



# AVAILABLE PROPERTIES

## February 10

Our Broker Monthly is a summary of our available property listings. To obtain a flyer, schedule a property tour, or get more details please check [www.icotexas.com](http://www.icotexas.com) and call the appropriate broker.

### Contacts:

Larry Indermuehle	281-207-3701	Mickey Guice	281-207-3704	Jennifer Raymond	281-207-3707
Tawnya Dornak	281-207-3702	Payton Indermuehle	281-207-3708	Jim Shaw	281-207-3706
Mike Gornek	281-207-3703	Jeremy Lumbreras	281-207-3710	Danna Sossen	281-207-3709
		Lang Motes	281-207-3705	Christa Therkildsen	281-207-3711

### INDUSTRIAL

KEY MAP	LOCATION	AVAILABLE SF	OFFICE SF	SUBMKT	LOADING	CLEAR HEIGHT	PRICE/RATE	BROKER	COMMENTS
369T	11130 Neeshaw Drive	1,440 - 4,140	130	NW	Dock-High Front Load	18 FT	\$0.55 Gross	Larry Christa	Multi-tenant office/warehouse space near FM 1960 & Jones Road. Immediate move in.
409V	6630 Roxburgh, Suite 120	5,985	3,150	NW	Dock-High Rear Load	16 FT	\$0.71 Gross	Payton Jeremy	Sublease office/warehouse space, conveniently located in NW Houston at Highway 290 & Beltway 8
452M	409 & 411 Oriole Street			NW	Grade Level Front Load	14-18 FT	\$0.50 Net	Payton Jeremy	Two freestanding light manufacturing/warehouse properties available separately or as a whole located adjacent to the Pine Forest Business Park in close-in Northwest Houston.



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452M	409 Oriole Street	8,000		NW	Grade Level Front Load	18 FT	\$440,000	Payton Jeremy	Freestanding light manufacturing/warehouse building available separately or as a whole located adjacent to the Pine Forest Business Park in close-in Northwest Houston.
452M	411 Oriole Street	10,460		NW	Grade Level Front Load	14 FT	\$0.50 Net	Payton Jeremy	Freestanding light manufacturing/warehouse building available separately or as a whole located adjacent to the Pine Forest Business Park in close-in Northwest Houston.
491A	8564 - 8572 Katy Freeway	3,744 - 11,232		NW	Semi-Dock Rear Load	15 FT	\$0.60 - \$0.70 Gross	Mike Mike	This property comes with significant sales tax incentives. 100% AC space available
493V	2704 Polk Street	12,500	280	CBD	Grade Level Rear Load	17 FT	\$600,000	Lang Jennifer	Great warehouse for Downtown business use or dead storage
529Y	10660 Kinghurst	10,000 - 14,424	3,500	SW	Grade Level Rear Load	18 FT	\$0.50 Gross	Mike	10,000 SF of Office/Warehouse, 100% HVAC with small fenced yard in Southwest Business Park



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535V	5213 Brookglen	3,000	1,500	SE	Grade Level Front Load	16 FT	\$0.50 Gross	Mickey	Shell space. Recent construction, fully insulated gated multi tenant property.
535V	5411 Brookglen	1,500 - 2,100	400	SE	Grade Level Rear Load	14 FT	\$0.35 - \$0.55 Gross	Mickey	Southeast Houston masonry building with a flex suite available
535Z	9361 Winkler	3,000	600 - 1,670	SE	Grade Level Front Load	16 FT	\$0.50 Gross	Mickey	Masonry office/warehouse gated, dock high available. Just East of Highway I-45
535Z	9365 Winkler	6,600	2,000	SE	Dock-High Front Load	16 FT	\$0.57 Gross	Mickey	Gated freestanding masonry building, single tenant occupancy 1/3 office.
568G	1719-1723 Eldridge Road	2,700		SW	Grade Level Front Load	16 FT	\$0.50 Gross	Larry Christa	Multi-Tenant Office/Warehouse space available 2,700 SF
568G	816 Park Two Drive	5,172	4,000	SW	Grade Level Front Load	14 FT	\$500,000	Larry	Nice tilt-wall office/warehouse in Sugar Land Business Park. Mostly office space with small warehouse.
568G	820 Park Two Drive	21,417	2,500	SW	Dock-High Front Load	16 FT	\$1,500,000	Larry	Nice tilt-wall building in Sugar Land Business Park. One dock door.
569E	12650 Directors Drive	14,272	7,937	SW	Semi-Dock Front Load	24 FT	\$0.65 Gross	Lang Larry	REDUCED PRICE. Flex office warehouse space at Highway 59 and Highway 90A

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2333 Town Center Drive, Suite 300  
 Sugar Land, Texas 77478  
 Phone (281) 240-9090 Fax (281) 240-9070  
 1-888-240-9090

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Report Date: 2/28/2010



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569F	4134 - 4150 Bluebonnet Drive	1,750 - 3,500	1,350 - 2,400	SW	Grade Level Rear Load	15 FT	\$11.00 - \$11.30 Gross	Tawnya Danna	Two suites available from 1,750 SF to 3,500 SF in a two building project. Well positioned office/flex space strategically located in Bluebonnet Office Park
569G	13000 & 13004 Murphy Road	1,875	500	SW	Grade Level Rear Load	15 - 16 FT	\$0.75 Gross	Mike	Office/warehouse space in Southwest Houston
569K	12802 - 12834 Murphy Road	7,049		SW	Grade Level Dock Well	20 FT	\$603,500	Mike	REDUCED PRICE! 4 buildings remaining comprised of 7,056 SF each on Murphy Road between W. Airport & Greenbriar.
569K	12811 Royal Drive	3,600		SW	Grade Level Rear Load	15 FT	\$12.60 Gross	Tawnya Danna	Well positioned office/flex space located strategically in the Greenbriar Southwest Business Park near Highway 59. Excellent condition
569L	13313 Redfish Lane	1,440 - 2,880		SW	Grade Level Front Load	14 FT	\$0.55 - \$0.60 Gross	Larry Christa	Need a small office warehouse space in Stafford/Sugar Land area? 1,440 - 2,880 SF Now Available
569R	13623 Stafford Road	14,400	6,000 - 8,400	SW	Grade Level Rear Load	20 FT	\$1,750,000	Jennifer	14,400 SF office/warehouse on 4.15 acres on Stafford Road in Stafford, Texas

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605L	Corner of FM 1640 (Avenue I) & Lamar Drive	44,000		SW	Dock-High Rear Load	20 FT	\$2,860,000	Mike	Available 4th Quarter 2008. New tilt-wall buildings for sale or lease.
609G	3711 Raoul Wallenberg Drive	12,000		SW	Grade Level Rear Load	14 FT	\$1,550,000	Mickey Mike	100% leased property on Murphy Road near Highway 6

### OFFICE

KEY MAP	LOCATION	AVAILABLE SF	SUITE	SUBMKT	DIVISIBLE	PRICE/RATE	BROKER	COMMENTS
370E	13644 Breton Ridge, Unit H	738	Unit H	FM 1960 / Highway 249	No	\$17.90 - \$19.50 Gross	Danna Tawnya	Excellent location, 1 mile north of FM 1960 & State Highway 249, offering the peaceful view of a lake and a putting green. Also included in the complex will be a club house which will have an exercise room and conference room.
488E	810 Highway 6	1,633	203	I-10 West / Energy Corridor	Yes	\$14.00 Net	Danna Tawnya	1,633 SF Available in Energy Corridor Area. Ready for immediate occupancy.
490S	2055 S. Gessner Drive	1,060 - 3,500	200	I-10 West / Energy Corridor	No	\$12.00 Gross	Mike	Wooded setting near Westheimer. No add-on factor and no escalations.



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566N	2035 FM 359 at Plantation Drive	990		Fort Bend County	Yes	\$12.00 Net	Tawnya Danna	Great new shell retail / office building ready for tenant improvements. Excellent location north of Highway 90A in Pecan Grove.
567X	5750 Homeward Way	3,000		Southwest		\$810,000	Tawnya Danna	Unique 3,000 SF building for Sale surrounded by water on 1.38 acres of wooded property in Sugar Land  Small suite for Lease consisting of 2 offices, workroom, & reception with shared common area.
568M	104 Industrial	488 - 1,028	201	Fort Bend County	No	\$14.00 Gross	Mike	Great access from Highway 90A to Highway 59.
568Q	Highway 90 at Eldridge	5,824		Fort Bend County		\$139,900	Tawnya Danna	Professional Office Condo units available for purchase or lease. 728 SF up to 5,824 SF.
568R	50 Sugar Creek Center Boulevard	1,500 - 18,350		Fort Bend County	Yes	\$22.00 Gross	Tawnya Danna	4 office buildings in a prime location with easy access to Highway 59 & Highway 90.
568R	54 Sugar Creek Center Boulevard	18,350		Fort Bend County			Tawnya Danna	4 office buildings in a prime location with easy access to Highway 59 & Highway 90.



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568R	56 Sugar Creek Center Boulevard	15,000		Fort Bend County			Tawnya Danna	4 office buildings in a prime location with easy access to Highway 59 & Highway 90.
568S	1403 Highway 6	1,500 - 9,938		Fort Bend County	Yes	\$18.50 Net	Tawnya Danna	Strategically located on Highway 6 in Sugar Land in the prestigious Lake Pointe development. Surrounded by strong medical, office and retail.
568T	1437 Highway 6	1,974 - 2,000		Fort Bend County	No	\$19.00 Net	Tawnya Danna	Exceptional New Single Story Office Building in the Lake Pointe area of Sugar Land. Frontage on Highway 6 at Flour Daniel Drive near Highway 59.
568T	1455-B Highway 6	1,904	B	Southwest	No	\$12.00 Net	Tawnya Danna	New freestanding professional building in the prestigious Lake Pointe Development located near Highway 6 & Highway 59.
569E	12650 Directors Drive	14,272	600	Southwest	No	\$0.65 Gross	Lang Larry	REDUCED PRICE. Flex office warehouse space at Highway 59 and Highway 90A
569G	11104 West Airport Boulevard	763 - 2,202	115	Southwest	No	\$16.50 Gross	Tawnya Danna	Stafford / Sugar Land area; 2 story atrium building located on West Airport between Highway 59 & Murphy Road (FM 1092)

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569J	10707 Corporate Drive	2,377		Southwest	Yes	\$15.90 Gross	Tawnya Danna	This two building project is located near the intersection of Highway 59 and Highway 90.
569K	12811 Royal Drive	3,600	110	Southwest	Yes	\$12.60 Gross	Tawnya Danna	Well positioned office/flex space located strategically in the Greenbriar Southwest Business Park near Highway 59. Excellent condition
605C	212 Morton Street	1,850		Fort Bend County		\$450,000	Tawnya Danna	Located on Morton Street in the Richmond Historic District. Completely reconstructed in 2008.
607J	7002 Riverbrook	918 - 971	900 F	Fort Bend County	No	\$19.50 Gross	Tawnya Danna	Located at Highway 59 at the main entrance to Greatwood, near the new Memorial Hermann & Oak Bend Hospitals at Grand Parkway.
609R	7435 Highway 6	10,561		Fort Bend County		\$1,964,346	Tawnya Danna	New professional office space for Sale or Lease on Highway 6 in Missouri City, Texas.

### LAND

KEY MAP	LOCATION	AVAILABLE	DIVISIBLE	SUBMKT	BEST USE	PRICE/RATE	BROKER	COMMENTS
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450G	1.082 Acres - Blalock Road & Clay Road	1.082 Acres	No	NW	Retail, Showroom, Office / Warehouse & Industrial	\$279,963	Payton Jeremy	Ideal uses would be Retail, Showroom/Warehouse or Industrial
493V	1.075 Acres - 2710 Polk Street	1.075 Acres	No	CBD	Commercial/ Mixed Use	\$1,250,000	Jennifer Lang	Excellent mixed use development opportunity in east downtown near George R. Brown, Minute Maid Park, and CBD.
530B	9425 Harwin Drive	1 SF	No	SW	Retail/Office/ Warehouse	\$1,000,000	Mike	Great re-development tract
535Z	81 Lots - Highway 45 & Winkler Drive	12.5 Acres	No	SE	Residential	\$1,400,000	Lang Jennifer	81 residential lots to be sold as one unit in Cielo Vista Community
537K	8.05 Acres - 2619 Preston Road	8.05 Acres	No	SE	Retail, Office/Warehouse, Residential	\$750,000	Payton Jeremy	NEW LISTING. Income producing 8.05 acres adjacent to a Kroger anchored center. Verizon cell tower lease on site for next 25 years.
565R	10 Acres - 1717 FM 359	10 Acres	No	SW	Multi Family, Office/Retail	\$1,200,000	Jim	Great FM 359 frontage near Randalls Center in Richmond, TX. All utilities 2010.
569M	10.47 Acres - Stafford Road & Pike Road	10.47 Acres	No	SW	Industrial or Office Flex	\$2,166,347	Lang Larry	2.5, 5.2 and 10.47 acre tracts



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569P	3.318 Acres - 605 Dulles Avenue	3.318 Acres	No	SW			Tawnya Danna	3.318 acres with utilities. Ideal user or investment property with easy access to Highway 59 & Highway 90.
570J	1.0967 Acres - NWC Gessner at Cravens	1.0967 Acres	No	NW	Retail / Commercial / Office	\$370,235	Jim	Stop light corner. Across from New Major Development.
571J	3.129 Acres - Hillcroft Street & Coachcreek Drive	3.129 Acres	No	SW	Retail, Light Industrial, Church, Office/Warehouse	\$409,000	Payton Jeremy	NEW LISTING. Highly visible 3.129 acres in southwest Houston on Hillcroft.
603V	47.175 Acres - Spur 529 @ Kroesche Road	47.175 Acres	No	SW	Mixed use	\$1,300,000	Larry Lang	Great tract for development with frontage on Kroesche and Spur 529. Frontage on Spur 529 is 814 feet and 1,634 feet on Kroesche.
604Q	13.18 Acres - Highway 36 near Brooks Avenue	13.18 Acres	No	SW	Comercial	\$1,434,000	Jennifer	13.18 Acres located on Highway 36 in Rosenberg, Texas.
605-W	15.638 Acres - Bamore Road north of Highway 59	1.46 - 15.638 Acres	Yes	SW	Industrial and Mixed Use	\$1,702,978	Lang Larry	Finally! User sites in Rosenberg for industrial or mixed use.
605G	6 Acres - Front Street at Fannin Street	6 Acres	No	SW	Commercial	\$2,000,000	Jennifer	
605J	17 Acres - FM 1640 (Avenue I)	17 Acres	Yes	SW	Office / Industrial / Retail	\$2,591,820	Jim	1) 30,000 cars a day 2) No zoning 3) Divisible



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605K	6.603 Acres - Reading Road & Town Center Boulevard	6.603 Acres	Yes	SW	Office / Retail	\$1,711,378	Jim	REDUCED SALE PRICE! Lack of office in area. Lots of new activity in area. Near Brazos Town Center.
605K	9.734 Acres - FM 1640 (Avenue I) near Reading Road	9.734 Acres	Yes	SW	Office/Industrial/Storage	\$1,751,112	Jim	Lowest priced property with utilities & no detention
605L	8.3 Acres - FM 762 near FM 2218	8.3 Acres	Yes	SW	Retail/Office	\$2,840,000	Jim Jennifer	Divisible 8.3 acres on FM 762 and across from Brazos Town Center
605P	1.654 Acres - FM 2218 & Reading Road	1.654 Acres	No	SW	Retail / Office	\$792,530	Jim	Great retail corner site
605Q	4.284 Acres - Reading Road & Town Center Boulevard	1 - 4.284 Acre	Yes	SW	Office/Retail	\$1,110,335	Jim	Price Reduction. Lack of office in area. Near Brazos Town Center. Great 1 acre sites.
605W	14.59 Acres - FM 2218 @ Danziger	14.59 Acres	No	SW		\$1,906,621	Jim	No onsite detention. Highway 59 Visibility & Access
609C	9.4 Acres - Cartwright @ Murphy Road (FM 1092)	9.4 Acres	No	SW	Retail, Office, and Medical Professional	\$3,070,980	Jim	Great small sites for Retail, Office, and Medical Professional 9.4 Acres
609D	13.6 Acres - Valleyview Drive	13.6 Acres	No	SW	Single family residential	\$408,500	Jennifer	13.6 Acres of land available in Quail Valley North. Beautiful property adjacent to city park.
610F	1.47 Acres - NEC of FM 2234 & Turtle Creek Drive	1.47 Acres	No	SW	Retail	\$1,015,471	Jim	1.47 Acres located on FM 2234 (Texas Parkway) & Turtle Creek Drive near Fort Bend Toll Road



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642G	31 +/- Acres - Highway 59 @ Hamlink Road	31 Acres	No	SW	Truck Stop/Service	\$3,713,490	Jim	Direct access to Highway 59 & FM 540. Near hard corners KCS Intermodal/Nissan Distribution.
644G	4917 S. Highway 36	2.931 Acres	No	SW	Retail Office/Showroom	\$574,339	Jim	Hard Corner. Owner Financing.
684W	1.93 Acres - Highway 36 @ School Street	1.93 Acres	No	SW	Retail / Office	\$580,089	Jim	Retail land opportunity on Highway 36 in Needville.
684W	15.22 Acres - Highway 36 near School Street	4 - 15.22 Acres	No	SW	Retail, Multi Residential	\$1,988,949	Jim	
721N	55 Acres - Highway 36 near Walcik Road	55 Acres	No	SW	Residential Estate / Commercial Frontage	\$440,000	Jim	Make an offer.

### RETAIL

KEY MAP	LOCATION	AVAILABLE SF	SUITE	SUBMKT	DIVISIBLE	PRICE/RATE	BROKER	COMMENTS
369W	8111 N. Sam Houston Parkway	1,500 - 15,758	150	Northwest Far / 1960	No	\$18.00 Net	Mike Mickey	New shopping center on the Southwest corner of N. Gessner & Beltway 8. High car per day location
489H	12645 Memorial Drive	2,784		Southwest	Yes	\$19.00 Net	Mike	Shopping Center conveniently located on Memorial Drive near Beltway 8.



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530B	9425 Harwin Drive			Southwest		\$1,200,000	Mike	Great re-development tract or income property on Harwin & Allday in Southwest Houston
530C	8000 Harwin Drive	3,720 - 7,350		Southwest	Yes	\$0.60 - \$1.20 Net	Larry Christa	In the middle of the Harwin Import Goods district. Space now available.
569K	4535 S. Main Street	1,475	4535-B	Southwest	No	\$12.00 Net	Mike	Southeast corner of Dulles Avenue and S. Main Street. Two spaces available.
569Q	13911 Murphy Road	7,794		Southwest	No	\$11.40 Net	Mike	Freestanding retail building on Murphy Road near Highway 90.
605K	FM 1640 at Reading Road	1,300 - 65,000		Southwest	Yes	\$16.50 - \$18.00 Net	Tawnya Danna	Located in fast growing Rosenberg, this upscale development provides much needed office space and community retail with 2 pad sites.