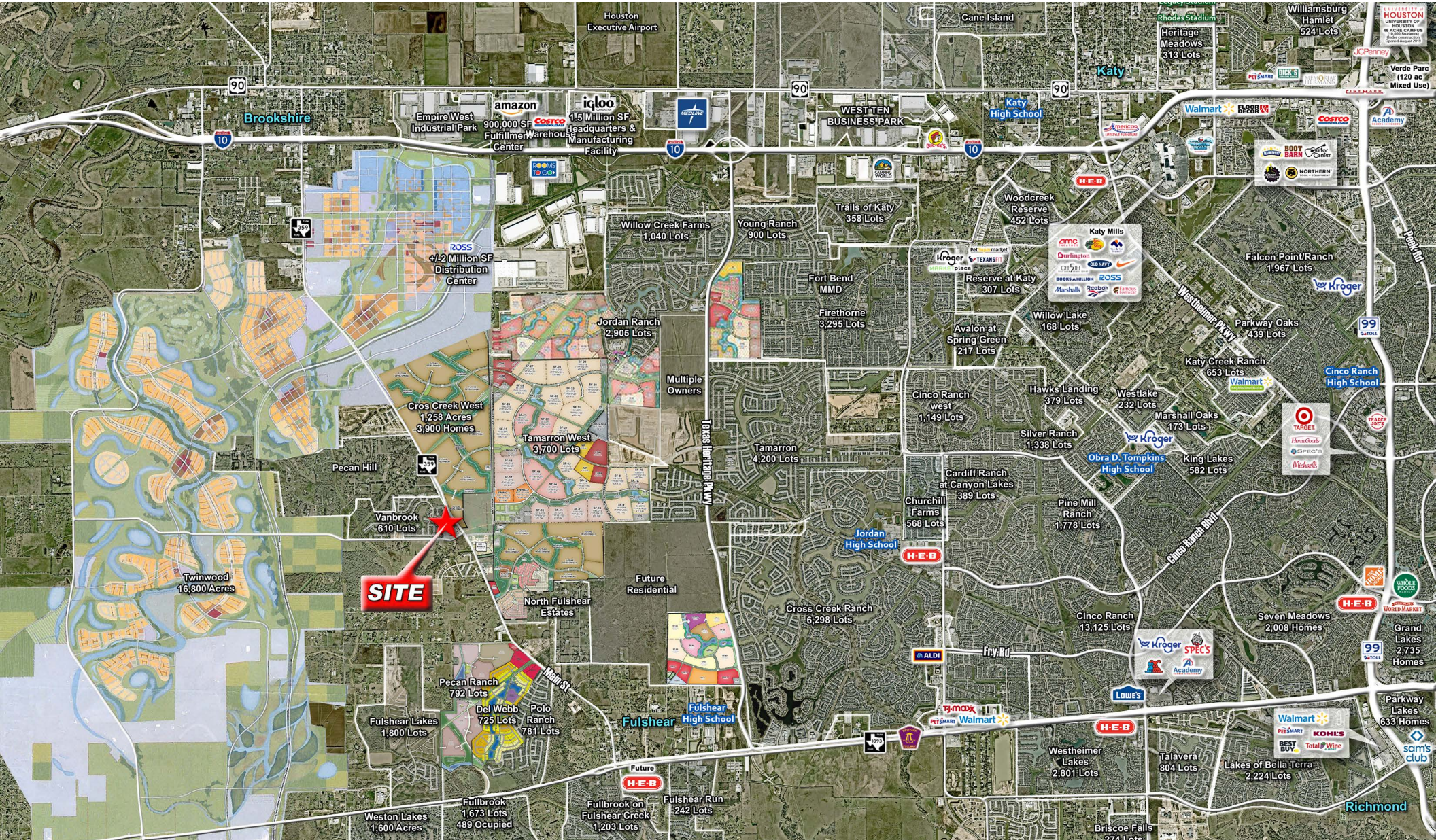
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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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. **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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Premier Realty	414770	kwkaty01@kw.com	(281)220-2100
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Karen Clements	562852	karenclements@kw.com	(281)220-2100
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Keith Towne	665310	ktowne@seetimsell.com	(281)507-5414
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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