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From the Houston Business Journal:

<https://www.bizjournals.com/houston/news/2024/08/09/chinese-construction-material-factory-prairie-view.html>

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## Chinese construction material manufacturer expands to US with \$500M Prairie View complex



Image: Powers Brown

Rendering of one of the buildings of OHY's 46-acre manufacturing complex in Prairie View  
POWERS BROWN

OLD HOUSTON ROAD



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From the Houston Business Journal:

[https://www.bizjournals.com/houston/news/2024/10/04/grainger-breaks-ground-houston-distribution-center.html?](https://www.bizjournals.com/houston/news/2024/10/04/grainger-breaks-ground-houston-distribution-center.html?cx_testId=7&cx_testVariant=cx_5&cx_artPos=3#cxrecs_s)

[cx\\_testId=7&cx\\_testVariant=cx\\_5&cx\\_artPos=3#cxrecs\\_s](https://www.bizjournals.com/houston/news/2024/10/04/grainger-breaks-ground-houston-distribution-center.html?cx_testId=7&cx_testVariant=cx_5&cx_artPos=3#cxrecs_s)

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### Grainger's 1.2M-SF distribution center in Hockley breaks ground, to employ 400



Rendering of Grainger's future distribution center in Hockley

COURTESY GRAINGER



By Florian Martin – Reporter, Houston Business Journal  
Aug 9, 2024

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A large Chinese construction materials manufacturer is expanding to the United States with a planned \$500 million industrial complex in Prairie View, northwest of Houston.

OYH Construction Materials, a new affiliate of Beijing-based Oriental Yuhong Waterproof Technology Co. Ltd., on Aug. 9 celebrated the groundbreaking of a manufacturing complex on 46 acres across Business U.S. Highway 290 from Prairie View City Hall.

When completed, the complex at 44291 Old Houston Highway could include six buildings, the company said. The first phase includes two factories and a research and development center, with at least two additional manufacturing buildings planned for the second phase.

While groundwork is now underway, vertical construction will start once all permits from the city and county are secured, said Lei Liu, CEO of DF Rainbow, a holding company that owns OYH.

He hopes to be able to start construction on the first building, a 73,500-square-foot factory, by early next year and to finish the first phase by the end of 2025.

"We already signed a contract with all the architecture companies, land planning companies (and) civil engineers," Liu said. "Everything has happened simultaneously, and hopefully we'll save some time and really (have) the Phase 1 manufacturer ... start operation by the end of next year."



**Sold**



ERPSTRA & ASSOCIATES

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MULTIMILLION-DOLLAR DEAL

## BLINN COLLEGE BUYS 100 ACRES FOR NEW CAMPUS



MAPCREATOR

College has campuses in Brenham, Bryan, Schulenburg and Sealy.

The fast-growing city of Waller, northwest of Houston, is getting a new college — and more.

The Blinn College District, a Brenham-based two-year educational institution, has acquired 100 acres for a new campus in Waller, the seller, Peter Terpstra of Rockley-based Terpstra & Associates,

told the Houston Business Journal.

The sale of the site on the north-eastern corner of the intersection of FM 2920 and Binford Road closed on Oct. 23. Terpstra declined to disclose the sales price but said it was a multimillion-dollar transaction.

Justin Whitworth of Oldham Goodwin, who represented Blinn College, confirmed the sale but deferred to Blinn College for development plans. Blinn College did not respond to a request for comment.

The 100 acres are part of 450 acres of agricultural land Terpstra has accumulated for a planned

The Blinn College District acquired 100 acres for a new campus in Waller on the northeastern corner of the intersection of FM 2920 and Binford Road.

town center development along U.S. Highway 290.

Terpstra and partner David Klein are developing the town center and are currently working on getting utilities to the site, Terpstra said.

"We've been holding it up to now, waiting on the outlying development of residential development," he said. "And it's happening so rapid now that our town center is starting to attract users such as Blinn, and it will attract other large retail users."

Terpstra expects to start selling the first parcels for retail development in about 18 months and to sell them in phases of 50 to 60 acres over several years. Some of the land could also be sold to industrial users, he said, and a portion south of the Blinn College site could be sold to a multifamily developer.

"Obviously, the sale to Blinn Junior College is going to require some student housing and so forth, so that will tend to fall in place as the developments begin," Terpstra said.

Blinn College currently has campuses in Brenham, Bryan, Schulenburg and Sealy. In Waller, it has just opened a section in Waller Independent School District's W.C. Schulz Junior High School at 20950 Field Store Road.

Combined, its campuses provide more than \$370 million in economic impact per year for local economies, according to a 2020 study from economic data company Enal cited on Blinn's website.

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PUSHIN' GOODS

## H-E-B to build 500-acre distribution campus

San Antonio-based H-E-B LP is planning a massive distribution campus in the Houston area, where it is one of the top two traditional grocery store chains.

The company announced April 25 that it closed on nearly 500 acres in Waller County for the project. The Hempstead site is south of U.S. Highway 290 and east of Highway 6, roughly 50 miles northwest of downtown Houston.

Financial terms of the deal were not disclosed, H-E-B said, and information about the seller and brokers involved was not immediately available.

The campus will include several distribution facilities developed in multiple phases, H-E-B said. The first phase of construction is expected to start in late 2024.

As the campus is still in the planning phase, additional details will be released as

the project progresses, H-E-B said. However, the company said the campus will include facilities to support supply chain operations for H-E-B's growing business.

"The land purchase is the first step in the development of this strategically planned campus, a project that will position H-E-B to better serve our customers well into the future," H-E-B Chief Supply Chain Officer Carson Landegard said in a statement.

"The investment demonstrates H-E-B's commitment to communities across Texas and will give us the opportunity to create more jobs in the Hempstead area in the coming years."

In March, H-E-B hit 95 Houston-area stores with the opening of its Madera Run location. That 117,000-square-foot store, at 16000 Woodland Hills Drive in Humble, is in The Groves master-planned community across



JACK WITHAUS/HBJ

San Antonio-based H-E-B LP is planning a massive distribution campus in the Houston area to support its growth.

the street from the Pavilion at The Groves apartment complex.

Meanwhile, H-E-B Katy Park opened on Feb. 21. That store, which also spans 117,000-square-feet, is located at 24924 Morton Ranch Drive in the 54-acre The Market at Katy Park development.



From the Houston Business Journal:

<https://www.bizjournals.com/houston/news/2025/07/28/memorial-hermann-buy-land-wolff-beacon-hill-waller.html>

Commercial Real Estate

# Memorial Hermann Health System buys 40-acre Waller property for future expansion



Memorial Hermann Health System has scooped up a 40.3-acre property in the fast-growing Waller area, allowing for future expansion along U.S. 290.

COURTESY OF WOLFF COS.