



109.58 AC for Sale or Lease

Prime Land Development Opportunity

WALMART
DISTRIBUTION CENTER

FM 3538

City of Sealy Utilities Available
± 42 Acres

Commercial Reserve
± 10 Acres

Total Tract
± 109 Acres

REXVILLE RD

CANE CROSSING ESTATES
DEVELOPMENT

4585 Rexville Rd, Sealy, TX 77474

CBRE



109.58 Acre Development Opportunity with Dual Road Frontage Offering

- City of Sealy utilities service 42.3 acres
- The site features frontage along both FM 3538 and Rexville Road
- 10 acres commercial reserve can be available separately
- Numerous employers within a short commute
- Ample retail, dining, and entertainment
- In the path of growth
- Current agriculture exemption on the parcels
- Tax Rate: \$1.97 (View Detail)

*1,860 ft frontage along FM 3538; 1,000 ft frontage along Rexville Rd

[View Survey →](#)



Short Commute to Numerous Employment Opportunities

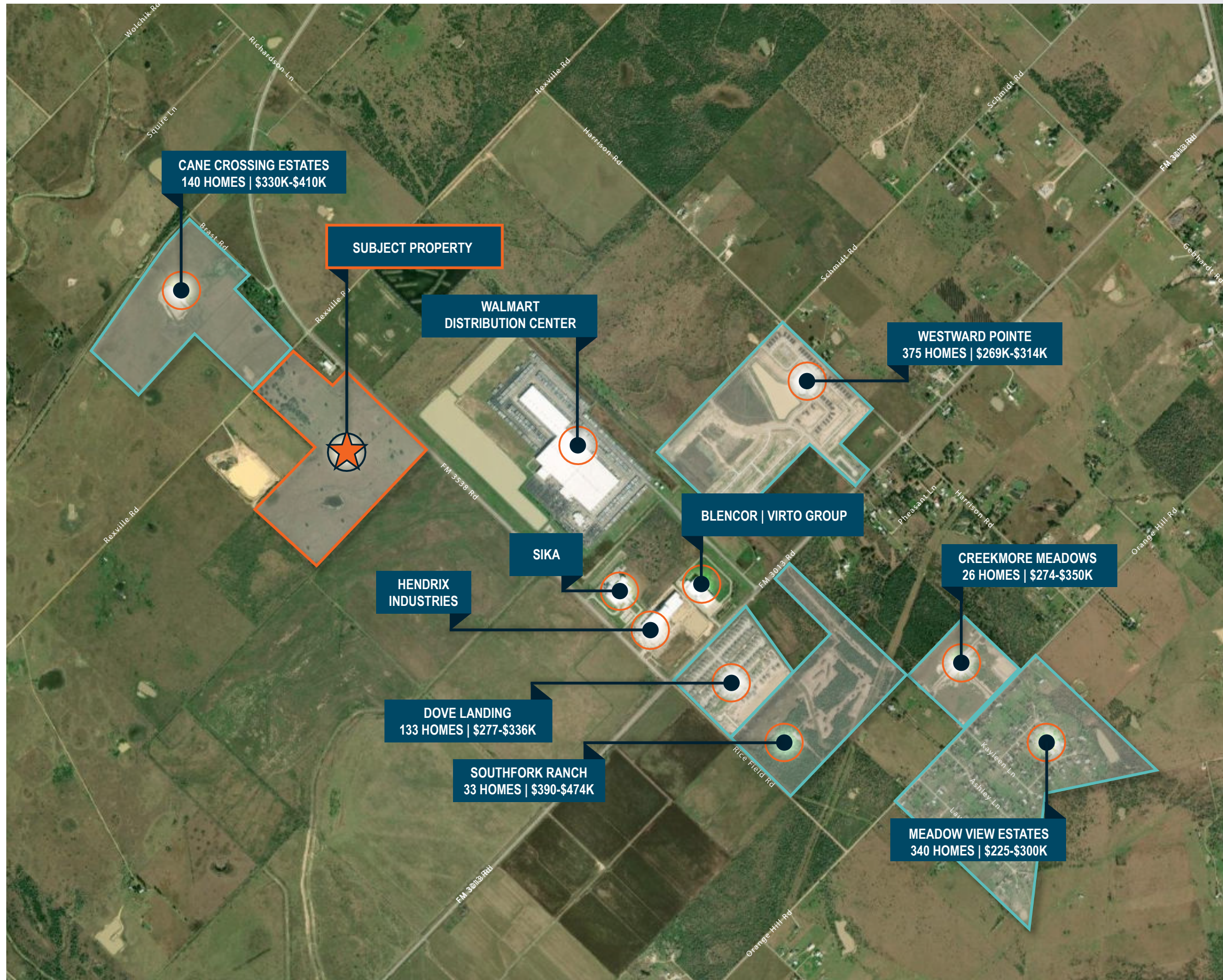
- 1 Sealy, TX
- 2 Brookshire, TX
- 3 Katy, TX



Ample Retail and Dining Prospects



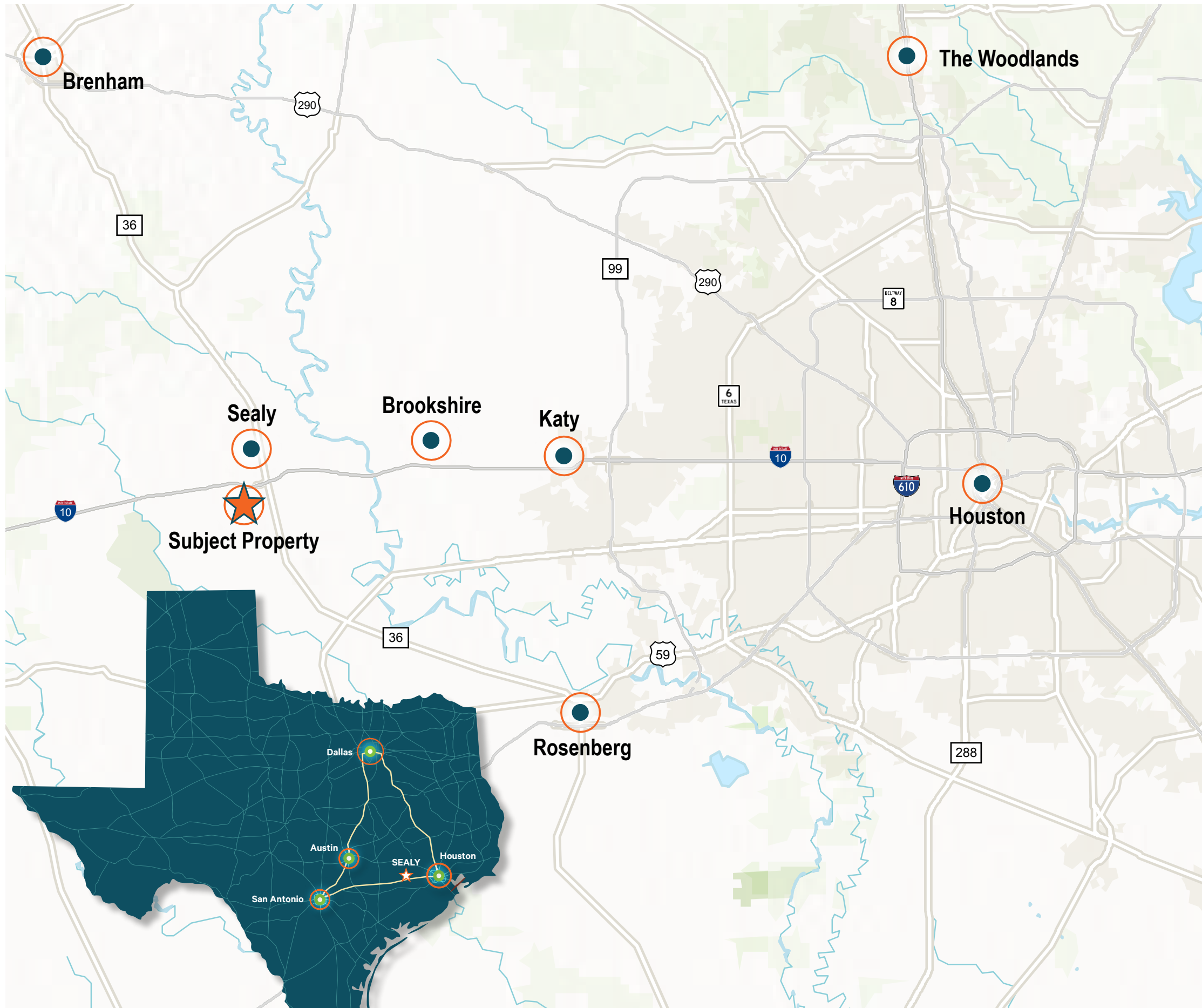
Subdivision Development Map



Zoning Map

-  Total Tract ± 109 Acres:
Potential Residential or Industrial Development
-  City of Sealy Utilities Available ± 42 Acres
-  Commercial Reserve
-  60' ROW for Access Road





Sealy: Small Town Living with Easy Access to the I-10 Corridor

Sealy, Texas, the largest city in Austin County, is conveniently located at the crossroads of Interstate 10 and Highway 36 with easy access to major markets. The city's accessibility makes it an ideal location for economic growth and development. The area's largest employer is the Walmart Distribution Center with approximately 1,000 employees.

Drive Times

- Sealy CBD: 5 Miles
- I-10: 2 Miles
- Brookshire: 17 Miles
- TX-99/Katy: 26 Miles
- Houston CBD: 50 Miles

Demographics

	5 miles	10 miles	20 miles
Daytime population	9,552	13,866	85,786
2028 Projected Population	9,915	15,999	121,689
Avg Household Income	\$85,173	\$91,330	\$130,689
Avg Home Value	\$236,444	\$250,653	\$358,803



109.58 AC for Sale or Lease Prime Land Development Opportunity



CANE CROSSING ESTATES
DEVELOPMENT

WALMART
DISTRIBUTION CENTER

REXVILLE RD

FM 3538

Commercial Reserve: ±10 Acres

City of Sealy Utilities Available
± 42 Acres

Total Tract
± 109 Acres

4585 Rexville Rd, Sealy, TX 77474

For additional information contact:

Quinten Davis

+1 713 577 1625

quinten.davis@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

