

FOR SALE - \$999,999



Industrial Condo For Sale!

26077 Nelson Way
Katy, TX 77494

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

Offered at \$999,999, this 3,500 SF end cap industrial condo is a prime opportunity for an investor or owner-user seeking a versatile space in a high-demand area. The property includes 1,000 SF of office space featuring a welcoming reception area with a sink, three private offices, and a restroom, providing a professional and functional workspace. The 2,500 SF warehouse area offers ample storage and operational space, perfectly suited for a variety of business uses.

With a 21-foot clear height, the warehouse is designed for maximum efficiency and flexibility. The space is equipped with 3-phase power to accommodate heavy equipment and manufacturing needs, while the sealed concrete warehouse floor ensures durability and low maintenance. A 14 x 14 ft grade-level door provides easy access for loading and unloading, making the space ideal for distribution, storage, or light manufacturing.

As an end cap unit, the property offers enhanced accessibility and visibility within the complex. The building is sprinklered throughout, providing an added layer of safety and peace of mind. Conveniently located with easy access to major highways and business hubs, 26077 Nelson Way presents an exceptional opportunity to secure a strategically located industrial space in Katy's thriving market.

Contact us today to schedule a tour and explore the potential of this remarkable property.

For More Information

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LandPark Commercial
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PROPERTY HIGHLIGHTS

- End Cap Unit
- 21 ft Clear Height
- 3 Phase Power
- Sealed Concrete Warehouse Floor
- One 14 x 14 ft Grade Level Door
- Sprinklered Throughout

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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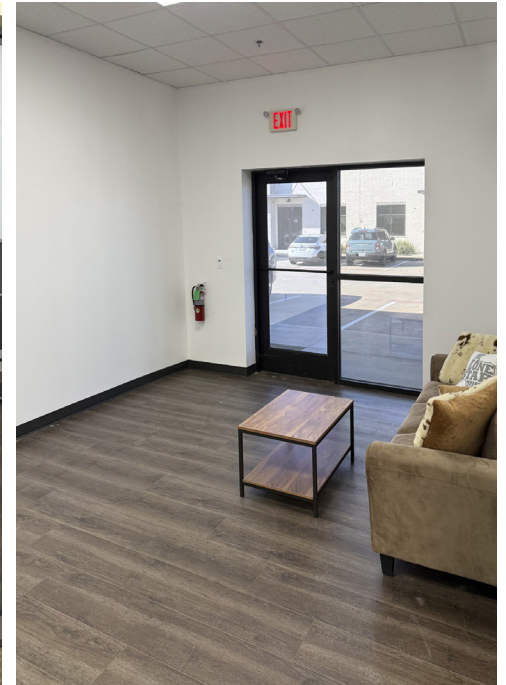
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Photos

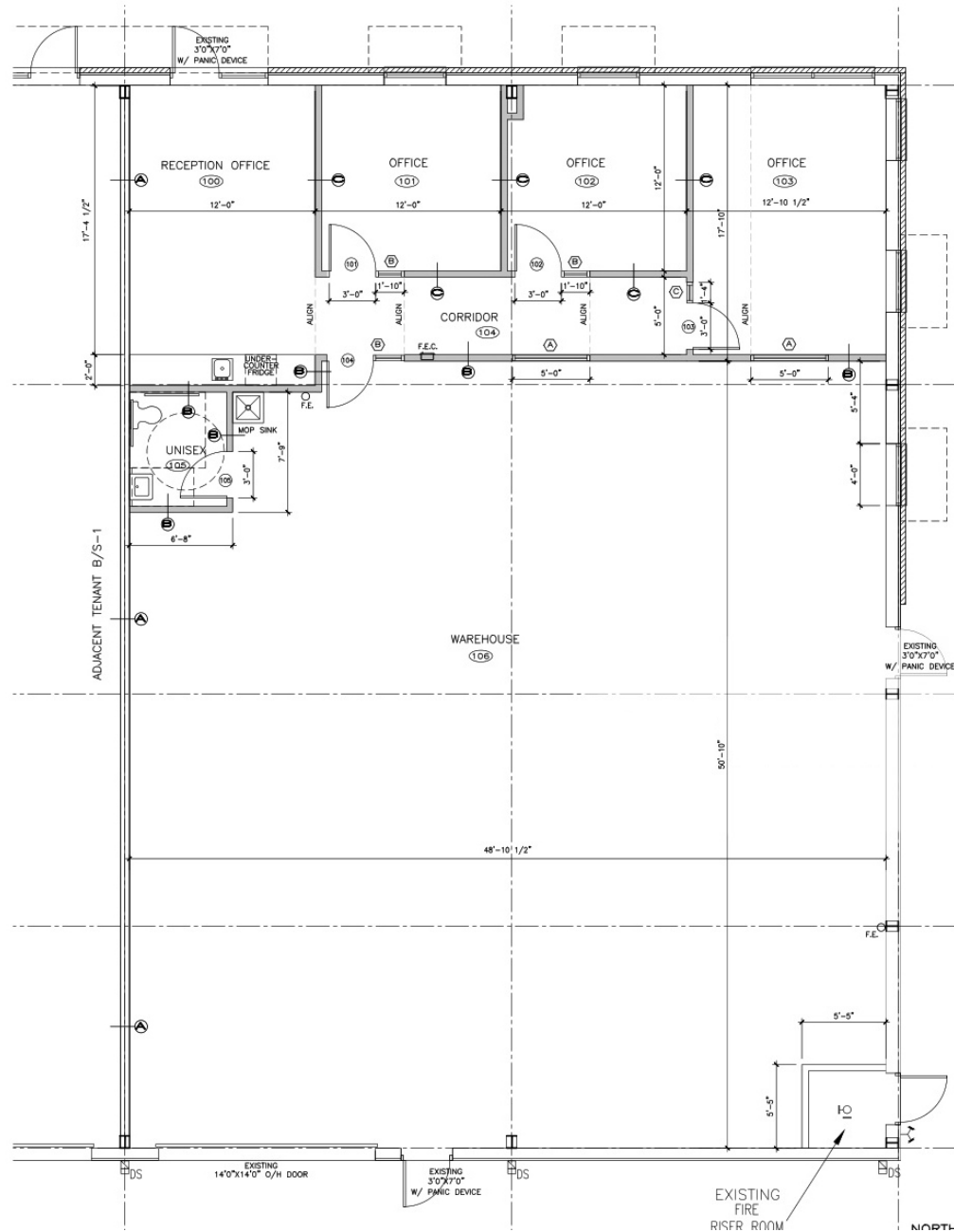
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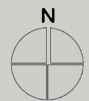


Photos

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Floor Plan



Site Plan
Not to Scale

Woodcreek Business Park

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FOR SALE

26077 Nelson Way
Katy, Texas 77494



MAP



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

LandPark Brokerage Services	9007266	tthomas@landparkco.com	(281) 822-6518
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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