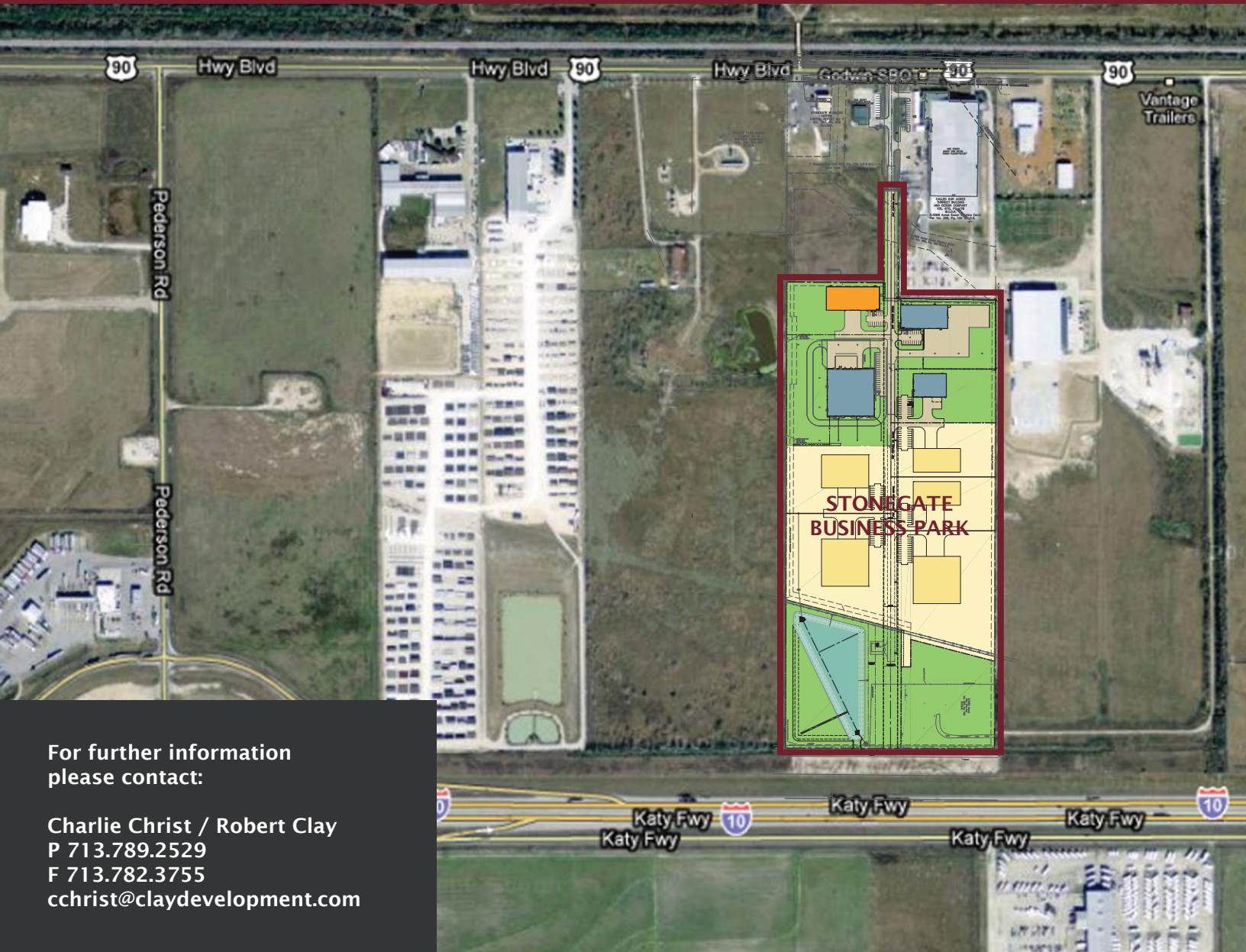
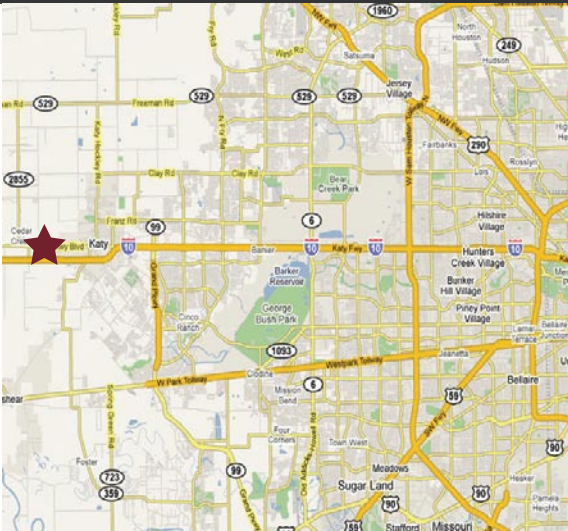


# LAND AVAILABLE/ FOR SALE OR LEASE BUILD-TO-SUIT / DESIGN-BUILD



For further information  
please contact:

Charlie Christ / Robert Clay  
P 713.789.2529  
F 713.782.3755  
cchrist@claydevelopment.com



## FEATURES

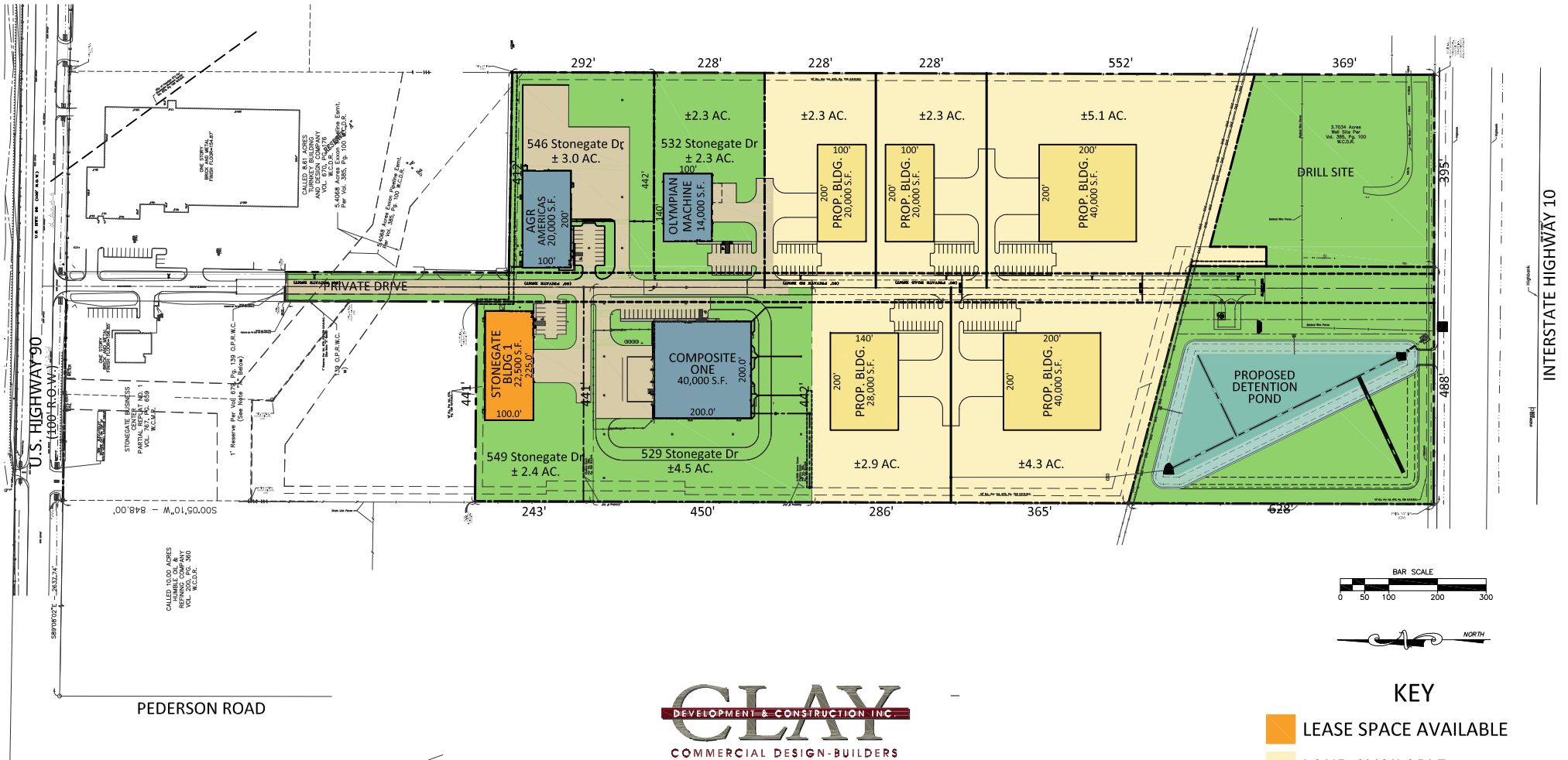
- 22,500 sf manufacturing space expandable to additional 12,500 sf .
- Up to 17 additional acres available for sale or BTS
- Located between Hwy 90 and I-10 at Pederson Road in West Houston
- Excellent access to Hwy 90 and I-10
- Regional detention provided
- Deed restricted park with professional management

**CLAY**  
DEVELOPMENT & CONSTRUCTION INC.  
COMMERCIAL DESIGN-BUILDERS

# STONEGATE BUSINESS PARK WALLER COUNTY, TX

# STONEGATE BUSINESS PARK

WALLER COUNTY, TEXAS  
±49 ACRES



**CLAY**  
DEVELOPMENT & CONSTRUCTION INC.  
COMMERCIAL DESIGN-BUILDERS

5599 SAN FELIPE, SUITE 1440  
HOUSTON, TX 77056  
PHONE (713)789-2529  
FAX (713)782-3755

## KEY

- LEASE SPACE AVAILABLE
- LAND AVAILABLE
- PROPOSED BUILDING / LAND AVAILABLE
- LEASED/SOLD BUILDING

NOTE: PROPOSED PARK SITE PLAN, SUBJECT TO CHANGE