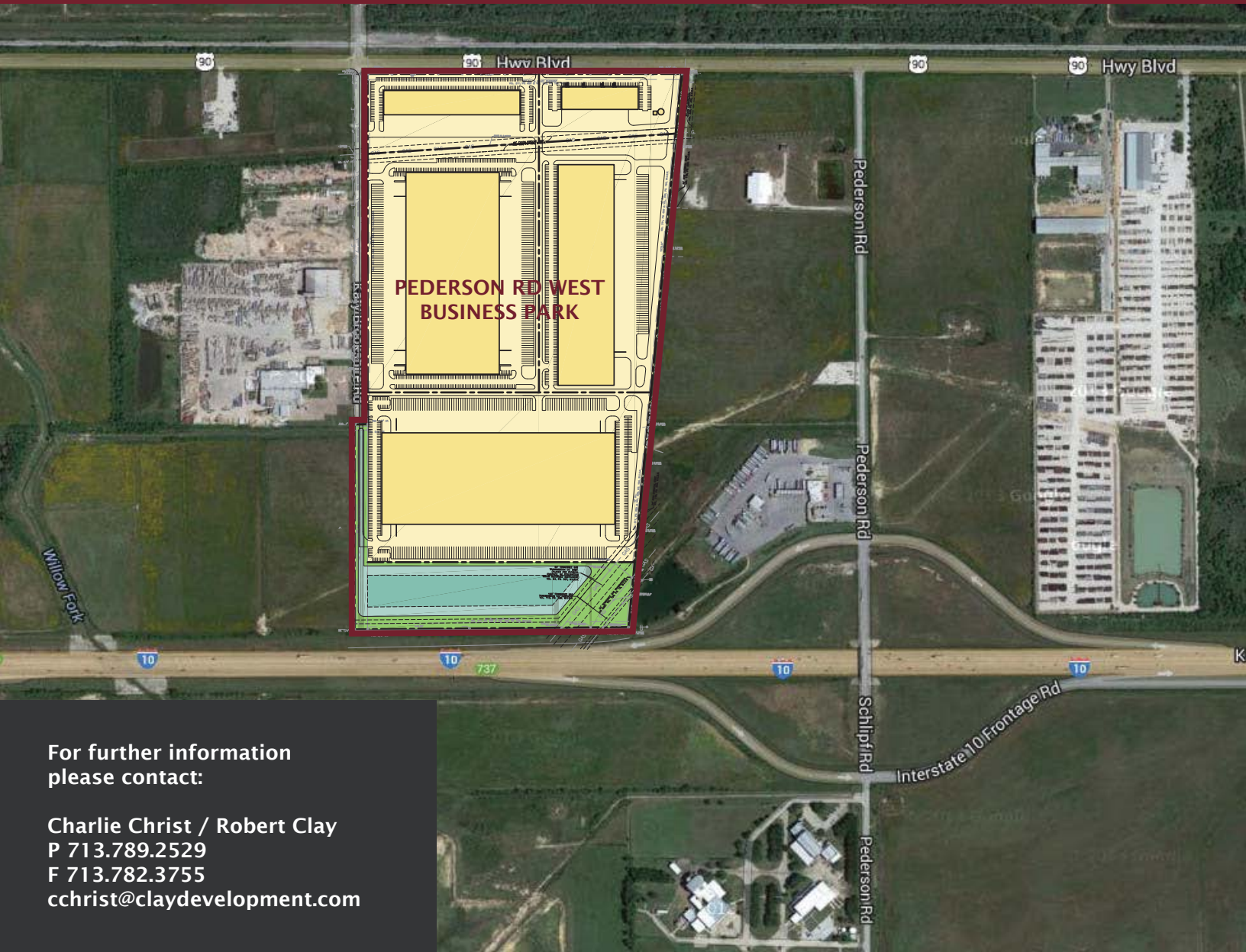
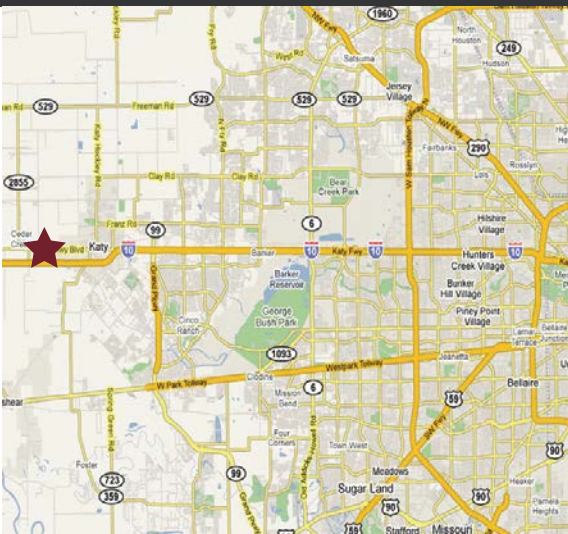


# LAND AVAILABLE/ FOR SALE OR LEASE BUILD-TO-SUIT / DESIGN-BUILD



For further information  
please contact:

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



## FEATURES

- 106 acres available for design-build or build-to-suit of distribution or manufacturing buildings
- Located between Hwy 90 and I-10 at Pederson Road in West Houston
- Excellent access to Hwy 90, I-10 & Grand Pkwy
- Excellent access to Houston Executive Airport
- Regional detention provided
- ESFR fire sprinkler system available
- Located in Waller County, outside city limits
- Deed restricted park with professional management
- Area companies: Weatherford, Igloo, Goya, Rooms To Go & Medline

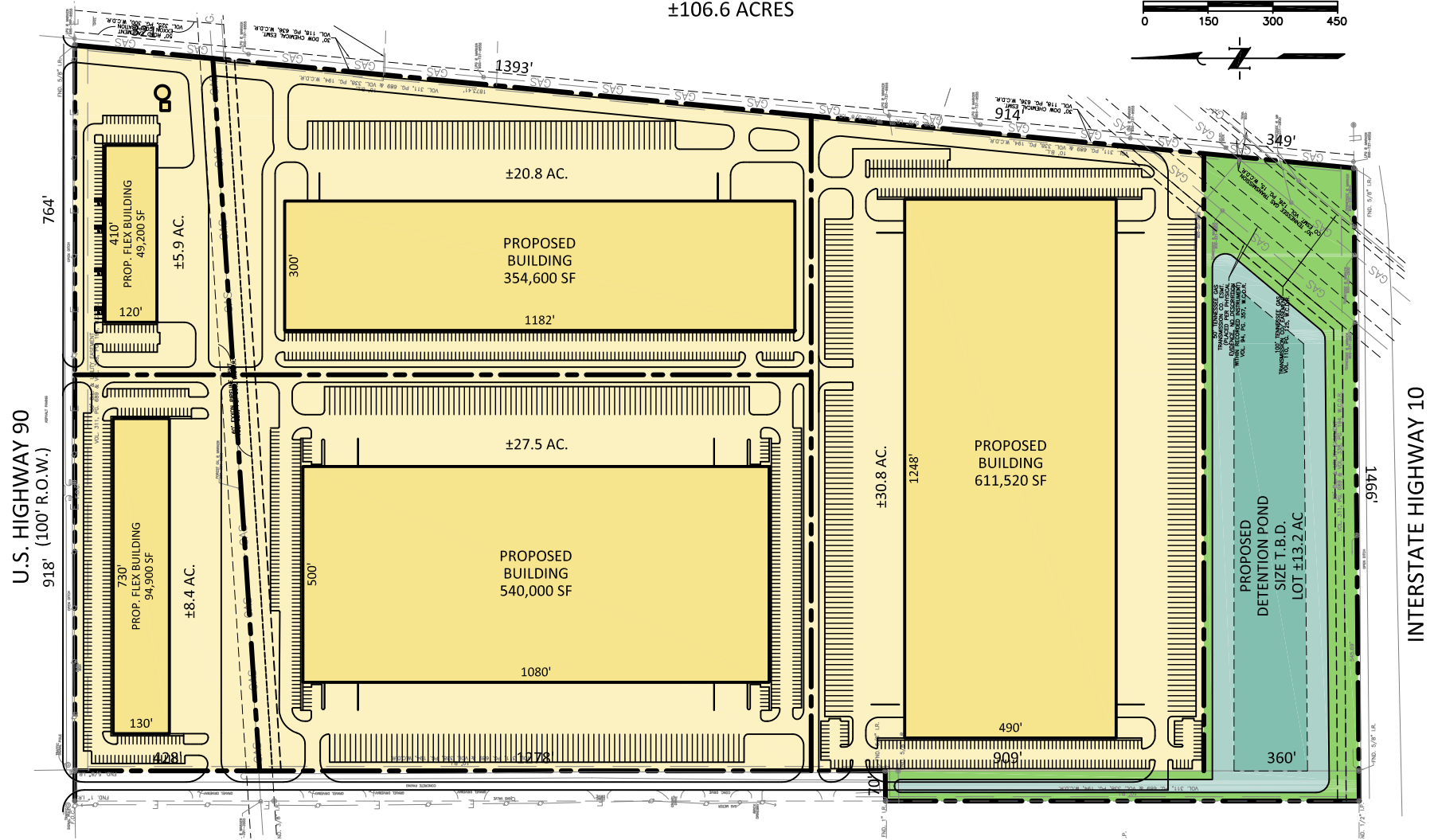
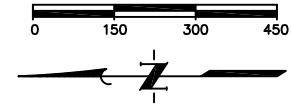
**CLAY**  
DEVELOPMENT & CONSTRUCTION INC.  
COMMERCIAL DESIGN-BUILDERS

# PEDERSON RD WEST BUSINESS PARK WALLER COUNTY, TX



# PEDERSON RD WEST BUSINESS PARK

WALLER COUNTY, TEXAS  
±106.6 ACRES



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