



# AVAILABLE PROPERTIES

## September 08

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	Lang Motes	281-207-3705
Tawnya Dornak	281-207-3702	Payton Indermuehle	281-207-3708	Jennifer Raymond	281-207-3707
Chase Ferrell	281-207-3709			Jim Shaw	281-207-3706
Mike Gornek	281-207-3703				

### INDUSTRIAL

KEY MAP	LOCATION	AVAILABLE SF	OFFICE SF	SUBMKT	LOADING	CLEAR HEIGHT	PRICE/RATE	BROKER	COMMENTS
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. Available September 2008.
529Y	10506 Kinghurst	50,400	6,000	SW	Dock-High Rear Load	18 FT	\$2,795,000	Mickey Mike	Owner will agree to 25,000 SF lease back
535V	5211 Brookglen	4,680		SE	Dock-High Front Load	16 FT	\$0.30 - \$0.45 Gross	Mickey	Shell space. Recent construction, fully insulated gated multi tenant property.
535V	5411 Brookglen	3,000	1,200	SE	Grade Level Rear Load	14 FT	\$0.55 Gross	Mickey	Southeast Houston masonry building with two flex suites available
535Z	9361 Winkler	3,000	1,800	SE	Grade Level Front Load	16 FT	\$0.55 Gross	Mickey	Masonry office/warehouse gated, dock high available. Just East of I-45
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.



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568G	1719-1723 Eldridge Road	2,700 - 5,700		SW	Grade Level Front Load		\$0.50 Net	Larry Lang	Multi-Tenant Office/Warehouse space available 2,700 SF to 5,700 SF
569F	4150 Bluebonnet Drive	28,400		SW	Grade Level Rear Load		\$3,950,000	Chase Larry	100% leased Investment opportunity
569G	10350 Fountaingate & 12850 Sugar Ridge	44,800	4,000 - 10,000	SW	Dock-High Front Load		\$3,385,000	Mike	Two Service Center & Office/Warehouse 16,000 SF & 28,000 SF buildings available. Owner will lease back for 1-2 years. May be purchased individually.
569G	12850 Sugar Ridge	16,000	4,000	SW	Grade Level Front Load	20 FT	\$1,350,000	Mike	New Office/Warehouse near Highway 59 & Sam Houston Tollway
569K	12000 - 12020 Murphy Road	77,704		SW	Grade Level Dock Well	20 FT	\$776,710	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
569M	13014 Mula Lane	8,800		SW	Grade Level Front Load	16 FT	\$440,000	Lang Larry	
569U	Success Court & Summer Park Drive	19,152		SW	Grade Level Dock Well	20 FT	\$1,244,880	Mike	



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570E	9330 West Airport	19,200		SW	Dock-High Rear Load	24 FT	\$0.45 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	12,000		SW	Grade Level Rear Load	14 FT	\$1,350,000	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.
568Q	Highway 90 at Eldridge	728		Fort Bend County		\$139,900	Tawnya Chase	Professional Office Condo units available for purchase or lease. 728 SF up to 5,824 SF.
568R	Sugar Creek Center Boulevard at Highway 59	18,000		Fort Bend County			Tawnya Chase	FOR SALE OR LEASE. 4 office buildings in a prime location with easy access to Highway 59 & Highway 90.

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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

[www.icotexas.com](http://www.icotexas.com)

Report Date: 9/30/2008



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568T	1437 Highway 6	1,000 - 5,600		Fort Bend County	Yes	\$23.50 Net	Tawnya Chase	New Office Building in Lake Pointe. Available May 2008. Frontage on Highway 6 at Flour Daniel Drive near Highway 59.
568W	1112 Soldiers Field	1,569	200	Southwest	No	\$24.00 Gross	Tawnya Chase	New one story office building located near Highway 59 and Highway 6 in First Colony, Sugar Land.
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.
568Y	2415 Town Center Drive	3,064	100	Southwest	No	\$24.00 Gross	Mike	Single story office building near center of Sugar Land, waterfront.
569G	11104 West Airport Boulevard	756 - 9,553	115	Southwest	No	\$16.50 Gross	Tawnya Chase	Southwest / Stafford area two story, atrium building with easy access to Highway 59 & Beltway 8.
607J	7002 Riverbrook	918	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.



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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	1,300 - 8,184		Southwest	Yes	\$21.00 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	I-45 @ League Line Road	0.974 - 12.72 Acre	Yes	NO	Retail/Industrial	\$495,495	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
567C	16827 Old Richmond Road	10.9 Acres	No	SW	Residential, multi-family, assisted living, church	\$1,424,412	Jennifer	10.9 Acres available 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	\$346,350	Jim	Stop light corner. Across from New Major Development.



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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 Flex Showroom sites	\$1,702,978	Lang Larry	Finally! User sites in Rosenberg for industrial companies.
605J	5.3 Acres - FM 1640 near Reading Road & FM 2218	5.3 Acres	No	SW	Mini storage	\$1,061,993	Jim	Excellent storage opportunity. No space available in existing mini storage sites.
605J	7.8058 Acres - FM 1640 (Avenue I) near Radio Lane	7.8058 Acres	No	SW	Office / Industrial / Retail	\$1,360,082	Jim	1) Platted level site in Rosenberg 2) No zoning 3) Not in W.F.B Management District 4) Offered at below market price for quick sale
605K	6.603 Acres - Reading Road & Town Center Boulevard	6.603 Acres	Yes	SW	Office / Retail	\$2,229,107	Jim Chase	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	High traffic corner, excellent bank / retail location. No detention - net usable.
605Q	4.284 Acres - Reading Road & Town Center Boulevard	1 - 4.284 Acre	No	SW	Office/Retail	\$1,399,582	Jim Chase	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.
605X	184 Acres - FM 2218 & Highway 59	184 Acres	No	SW	Retail / Industrial	\$4,784,000	Jim	Visible from 59 South S.W. and FM 2218. Retail Reserves

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609-L	11.72 Acres - FM 1092 near Hampton Rd.	11.72 Acres	No	SW	Retail and Office Professional	\$3,573,662	Lang Larry	UNDER CONTRACT. Great mixed use development opportunity for retail, office, and townhomes.
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.
610N	2.43 Acres - Lake Olympia Parkway near Highway 6	2.43 Acres	Yes	SW	Retail / Office / Mixed Use	\$582,179	Tawnya Chase	Beautiful land site in the Master Planned Community of Lake Olympia in Missouri City, TX with over 5,000 homes. Great location for small retail, office or daycare.



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610N	8.3 Acres - Lake Olympia Parkway @ Peninsulas Dr.	8.3 Acres	Yes	SW	Retail / Office / Mixed Use	\$1,807,740	Tawnya Chase	REDUCED RATE. Beautiful land site in the Master Planned Community of Lake Olympia in Missouri City, TX with over 5,000 homes. Great location for small retail, office, daycare or other community developments.
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 Freeport.

### 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.



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569K	4535 S. Main Street	804 - 1,475	4535-B	Southwest	No	\$18.00 Net	Mike	Southeast corner of Dulles Avenue and S. Main Street. Two spaces available. 1,475 SF formerly occupied by Subway and 804 SF space.
569P	603 Dulles Avenue	1,699 - 15,585		Southwest	Yes	\$20.00 - \$22.00 Net	Tawnya Chase	New shopping center available 4th quarter 2008 in SW Houston. 15,585 SF of in line space & a 1,699 SF pad site with drive thru.
609A	4127 Highway 6	5,985		Southwest		\$2,300,000	Mike	FREESTANDING 5,985 SF building. This site is on Highway 6 between Settlers Way & Dulles Avenue/Austin Parkway.
609A	4127 Highway 6	5,985		Southwest		\$1,600,000	Mike	<b><u>INVESTMENT SALE</u></b> FREESTANDING 5,985 SF building. This site is on Highway 6 between Settlers Way & Dulles Avenue/Austin Parkway.