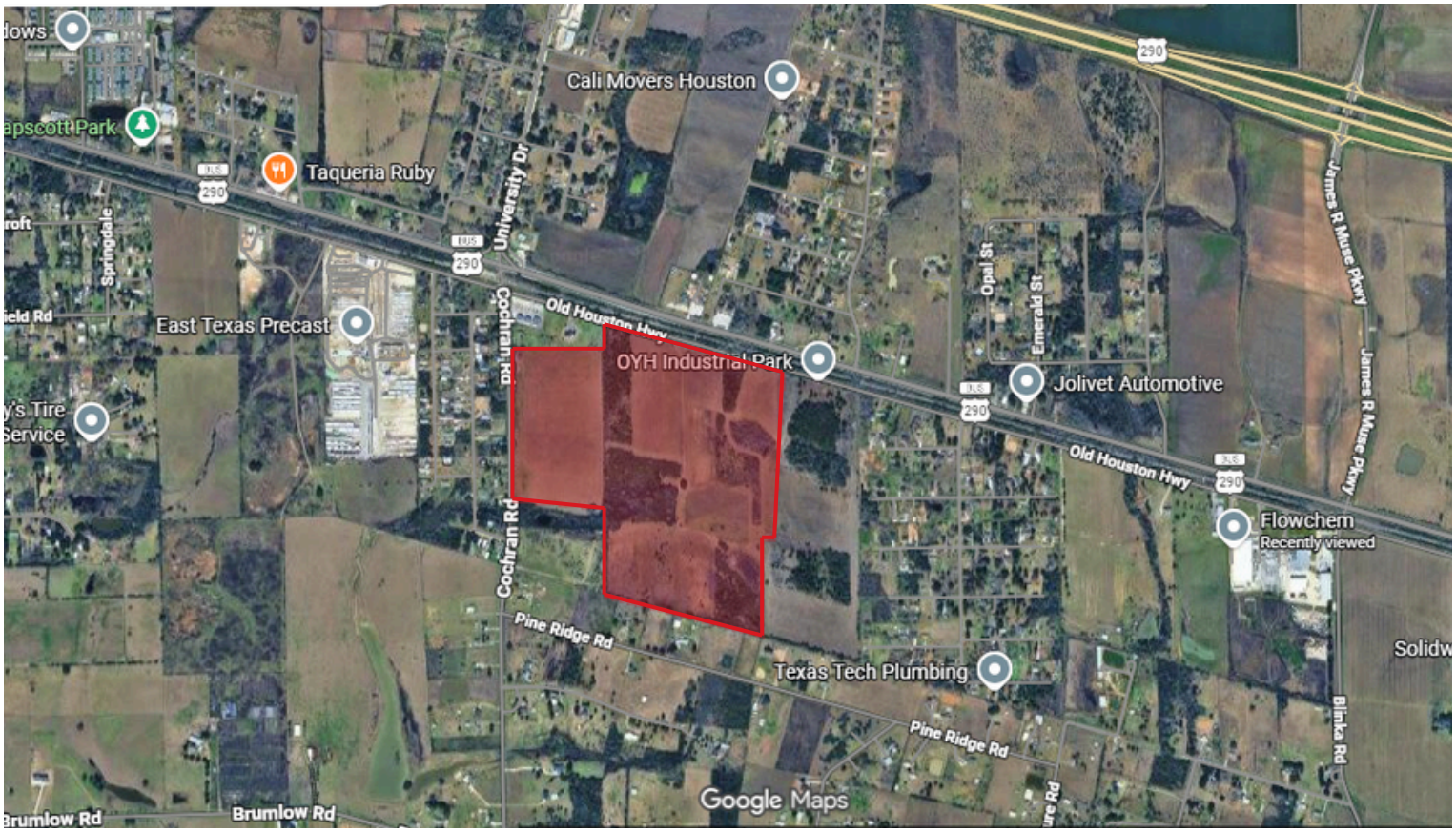
TERPSTRA & ASSOCIATES

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117 +/- ACRES | OLD HOUSTON HWY & COCHRAN RD

PRAIRIE VIEW, TEXAS | ADJACENT TO OYH INDUSTRIAL PARK



117 +/-	DUAL ROAD	PRICING
ACRES	FRONTAGE	UPON REQUEST

INDUSTRIAL & MANUFACTURING DEVELOPMENT OPPORTUNITY

Approximately 117 acres in Prairie View with substantial frontage along Old Houston Highway and Cochran Road. Positioned adjacent to OYH Industrial Park, the property offers a strategic location for industrial and manufacturing development in a growing Waller County corridor.

PROPERTY HIGHLIGHTS

- 117 +/- acres | 5,096,520 +/- SF
- Approx. 1,700 ft Old Houston Hwy frontage
- Approx. 1,250 ft Cochran Road frontage
- Adjacent to OYH Industrial Park
- Unrestricted | City of Prairie View utilities
- Divisible into approx. 93-acre & 24-acre tracts

Conceptual exhibits are for marketing purposes only. Acreage, frontage, utilities and development feasibility should be independently verified.