

**EXCLUSIVE OFFERING**

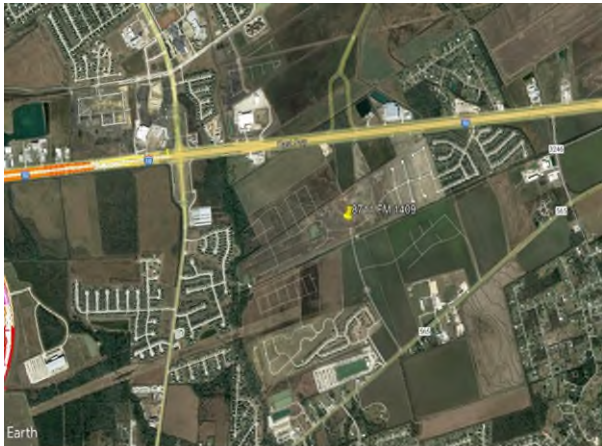
**Pre-Leasing – 8711 FM 1409 & River Farms Dr.**

- 1,538 to 4,614 SF Available
- 4/10<sup>th</sup> Mile south of I-10
- Excellent Hard Corner Location
- Booming Mont Belvieu / West Chambers County Sub-Market
- New Construction
- January 2023 Delivery



**\$ 24 to 30 / SF / YR**

Now preleasing approximately 3,600 SF in a new construction strip center, located just south of I-10 on the hard corner of FM 1409 and River Farms Dr. This section of FM 1409 just opened earlier this year and is surrounded with new residential development. The space consists of 3-ea 1,538 SF spaces. Rents will range between \$24.00 to \$30.00/SF/YR plus NNNs. Tenant Improvement allowance is negotiable.



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