



AVAILABLE PROPERTIES

January 09

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Contacts:

Larry Indermuehle 281-207-3701
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 Chase Ferrell 281-207-3709
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Mickey Guice 281-207-3704
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Lang Motes 281-207-3705
 Jennifer Raymond 281-207-3707
 Jim Shaw 281-207-3706

INDUSTRIAL

KEY MAP	LOCATION	AVAILABLE SF	OFFICE SF	SUBMKT	LOADING	CLEAR HEIGHT	PRICE/RATE	BROKER	COMMENTS
369T	11130 Neeshaw Drive	1,440 - 4,140		NW	Dock-High Front Load	18 FT	\$0.55 Gross	Larry Lang	Multi-tenant office/warehouse space near FM 1960 & Jones Road. Immediate move in.
410S	14825 Northwest Freeway	22,500 - 161,642		NW	Dock-High Rear Load	33 FT	\$0.65 Net	Jennifer Lang	New tilt-wall industrial, office warehouse project on Highway 290 at Gessner. Construction Completed.
491A	8566 - 8572 Katy Freeway	4,350 - 8,700		NW	Semi-Dock Rear Load	15 FT	\$0.60 - \$0.70 Gross	Mike Mike	100% AC space available
535V	5211 Brookglen	4,680		SE	Grade Level Front Load	16 FT	\$0.30 - \$0.45 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	\$0.40 - \$0.55 Gross	Mickey	Southeast Houston masonry building with two flex suites available
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.



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535Z	9367 Winkler	4,215	350	SE	Grade Level Front Load	16 FT	\$0.50 Gross	Mickey	Masonry office/warehouse gated, dock high available. Heavy power, just East of Highway I-45.
568G	1719-1723 Eldridge Road	2,700 - 5,700		SW	Grade Level Front Load	16 FT	\$0.50 Gross	Larry Lang	Multi-Tenant Office/Warehouse space available 2,700 SF to 5,700 SF
569-L	13406 Redfish	9,600	1,500	SW	Grade Level Front Load	18 FT	\$0.50 Gross	Larry Lang	Freestanding tilt-wall office/warehouse with 4 grade level doors with small outside yard. Immediately available.
569G	12850 Sugar Ridge	16,000	2,000	SW	Grade Level Front Load	20 FT	\$1,350,000	Mike	New Office/Warehouse near Highway 59 & Sam Houston Tollway
569K	12802 - 12834 Murphy Road	7,100		SW	Grade Level Dock Well	20 FT	\$635,040	Mike	11 buildings each comprised of 7,056 SF each on Murphy Road between W. Airport & Greenbriar.
569L	13313 Redfish Lane	1,440 - 5,760	200	SW	Grade Level Front Load	14 FT	\$0.55 Gross	Larry Lang	Need a small office warehouse space in Stafford/Sugar Land area? 1,440 - 5,760 SF Now Available
569L	13335 Murphy Road	12,240	2,000	SW	Grade Level Front Load	20 FT	\$0.90 Gross	Lang	Excellent SW location for regional distribution company
569U	Success Court & Summer Park Drive	19,152		SW	Grade Level Dock Well	20 FT	\$1,244,880	Mike	Divisible to 9,576 SF each.



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570E	9330 West Airport	19,200		SW	Dock-High Rear Load	24 FT	\$0.40 Net	Lang Larry	Well located bulk warehouse building in Southwest Houston at Beltway 8 and West Airport
605L	Corner of FM 1640 (Avenue I) & Lamar Drive	6,000 - 44,000	600 - 4,400	SW	Dock-High Rear Load	20 FT	\$9.00 Net	Mike	Available 4th Quarter 2008. New tilt-wall buildings for sale or lease.
609G	3711 Raoul Wallenberg Drive	9,000		SW	Grade Level Rear Load	14 FT	\$1.00 Net	Mickey Mike	New construction, multi use, good visibility from Murphy Road in Stafford, TX

OFFICE

KEY MAP	LOCATION	AVAILABLE SF	SUITE	SUBMKT	DIVISIBLE	PRICE/RATE	BROKER	COMMENTS
410S	14825 Northwest Freeway	4,000 - 26,516		Northwest / Highway 290	Yes	\$13.00 - \$15.00 Net	Jennifer Lang	New two-story, office flex showroom building on Highway 290 at Gessner with excellent freeway exposure. Available September 2008.
490S	2055 S. Gessner Drive	3,500	210	I-10 West / Energy Corridor	No	\$14.00 Gross	Mike	Wooded setting near Westheimer. - No add-on factor and no escalations.
568M	322 Julie Rivers Drive	10,015		Fort Bend County		\$2,200,000	Larry Jennifer	10,015 SF Single story office building for sale in Sugar Land Business Park
568M	322 Julie Rivers Drive	10,015		Fort Bend County	No	\$18.00 Net	Larry Jennifer	10,015 SF Single story office building for lease in Sugar Land Business Park



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568Q	Highway 90 at Eldridge	728 - 5,824		Fort Bend County	No	\$23.00 Net	Tawnya Chase	Professional Office Condo units available for purchase or lease. 728 SF up to 5,824 SF.
568R	50 Sugar Creek Center Boulevard	900 - 17,000		Fort Bend County	Yes	\$24.00 Gross	Tawnya Chase	FOR LEASE. 4 office buildings in a prime location with easy access to Highway 59 & Highway 90.
568S	1403 Highway 6	1,000 - 12,224	100-5000	Southwest	Yes	\$22.00 Net	Tawnya Chase	Strategically located on Highway 6 in Sugar Land in the prestigious Lake Pointe development. Surrounded by strong medical, office and retail. Available April 2009.
568T	1437 Highway 6	2,000		Fort Bend County	Yes	\$23.50 Net	Tawnya Chase	New Single Story Office Building in Lake Pointe. Frontage on Highway 6 at Flour Daniel Drive near Highway 59.
568Y	2333 Town Center Drive	4,989	200	Southwest	Yes	\$21.00 Net	Larry	Offices at Creekside is a professional office building newly constructed in 2006. Strategically located near the intersection of Highway 59 & Highway 6 across from Sugar Land Town Square.
569G	11104 West Airport Boulevard	756 - 2,592	115	Southwest	No	\$16.50 Gross	Tawnya Chase	Southwest / Stafford area two story, atrium building with easy access to Highway 59 & Beltway 8.



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607J	7002 Riverbrook	918 - 1,044	700-900	Southwest	No	\$21.00 Gross	Tawnya Chase	Located at Highway 59 and the main entrance to Greatwood, this office project is near the new Memorial Hermann Hospital facility at the Grand Parkway and other new developments in the Richmond/Rosenberg area.
608-D	1415 Highway 6, Building B	5,927		Southwest		\$1,500,000	Tawnya Chase	New single-story, built-out, medical/professional office building for SALE or LEASE in the Offices at Lake Pointe in Sugar Land.
609R	7435 Highway 6	10,561		Southwest		\$1,964,346	Tawnya Chase	Brand new office condos for SALE or LEASE on Highway 6 near Lake Olympia in Missouri City, Texas.

LAND

KEY MAP	LOCATION	AVAILABLE	DIVISIBLE	SUBMKT	BEST USE	PRICE/RATE	BROKER	COMMENTS
157C	0.974 - 12.72 Acres - I-45 @ League Line Road	0.974 - 12.72 Acre	Yes	NO	Retail/Industrial	\$2,216,332	Tawnya Lang	Several sites available just off I-45 at Conroe Outlet Mall. Utilities available.
450G	1.082 Acres - Blalock Road & Clay Road	1.082 Acres	No	NW	Retail, Showroom, Office / Warehouse	\$329,923	Payton Jeremy	Ideal uses would be Retail or Showroom/Warehouse
565R	10 Acres - 1717 FM 359	10 Acres	No	SW	Multi Family, Office/Retail	\$1,300,000	Jim	Great FM 359 frontage near Randalls Center in Richmond, TX



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567C	16827 Old Richmond Road	10.9 Acres	No	SW	Residential, multi-family, assisted living, church	\$1,353,191	Jennifer	UNDER CONTACT. Unrestricted site located in Fort Bend County on Old Richmond Road between Voss & West Airport.
569U	2.735 Acres - Summer Park Drive & Success Court	2.735 Acres	No	SW	Industrial	\$375,280	Mike	All utilities, no detention. Development ready.
570J	NWC Gessner at Cravens	1.0967 Acres	No	NW	Retail / Commercial / Office	\$379,843	Jim	Stop light corner. Across from New Major Development.
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.
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.
605J	5.3 Acres - FM 1640 near Reading Road & FM 2218	5.3 Acres	No	SW	Mini storage	\$1,061,993	Jim	Under Contract
605J	7.8058 Acres - FM 1640 (Avenue I) near Radio Lane	7.8058 Acres	No	SW	Office / Industrial / Retail	\$935,057	Jim	1) 30,000 cars a day 2) No zoning 3) Not in W.F.B Management District 4) Drastic price cut
605K	6.603 Acres - Reading Road & Town Center Boulevard	6.603 Acres	Yes	SW	Office / Retail	\$2,229,107	Jim	Lack of office in area. Lots of new activity in area. Near 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



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605Q	4.284 Acres - Reading Road & Town Center Boulevard	1 - 4.284 Acre	No	SW	Office/Retail	\$1,166,319	Jim	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	Industrial/Professional	\$2,224,391	Jim	Price Reduced. Direct Access To SW Freeway Highway 59.
609-L	1.5 Acres - Williamsberg Lane near Highway 6	1.5 Acres	No	SW	Retail/Professional	\$481,785	Larry Lang	Township Business Park First Colony area, street visibility, newly developed building lot. Sign on Highway 6.
609C	9.4 Acres - Cartwright @ Murphy Road (FM 1092)	9.4 Acres	No	SW	Retail, Office, and Medical Professional	\$3,889,908	Lang Tawnya	Great small sites for Retail, Office, and Medical Professional from 30,000 SF to 9.4 Acres
609R	0.60 & 0.82 Acres - Highway 6 near Lake Olympia	0.6 - 0.82 Acre	No	SW	Small Retail / Office		Tawnya	Great small tracts with Highway 6 frontage for development of small retail or office.
609R	1 Acre - Highway 6 near Lake Olympia	1 Acre	No	SW	Retail / Office	\$718,740	Tawnya	Great small tract with Highway 6 frontage ready for development of freestanding retail or office.
609R	1.42 Acres - Highway 6 near Lake Olympia	1.42 Acres	No	SW	Retail / Office	\$773,190	Tawnya	Great small tract with Highway 6 frontage for development of freestanding retail or office.
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		\$3,713,490	Jim	31 +/- Acres Great access to Highway 59 & FM 540. Near new development Kansas City Southern Project
644G	4917 S. Highway 36	2.931 Acres	No	SW	Retail Office/Showroom	\$638,372	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.
721N	55 Acres - Highway 36 near Walcik Road	55 Acres	No	SW	Residential Estate / Commercial Frontage	\$357,500	Jim	50% Minerals Available. Major upgrade to Highway 36 from Freepport.

RETAIL

KEY MAP	LOCATION	AVAILABLE SF	SUITE	SUBMKT	DIVISIBLE	PRICE/RATE	BROKER	COMMENTS
530C	8000 Harwin Drive	1,200	371	Southwest	Yes	\$0.80 Net	Larry	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.
569P	603 Dulles Avenue	15,585		Southwest	Yes	\$18.50 - \$20.00 Net	Tawnya Chase	New shopping center available 2nd Quarter 2009 in SW Houston located near Highway 90. 15,585 SF of in line space.



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609A	4127 Highway 6	5,985		Southwest		\$1,600,000	Mike	FREESTANDING 5,985 SF building. This site is on Highway 6 between Settlers Way & Dulles Avenue/Austin Parkway.
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