

# Flex Condos for Sale



Main Street Park Condominiums  
4227 South Main Street, Stafford, TX 77477

*Under construction, scheduled to be completed in 11/2021*

# Property Information

## SPACES

- BLDG 1 (warehouse/flex): 1,560sf —7,800 sf
- BLDG 2 (warehouse/flex): 1,680 sf —8,400 sf
- BLDG 3 (office/showroom/retail): 1,250—6,250 SF
- BLDG 4 (showroom/warehouse/flex): 1,625 sf — 9,750 sf
- BLDG 5 (showroom/warehouse/flex): 1,625 sf — 9,750 sf

## PERMITTED USES

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## FLOOD LEVEL

Zone X—Area of minimal flood hazard

## CONSTRUCTION TYPE

Metal structure with partial mason exterior (CMU, Stucco)

## ROOF TYPE

TPO Flat Roof

## SPRINKLER

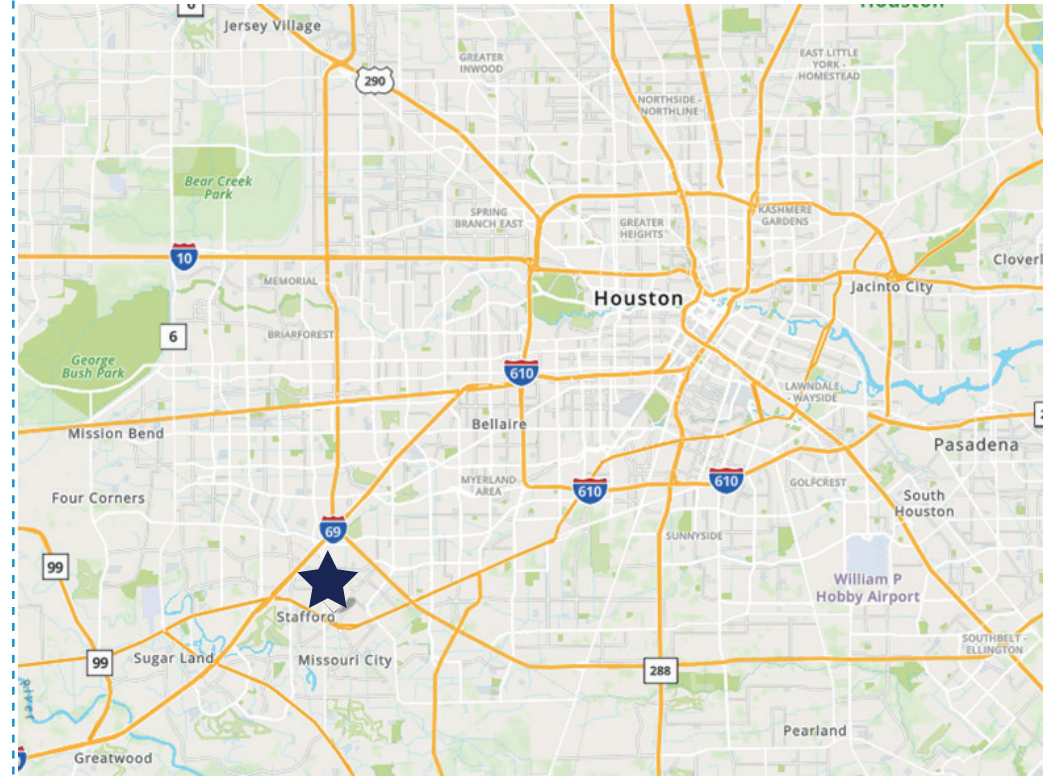
Buildings 1, 2, 4, 5 are fully sprinkled; Building 3 -not required

## PROPERTY TAX RATE

2.1% of Assessed Value (Approximate; may change)

## HOA FEE (INC EXTERIOR MAINTENANCE, WATER & INSURANCE)

Estimated at \$100 per month



## HIGHLIGHTS

- No property taxes
- Freeport Tax Exemption: business personal property tax exemption on inventory
- Located right on HWY 90 with great visibility and over 450K average traffic volume per day
- Exterior maintenance, water, and insurance included with HOA fee

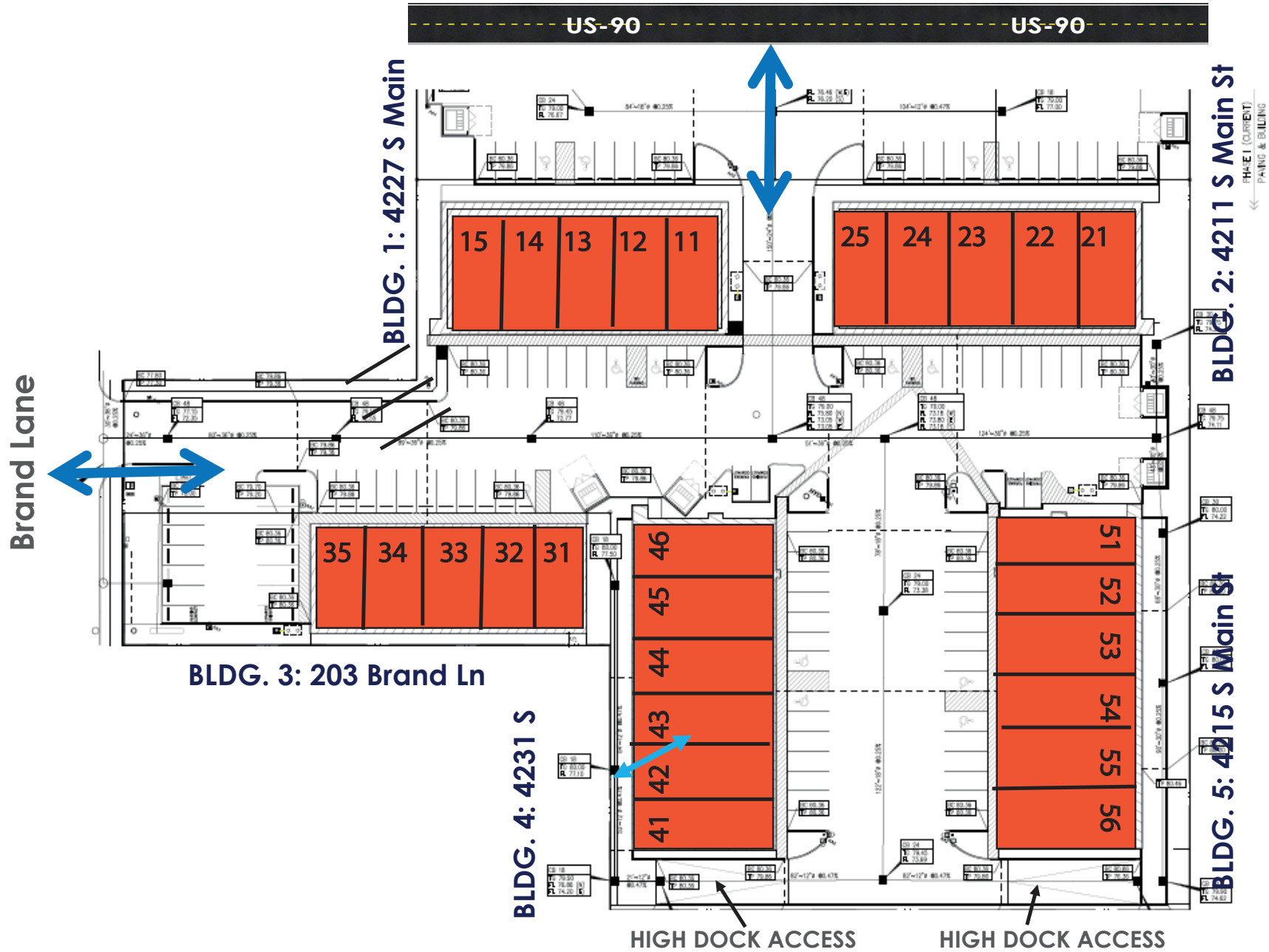


# Construction Status As Of 6/22/2021

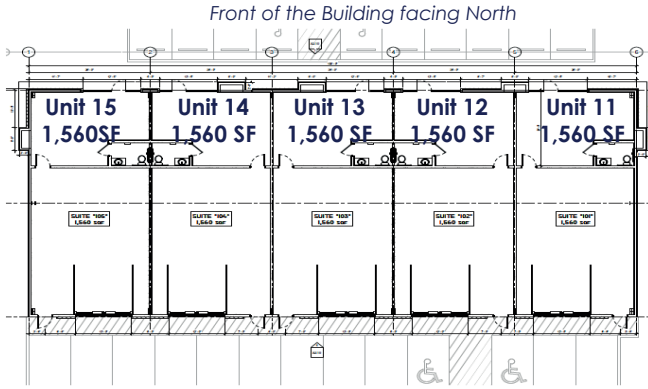


# Site Plan

Stafford



# Flex Warehouse: BLDG 1+2



Layout: BLDG 1

### OFFICE/RETAIL WITH STORAGE

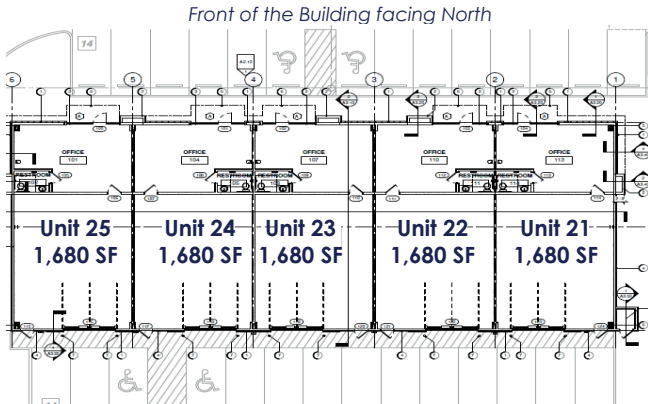
- Electric: 200 Amps, 3 Phase, 208 Volts
- Upgrade to 300 Amp available
- Loading from the back via a roll-up door

### OFFICE/RETAIL PART (APPROX. 500 SF):

- Ceiling: 9ft high, drop ceiling with 4' LED lights
- Walls: level 4 texture finish & painted light grey
- Floor: commercial carpet (ceramic and LVT upgrades available for additional cost of \$4psf)
- Fully air-conditioned
- 1 ADA bathroom

### STORAGE PART (APPROX. 1,260 SF):

- 20 Ft open ceiling clearance
- Roll up doors: 12ft wide x 11 ft high
- Floor: concrete slab
- Open walls
- Can be air-conditioned at an additional cost

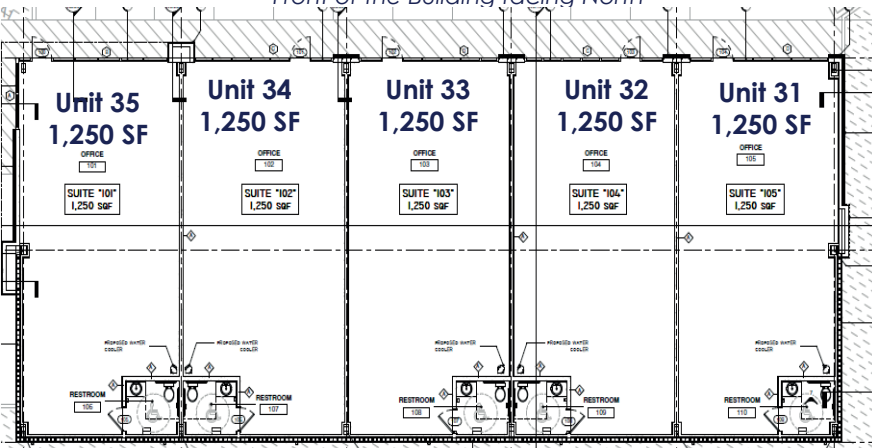


Layout: BLDG 2

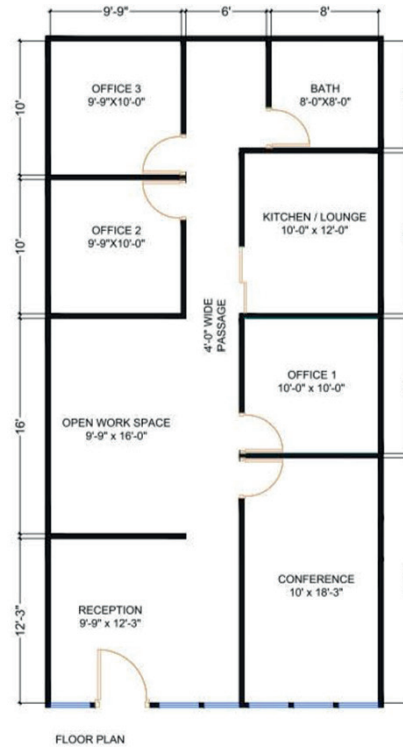
# Office/Retail Showroom: BLDG 3



Front of the Building facing North



Layout: BLDG 3



## OFFICE/RETAIL FINISH AND MOVE-IN READY

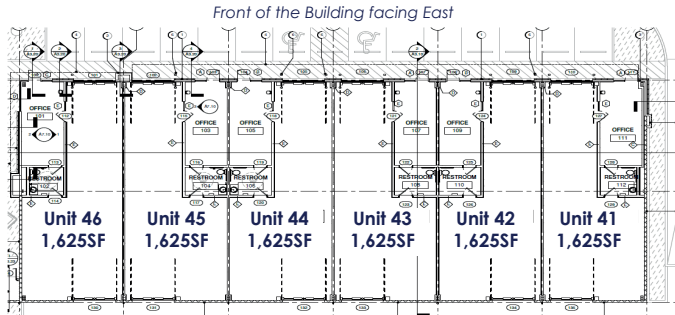
- Ceiling: 9ft high, drop ceiling with 4' LED lights
- Walls: level 4 texture finish & painted light grey
- Floor: commercial carpet (ceramic and LVT upgrades available for additional cost of \$4psf)
- Fully air-conditioned
- Electric: 200 Amp

## Construction Schedule (Tentative)

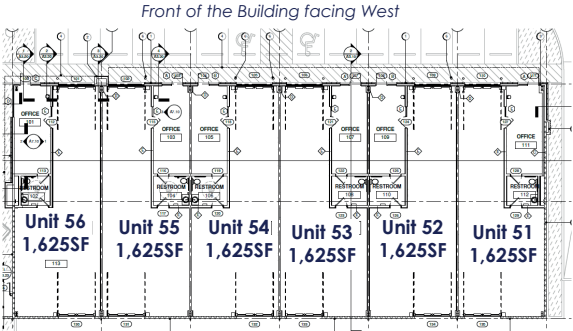
- Construction started: 01/2021
- Completion: 10/2021
- Buildout as an open office/retail space
- No garage doors



# Flex Warehouse: BLDG 4+5



Layout: BLDG 4



Layout: BLDG 5

## OFFICE/RETAIL WITH STORAGE

- Electric: 200 Amps, 3 Phase, 208 Volts
- Upgrade to 300 Amp available
- Front and rear loading capability via a roll-up doors and a shared high dock

## OFFICE/RETAIL PART (APPROX. 406 SF):

- Ceiling: 9ft high, drop ceiling with 4' LED lights
- Walls: level 4 texture finish & painted light grey
- Floor: commercial carpet (ceramic and LVT up-upgrades available for additional cost of \$4psf)
- Fully air-conditioned
- 1 ADA bathroom

## STORAGE PART (APPROX. 1,219 SF):

- 20 Ft open ceiling clearance
- 2 Roll-up doors: 10ft wide x 10ft high
- Floor: concrete slab
- Non-insulated walls
- Can be air-conditioned at an additional cost



# Aerial Map

