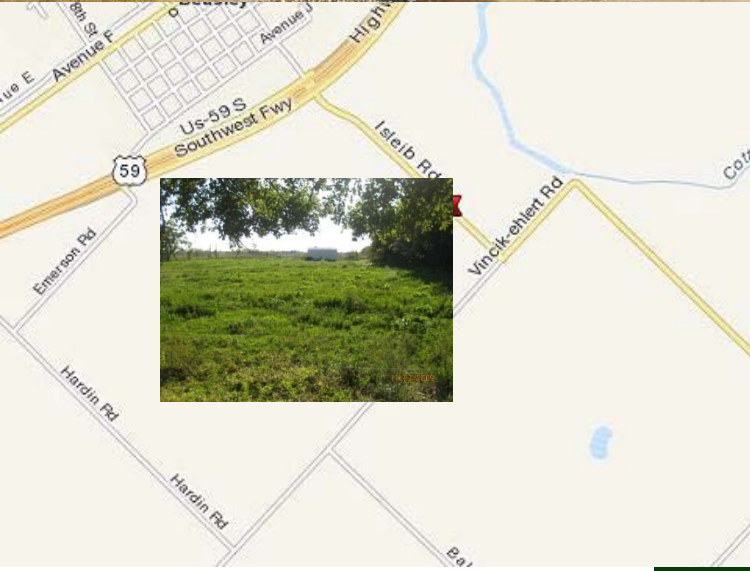




Beasley, TX

ROSENBERG
INTERMODAL
CENTER
KENDLETON, TEXAS
11538 GIN ROAD



LAND DESCRIPTIONS

DN
COMMERCIAL

**BROKERAGE
DEVELOPMENT
INVESTMENT**

9999 Bellaire Blvd., Ste 909
Houston, Texas 77036

- 53 Acres off US 59 with 539' street frontage on Isleib Rd
- Part US59 **Major I-69 NAFTA** Interchange at 360/Isleib in Beasley-Kendleton-Rosenberg connecting Freeport to FTZ
- No Longer a " Sleeper " investment opportunity -Whirlpool's \$30M investment to develop 1.5M sf facility ready in 2011
- Traffic count on this portion of US 59 projected to go over 50000 vehicles per day by year 2020 (3x today's volume)
- Planned US59 Expansion will create over \$1.5 Billion in economic impact (based on 1997 study) to the region.
- Includes a nice 1830+ sq.ft. 3/2 home built on site with a large metal barn and storage building

DN COMMERCIAL

Loopnet ID: 16472223
1238 Isleib Rd,
Beasley, TX 77417
(0.25 mile east from US59)

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FACTS ABOUT BEASLEY

- Fort Bend County is planning a major Highway US59 expansion between FM2919 and SH6
- Beasley is An Integral part of this Fort Bend Co Highway Expansion - the NAFTA Interchange facilities at Kendleton.
- Opportunity for development in cooperation with Kansas City Southern railroad

DEMOGRAPHICS – 2008 – Fort Bend Co., Texas

Average Daily Traffic Count	Population in Fort Bend. .
Highway 59 @ Isleib Rd =30000	Current =300,000
Highway 59 @ Lana Ln =29000	Transit Pop =70,000
Highway 59 @ Daily Rd =30000	2020 Projection = 523,500

2020 Projected Daily Traffic Count
Hwy 59 @ Wharton = 75.000 Hwy 59 @ SH6 = 150,000

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by D N Commercial, or by any agent, or independent associate of D N Commercial. This information is subject to change without notice.