



ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056



STEVEN LUMBLEY
(936) 730-6920
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

HIGH-VISIBILITY HIGHWAY 90 COMMERCIAL SITE WITH REDEVELOPMENT POTENTIAL

940 WALLER AVENUE | BROOKSHIRE, TX 77423



OFFERING SUMMARY

SALE PRICE

\$979,000

PROPERTY TYPE

COMMERCIAL INVESTMENT /
REDEVELOPMENT OPPORTUNITY

BUILDING SIZE

7,000 SF

PROPERTY HIGHLIGHTS

- At \$979,000 on ± 1.06 acres, you're asking approximately \$21.20/SF of land.
- Approximately 1.06 acres (46,170 SF)
- Approximately 7,000 SF of existing improvements
- Six different commercial parcels offered together
- Approximately 309 feet of Highway 90 frontage
- Multiple existing buildings
- Excellent highway visibility
- Convenient access to Interstate 10
- Investment, owner-user, or redevelopment opportunity
- Existing improvements offer potential interim use or income
- Located in the growing Brookshire/West Houston corridor

Aerial Map

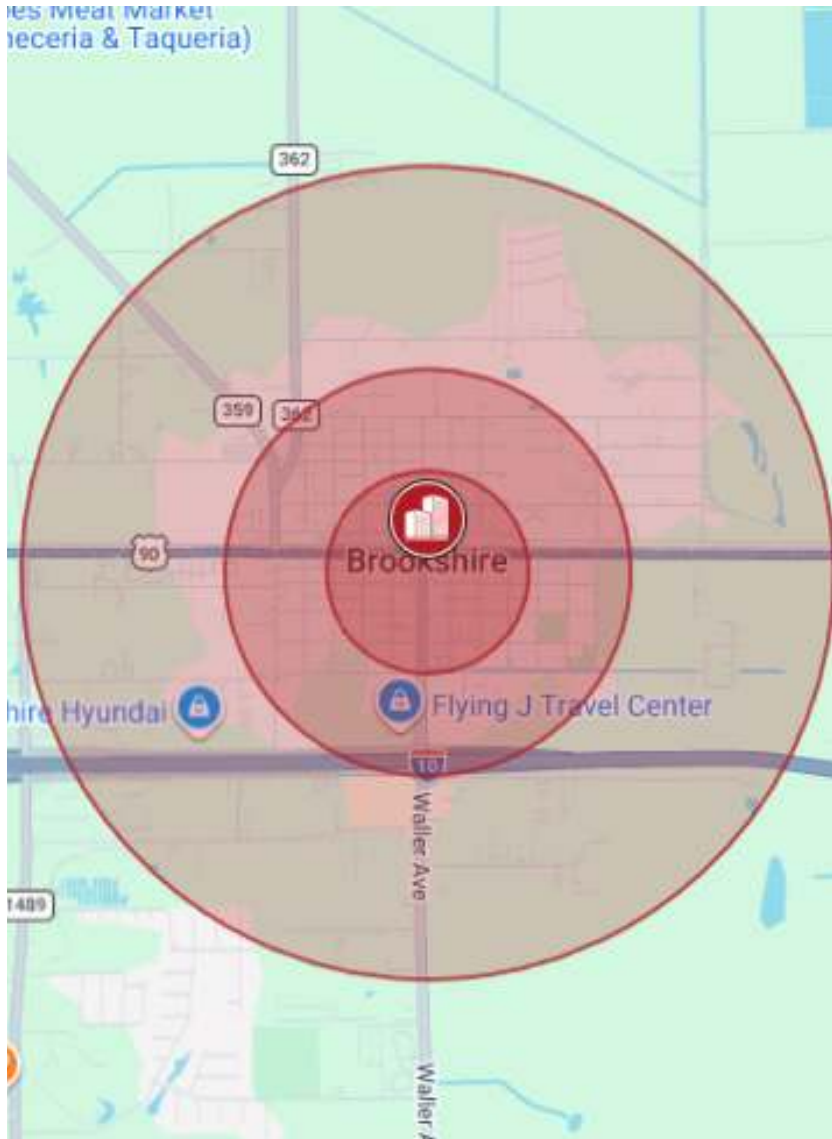


Property Photos



The carports are not included in the sale of the property and are shown as sample buildings only.

Demographics



Located along Highway 90 in Brookshire, Texas, this property benefits from excellent visibility and convenient access to Interstate 10, one of the region's primary transportation corridors. Positioned within the rapidly growing Brookshire and West Houston market, the site offers outstanding accessibility for customers, employees, and deliveries. Surrounded by expanding commercial and industrial development, the location is well suited for investment, owner-user occupancy, or future redevelopment, with strong exposure along a heavily traveled corridor.

	0.25 Miles	0.5 Miles	1 Miles
Total population	53	208	818
Persons per household	3.3	3.2	3.1
Total household	16	66	261
Average household income	\$75,520	\$69,883	\$68,917
Average age	32.2	30.9	30.4
Average age male	30.8	29.4	28.8
Average age female	31.4	30.7	30.5

Demographics data derived from AlphaMap

Market Overview

Brookshire's Highway 90 corridor offers a strategic setting for commercial investment, supported by strong visibility, convenient access to Interstate 10, and continued commercial and industrial expansion within the Brookshire and West Houston market. Properties with substantial highway frontage can provide flexibility for businesses seeking accessibility, exposure, and proximity to a major regional transportation corridor.

At 940 Waller Avenue, the combination of approximately 1.06 acres, 309 feet of Highway 90 frontage, and roughly 7,000 square feet of existing improvements creates multiple potential paths for investors, owner-users, and developers. The existing buildings may support immediate occupancy, renovation, or interim use, while the six contiguous commercial lots provide the opportunity to consider longer-term repositioning or redevelopment as the surrounding area continues to grow.



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