

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 and call the

Contacts:

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INDUSTRIAL

KEY MAP	LOCATION	AVAILABLE SF	OFFICE SF	SUBMKT	LOADING	CLEAR HEIGHT	PRICE/RATE	BROKER	COMMENTS
	1633 Oak Tree Drive	16,500	2,500	NW	Grade Level Front Load		\$950,000	Payton Jeremy	Non-Approval Owner Financing with flexible terms available on this well located 16,500 SF office/warehouse rebuilt in 2009. Brand new roof with 25 year guarantee, new siding, radiant barrier insulation, and new offices.
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.
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 Northwest Houston on Highway 290 & Beltway 8

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410T	9121 West Little York	9,125	1,400	NW	Grade Level Front Load	14 FT	\$0.66 Net	Payton Jeremy	Highly visible office/warehouse strategically located off Highway 290 in Northwest Houston
491A	8564 - 8572 Katy Freeway	3,750 - 18,720		NW	Semi-Dock Rear Load	15 FT	\$0.60 - \$0.70 Gross	Mike Mike	100% AC space available
529Y	10660 Kinghurst	10,000 - 14,424	3,500	SW	Grade Level Rear Load	18 FT	\$0.60 Gross	Mike	10,000 SF of Office/Warehouse, 100% HVAC with small fenced yard in Southwest Business Park
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	\$0.35 - \$0.55 Gross	Mickey	Southeast Houston masonry building with a flex suite available
535Z	9361 Winkler	3,000		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 Lang	Multi-Tenant Office/Warehouse space available 2,700 SF



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569G	13000 & 13004 Murphy Road	1,375 - 1,875	500 - 1,875	SW	Grade Level Rear Load	15 - 16 FT	\$0.70 - \$0.80 Gross	Mike	Office/warehouse space in Southwest Houston
569K	12802 - 12834 Murphy Road	7,056		SW	Grade Level Dock Well	20 FT	\$603,500	Mike	REDUCED PRICE! 11 buildings each comprised of 7,056 SF each on Murphy Road between W. Airport & Greenbriar.
569K	12811 Royal Drive	3,600 - 7,200		SW	Grade Level Front Load	15 FT	\$12.60 Gross	Tawnya Chase	Well positioned office/flex space located strategically in the Greenbriar Southwest Business Park near Highway 59. Excellent condition
569L	10518 Cash Road	5,000	1,200	SW	Semi-Dock Front Load	16 FT	\$4,250.00 Gross	Larry	Nice 5,000 SF facility with approximately 1,500 SF showroom and office. Located just off Murphy Road in Stafford. Great trades or building materials facility.
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	8,240		SW	Grade Level Front Load		\$0.60 Gross	Lang Larry	Excellent SW location for regional distribution company

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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
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.
570E	9330 West Airport	9,600 - 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
605J	4212 Old Richmond Road	3,000	270	SW	Grade Level Cross Dock	11 FT	\$260,000	Payton Jeremy	3,000 SF Office/Warehouse building on 1.93 Acres of fenced and stabilized yard.
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	\$12.00 Net	Mickey Mike	100% leased property on Murphy Road near Highway 6

OFFICE

KEY MAP	LOCATION	AVAILABLE SF	SUITE	SUBMKT	DIVISIBLE	PRICE/RATE	BROKER	COMMENTS
490S	2055 S. Gessner Drive	900 - 1,060	200	I-10 West / Energy Corridor	No	\$12.00 - \$14.00 Gross	Mike	Wooded setting near Westheimer. No add-on factor and no escalations.



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567X	5750 Homeward Way	3,000		Southwest		\$947,000	Tawnya	Unique office building surrounded by water on 1.38 acres of wooded property in Sugar Land
568M	104 Industrial	1,337		Fort Bend County	No	\$15.00 Gross	Mike	Contemporary loft style floor plan. Two offices with open area with great access from Highway 90A to Highway 59.
568M	322 Julie Rivers Drive	10,015		Fort Bend County		\$1,700,000	Larry Jennifer	PRICE REDUCTION. 10,015 SF Single story office building for sale in Sugar Land Business Park
568M	322 Julie Rivers Drive	10,015		Fort Bend County	Yes	\$18.00 Net	Larry Jennifer	10,015 SF Single story office building for lease in Sugar Land Business Park
568Q	Highway 90 at Eldridge	728 - 5,824		Fort Bend County	Yes	\$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	17,000		Fort Bend County			Tawnya Chase	4 office buildings in a prime location with easy access to Highway 59 & Highway 90.
568S	1403 Highway 6	1,250 - 12,224		Southwest	Yes	\$19.00 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.



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568T	1437 Highway 6	1,974 - 2,000		Fort Bend County	No	\$21.50 Net	Tawnya Chase	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.
568Y	2333 Town Center Drive	3,500 - 4,989	200	Southwest	Yes	\$21.00 Net	Larry	Offices at Creekside is a professional office; class A finish, ready to move in. Strategically located near the intersection of Highway 59 & Highway 6 across from Sugar Land Town Square.
569G	11104 West Airport Boulevard	648 - 2,592	111	Southwest	No	\$16.50 Gross	Tawnya Chase	Stafford / Sugar Land area; 2 story atrium building located on West Airport between Highway 59 & Murphy Road (FM 1092)
569J	10707 Corporate Drive, Suite 161	4,228	161	Southwest	Yes	\$16.50 Gross	Tawnya Chase	This two building project is located near the intersection of Highway 59 and Highway 90.
569K	12811 Royal Drive	3,600 - 7,200	110-113	Southwest	Yes	\$12.60 Gross	Tawnya Chase	Well positioned office/flex space located strategically in the Greenbriar Southwest Business Park near Highway 59. Excellent condition



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607J	7002 Riverbrook	971 - 1,044	700-900	Fort Bend County	No	\$21.50 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		Fort Bend County		\$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	1,049 - 10,561		Fort Bend County	Yes	\$18.50 Net	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	\$424,350	Tawnya Lang	Several sites available just off I-45 at Conroe Outlet Mall. Utilities available.

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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
565R	10 Acres - 1717 FM 359	10 Acres	No	SW	Multi Family, Office/Retail	\$871,200	Jim	Great FM 359 frontage near Randalls Center in Richmond, TX
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.
569M	10.47 Acres - Stafford Road & Pike Road	10.47 Acres	No	SW	Industrial or Office Flex	\$2,280,366	Lang Larry	2.5, 5.2 and 10.47 acre tracts
569U	2.735 Acres - Summer Park Drive & Success Court	2.735 Acres	No	SW	Industrial	\$375,280	Mike	UNDER CONTRACT. All utilities, no detention. Development ready.
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.
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.

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605J	17 Acres - FM 1640 (Avenue I)	17 Acres	No	SW	Office / Industrial / Retail	\$2,591,820	Jim	1) 30,000 cars a day 2) No zoning 3) Drastic price cut
605K	6.603 Acres - Reading Road & Town Center Boulevard	6.603 Acres	Yes	SW	Office / Retail	\$1,829,107	Jim	REDUCED SALE PRICE! Lack of office in area. Lots of new activity in area. Near Brazos Town Center.
605L	8.3 Acres - FM 762 near FM 2218	8.3 Acres	Yes	SW	Retail/Office	\$2,840,000	Jim Jennifer	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	No	SW	Office/Retail	\$1,166,319	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	Industrial/Professional	\$1,906,621	Jim	Direct Access To SW Freeway Highway 59.
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
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
642G	31 +/- Acres - Highway 59 @ Hamlink Road	31 Acres	No	SW		\$3,713,490	Jim	Great auto/traffic access to Highway 59 & FM 540. Near new development KCS Intermodal

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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	Major upgrade to Highway 36 from Freeport.

RETAIL

KEY MAP	LOCATION	AVAILABLE SF	SUITE	SUBMKT	DIVISIBLE	PRICE/RATE	BROKER	COMMENTS
530C	8000 Harwin Drive	1,800 - 5,700		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	609 Dulles Avenue	15,815		Southwest	Yes	\$18.50 - \$20.00 Net	Tawnya Chase	New shopping center available in SW Houston located near Highway 90.