



# AVAILABLE PROPERTIES

July 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	Grade Level Front Load	18 FT	\$0.39 - \$0.55 Gross	Larry Christa	Multi-tenant office/warehouse space near FM 1960 & Jones Road. Immediate move in.
449C	10900 Brittmoore Park Drive	1,075 - 1,950	500 - 1,075	NW	Grade Level Rear Load	16 FT	\$7.80 - \$9.00 Net	Larry Christa	Tilt-wall, office space/service center fronting Brittmoore Drive, with great access to Sam Houston Parkway.
452M	409 & 411 Oriole Street	18,460	1,000	NW	Grade Level Front Load	14-18 FT	\$1,015,300	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	1,000	NW	Grade Level Front Load	14 FT	\$627,600	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.
493V	2704 Polk Street	12,500	280	CBD	Grade Level Rear Load	17 FT	\$0.55 Gross	Lang Jennifer	Great warehouse for Downtown business use or dead storage
535V	5211 Brookglen	4,680		SE	Grade Level Front Load	16 FT	\$0.35 Gross	Mickey	Shell space with storage and gated property.
535V	5213 Brookglen	3,000	1,500	SE	Grade Level Front Load	16 FT	\$0.45 Gross	Mickey	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



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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	Grade Level 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 - 4,200		SW	Grade Level Front Load	16 FT	\$0.39 - \$0.50 Gross	Larry Christa	Multi-Tenant Office/Warehouse space available
568G	820 Park Two Drive	21,417	4,500	SW	Dock-High Front Load	16 FT	\$1,399,000	Larry Christa	Nice tilt-wall building in Sugar Land Business Park. One dock door.
569E	12650 Directors Drive	14,272	7,937	SW	Dock-High Rear Load	24 FT	\$0.68 Net	Lang Larry	Flex office warehouse space at Highway 59 and Highway 90A
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
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

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569L	10518 Cash Road	5,000	900	SW	Semi-Dock Front Load	16 FT	\$0.65 Net	Larry Christa	Nice 5,000 SF facility with approximately 900 SF showroom and office. Visible to Murphy Road in Stafford. Great trades or building materials facility.
569L	13313 Redfish Lane	1,440 - 2,880		SW	Grade Level Front Load	14 FT	\$0.39 - \$0.55 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	\$1,000,000	Jennifer	PRICE REDUCED. 14,400 SF office/warehouse on 4.15 acres on Stafford Road in Stafford, Texas
604Q	1912 Avenue M	2,400		SW	Grade Level Front Load	16 FT	\$195,000	Mike	2,400 SF metal building with additional 0.312 fenced acres.
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
644D	4707 - 4711 Highway 36	1,500 - 9,000		SW	Grade Level Front Load	16 FT	\$0.50 - \$0.55 Gross	Mike	Metal building project on Highway 36 South in Rosenberg, TX. Suites ranging from 1,500 SF to 9,000 SF.

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## 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	\$15.00 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.
449C	10900 Brittmoore Park Drive	1,075 - 1,950	A	Northwest / Highway 290	No	\$7.80 - \$9.00 Net	Larry Christa	Tilt-wall, office space/service center fronting Brittmoore Drive, with great access to Sam Houston Parkway.
488E	810 Highway 6	1,633	203	I-10 West / Energy Corridor	Yes	\$14.00 Gross	Danna Tawnya	1,633 SF Available in Energy Corridor Area. Ready for immediate occupancy.
490S	2055 S. Gessner Drive	1,060 - 3,500		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 on FM 359 at Pecan Grove.
568M	104 Industrial	488 - 1,028	205	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. 728 SF up to 5,824 SF.
568R	52 Sugar Creek Center Boulevard	19,000		Fort Bend County	Yes	\$24.00 Gross	Tawnya Danna	4 office buildings in a prime location with easy access to Highway 59 & Highway 90.
568R	54 Sugar Creek Center Boulevard	110 - 700	300	Fort Bend County	No	\$750.00 Gross	Tawnya Danna	Individual Offices and Short Term Leases for Small Businesses at Sugar Creek Office Park in Sugar Land.
568R	56 Sugar Creek Center Boulevard	1,500 - 9,593		Fort Bend County	Yes	\$22.00 Gross	Tawnya Danna	Condos for Sale or Lease in mid-rise building with easy access to Highway 59 & Highway 90.
568S	1200 Soldiers Field Drive	2,800 - 5,800		Southwest	Yes	\$20.50 Gross	Tawnya Danna	Privately-owned, office building perfect for professional office users looking for a quiet, corporate environment.

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568S	1403 Highway 6	1,250 - 9,938		Fort Bend County	Yes	\$18.00 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	\$8.16 Net	Lang Larry	Flex office warehouse space at Highway 59 and Highway 90A
569F	11104 W. Airport Boulevard	1,443	106	Southwest	No	\$15.25 Gross	Danna Tawnya	Stafford/Sugar Land area; 2 story atrium building located on West Airport between Highway 59 & Murphy Road (FM 1092)



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569G	11104 West Airport Boulevard	763 - 1,420	104	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)
569J	10707 Corporate Drive	2,377	161	Southwest	No	\$15.90 Gross	Tawnya Danna	This two building project is located near the intersection of Highway 59 and Highway 90.
569J	13100 Southwest Freeway	2,188	104	Southwest Freeway	Yes	\$18.50 Gross	Mike	Conveniently located office building on the corner of Highway 59 & Highway 90 with small spaces available.
569K	12811 Royal Drive	3,600	113	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		\$359,000	Tawnya Danna	Located on Morton Street in the Richmond Historic District. Completely reconstructed in 2008.
605H	Williams Way at Golfview Drive	27,530		Fort Bend County			Jennifer Tawnya	Office Condos for Sale. Strategically located adjacent to the new Fort Bend County Government Services Complex.

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605H	Williams Way at Golfview Drive	800 - 9,840		Fort Bend County	Yes	\$24.00 Gross	Jennifer Tawnya	Strategically located adjacent to the new Fort Bend County Government Services Complex.
607J	7002 Riverbrook	918 - 3,600	900 F	Fort Bend County	No	\$14.50 - \$18.50 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	1,049 - 10,561		Fort Bend County	Yes	\$17.75 Net	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
444K	31+ Acres - 27500 Morton Road	31.16 Acres	No	SW	SF residential development	\$1,199,000	Jennifer	31+ Acres of Land Available in Katy Area.
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
451D	3.31 Acres - West Tidwell at T.C. Jester Boulevard	3.31 Acres	No	NW	Office/Warehouse, Retail, Office, Church		Jeremy Payton	Excellent 3.31 acres hard corner tract in NW Houston with easy access to Highway 290, Highway 249 and Loop 610.

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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.
535Z	81 Lots - Highway 45 & Winkler Drive	12.5 Acres	No	SE	Residential	\$1,215,000	Lang Jennifer	REDUCED PRICE. 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 Apartments	\$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.
569E	2.018 Acres - Dairy Ashford at Grove West	2.015 Acres	No	NW	Retail, Showroom, or Office	\$395,764	Larry Christa	Great site located in Stafford and zoned "mixed use"; ready for development of retail, showroom, or service business with good exposure in rapid growing area.
569M	10.47 Acres - Stafford Road & Pike Road	10.47 Acres	Yes	SW	Industrial or Office Flex	\$1,755,881	Lang Larry	Excellent land sites in a prime location ready for industrial development



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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	Yes	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	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	Well positioned commercial site next to new Fort Bend County Courthouse.
605J	17 Acres - FM 1640 (Avenue I) near Reading Road	17 Acres	Yes	SW	Office / Industrial / Retail	\$2,295,612	Jim	30,000 cars a day, No zoning, & All Utilities
605J	3 Acres - FM 1640 (Avenue I) near Reading Road	3 Acres	No	SW	Office / Industrial / Retail	\$427,710	Jim	Unbelievable Price. No zoning & All Utilities. Signalized Intersection.



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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! Make Offer.
605K	9.734 Acres - FM 1640 (Avenue I) near Reading Road	9.734 Acres	Yes	SW	Office/Industrial/Storage	\$1,751,112	Jim	Divisible. Lowest priced property with utilities & no detention
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. Great Distribution Site.
609C	9.4 Acres - Cartwright @ Murphy Road (FM 1092)	9.4 Acres	No	SW	Retail, Office, and Medical Professional	\$2,866,248	Lang Jane	Great small sites for Retail, Office, and Medical Professional.
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
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.

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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.
713D	60 +/- Acres - 14501 FM 1236	60 Acres	No	SW			Jim	60 +/- acres priced to today's market rate.
721N	55 Acres - Highway 36 near Walcik Road	55 Acres	Yes	SW	Residential Estate / Commercial Frontage	\$440,000	Jim	\$200 per year Taxes / AG.

## RETAIL

KEY MAP	LOCATION	AVAILABLE SF	SUITE	SUBMKT	DIVISIBLE	PRICE/RATE	BROKER	COMMENTS
369W	8111 N. Sam Houston Parkway	1,500 - 15,758	100	Northwest Far / 1960	No	\$16.50 Net	Mike Mickey	New shopping center on the Southwest corner of N. Gessner & Beltway 8. High car per day location
489H	12645 Memorial Drive	1,219 - 1,430		Southwest	Yes		Mike	Shopping Center conveniently located on Memorial Drive near Beltway 8.
530B	9503 Harwin Drive	1,500 - 9,000		Southwest	Yes		Larry Christa	New Harwin Outlet Mall for multi-tenant space ranging from 1,500 SF and up.



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530C	8000 Harwin Drive	3,675 - 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.
569L	10518 Cash Road	5,000		Southwest	No	\$0.65 Net	Larry Christa	Nice 5,000 SF facility with approximately 900 SF showroom and office. Located just off Murphy Road in Stafford. Great trades or building materials facility.
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.