





Nestled in South Katy, just a stone's throw from the southwest junction of I-10 and 99, NG Signature Office Condominiums at Roesner Road boast a coveted business address. This prime location places you just a few minutes away from Katy Mills, adding to the convenience. Featuring 15 lavish two-story office condominiums offer a unique fusion of quality and convenience in an unparalleled environment.


NG Signature Office Condominiums empower business owners with the autonomy of office ownership, allowing them to exercise control over design choices and construction decisions. An increasing number of small businesses are discovering that owning their office space presents a superior alternative to leasing.


NG Signature Office Condominiums at Roesner Rd is an exciting new office community currently in the construction phase. This meticulously planned development spans over 1.86 acres and comprises three distinct office buildings. Within this modern enclave, you'll find 15 units ranging from approximately 1,812 to 1,968 square feet, offering highly efficient and versatile workspace options.


FEATURES INCLUDE

-  Units are delivered 100% finished and can be tailored to your specific preferences.
-  Each unit boasts a high-efficiency HVAC system to ensure optimal climate control.





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The community association takes responsibility for the maintenance of the beautiful landscaping, guaranteeing a pristine environment.
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Inside each unit, you'll find a spacious reception area with soaring ceilings, a breakroom, four offices, a conference room, a flex space, and a restroom — all designed for your convenience.
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Revel in state-of-the-art finishes and a broad range of options featuring the latest technologies, designed to create a cutting-edge workspace.

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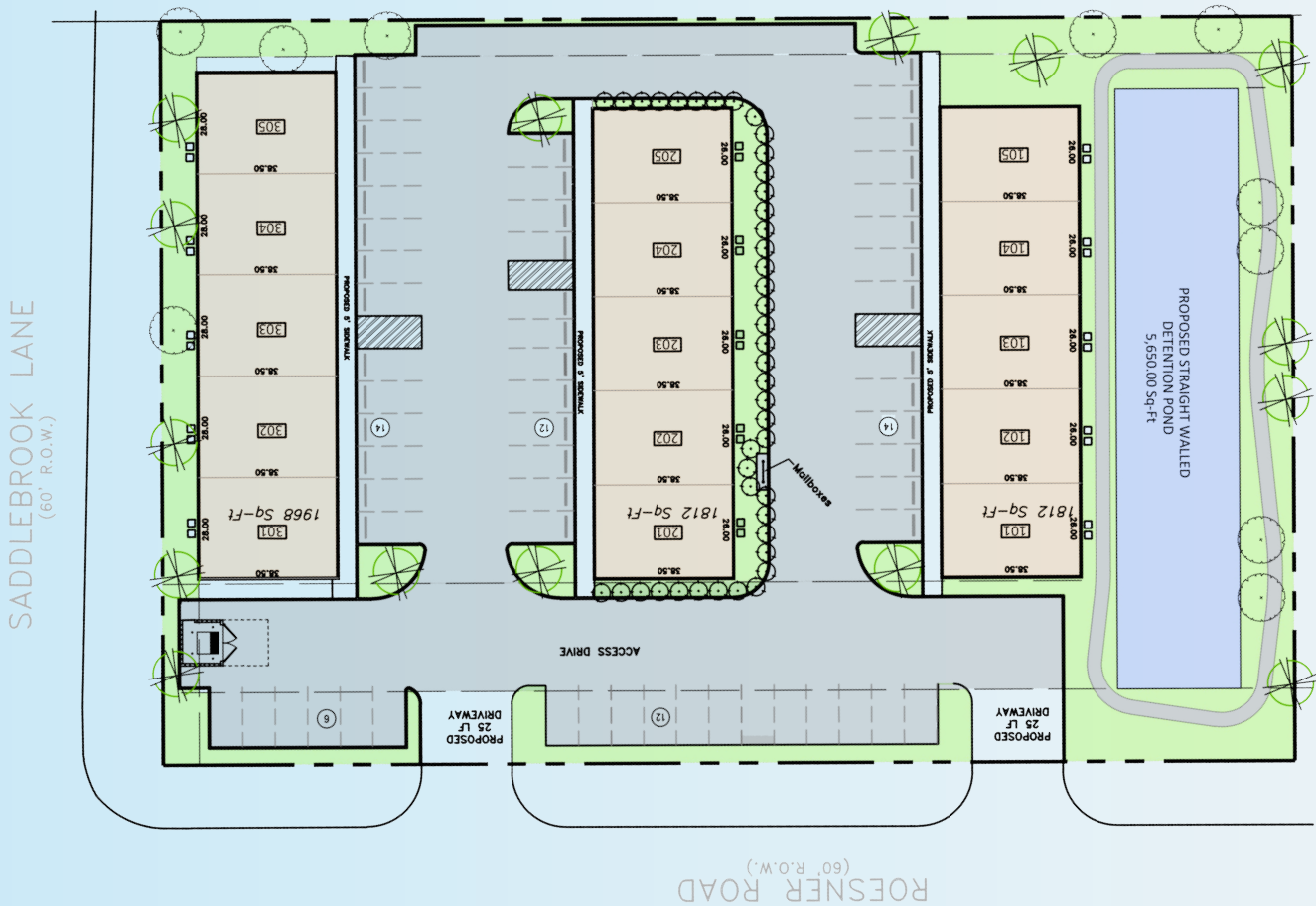
The base price includes granite countertops in the kitchen and PVC flooring in hallways and reception areas.
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For a premium California Mediterranean look, units feature Clay roof tile and stucco finishes, enhancing their aesthetic appeal.
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These two-story units offer private front-door access and ample surface parking.



NG OFFICE CONDO





Investment Highlights

- Property Type: Professional/Medical Office
- Description: Build to suit for personal use or lease, subject to deed restrictions
- Location Highlights: Situated in one of the most rapidly growing submarkets in the United States, Katy, TX



LOCATION OVERVIEW



Investment Highlights

- Property Type: Professional/ Medical Office
- Description: Build to suit for personal use or lease, subject to deed restrictions
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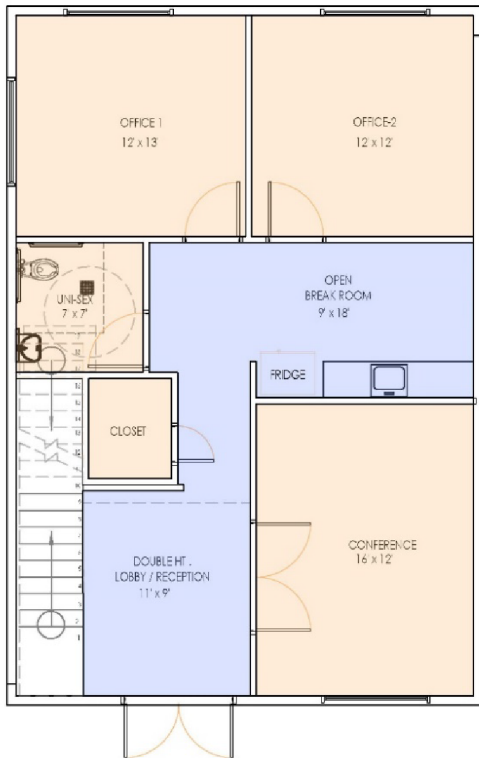


NG Signature Office Condos Building 1 and 2 , Middle Unit

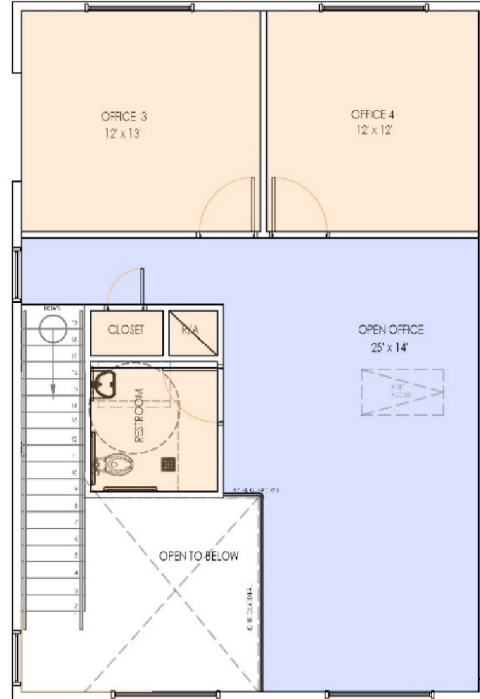
PRICE LIST

Building 1 and 2
Middle Unit

\$569k (mid)



1ST FLOOR PLAN



2ND FLOOR PLAN

1ST FLOOR	=	1001 SQ-FT
2ND FLOOR	=	811 SQ-FT
TOTAL	=	1,812 SQ-FT

FLOOR PLAN -MID UNIT
1,812 SQFT

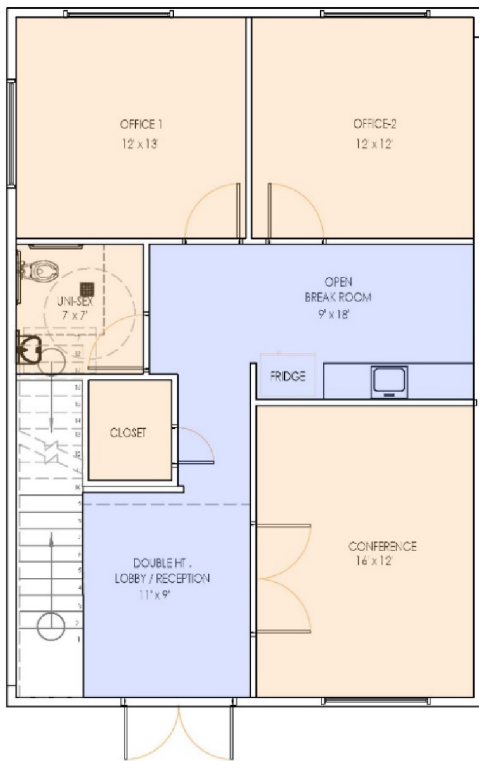


NG Signature Office Condos Building 1 and 2 , End Unit

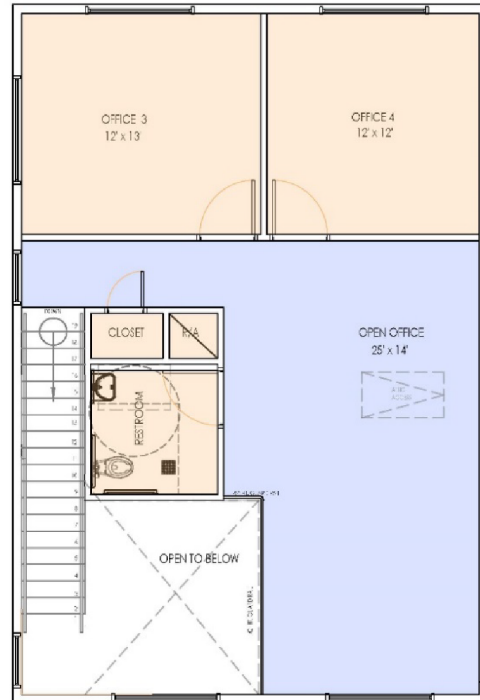
PRICE LIST

Building 1 and 2
End Unit

\$579k (End)



1ST FLOOR PLAN



2ND FLOOR PLAN

1ST FLOOR	=	1001 SQ-FT
2ND FLOOR	=	811 SQ-FT
TOTAL	=	1,812 SQ-FT

**FLOOR PLAN -END UNIT
1,812 SQFT**

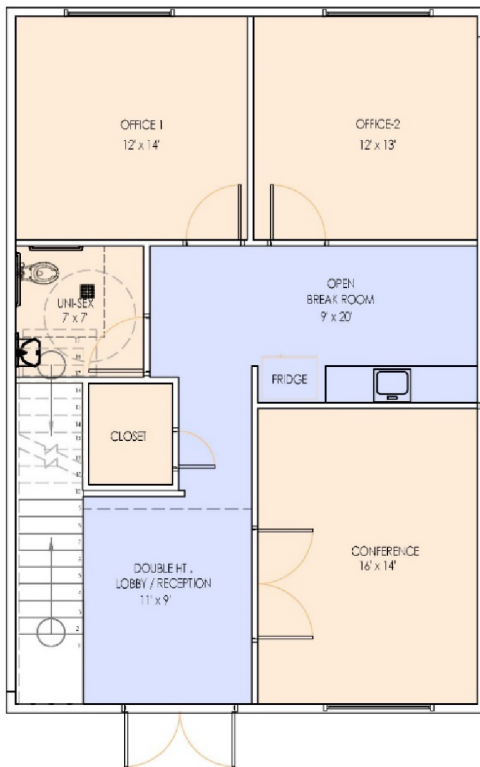


NG Signature Office Condos Building 3 , Middle Unit

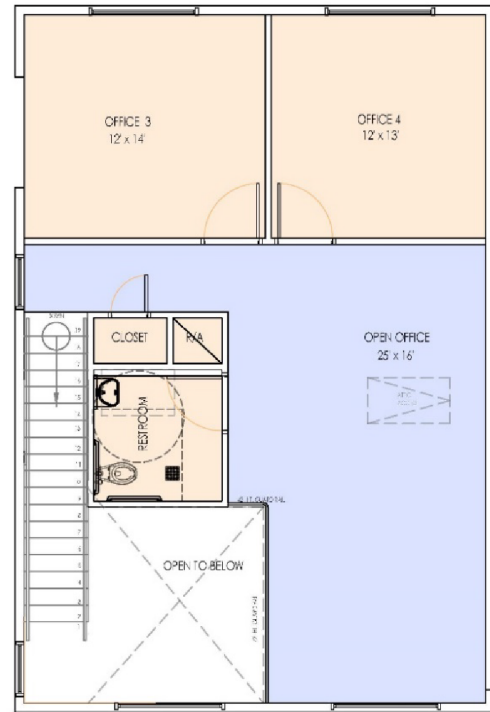
PRICE LIST

Building 3
Middle Unit

\$619k (Mid)



1ST FLOOR PLAN



2ND FLOOR PLAN

1ST FLOOR	=	1087 SQ-FT
2ND FLOOR	=	881 SQ-FT
TOTAL	=	1968 SQ-FT

FLOOR PLAN -MID UNIT
1,968 SQFT

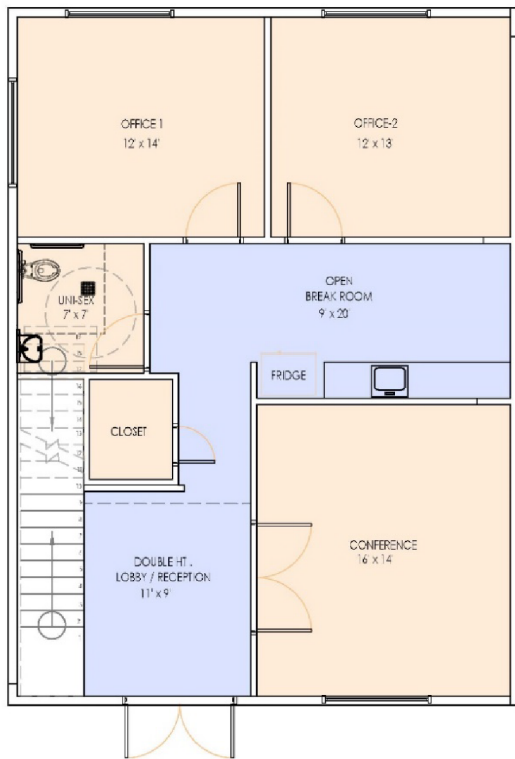


NG Signature Office Condos Building 3 , End Unit

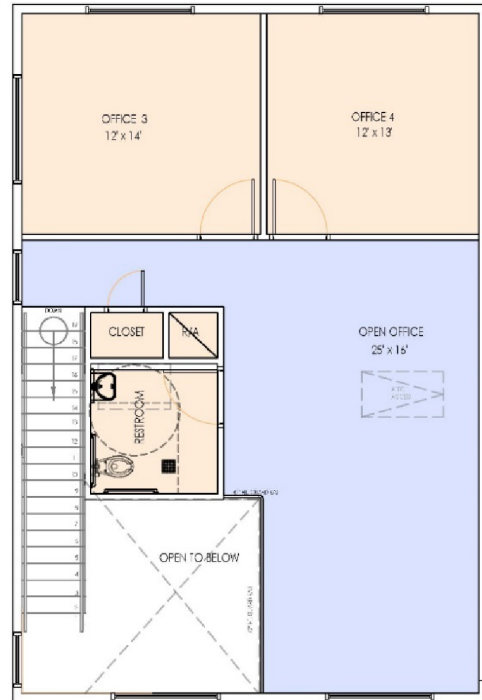
PRICE LIST

Building 3
End Unit

\$629k (End)



1ST FLOOR PLAN



2ND FLOOR PLAN

1ST FLOOR	=	1087 SQ-FT
2ND FLOOR	=	881 SQ-FT
TOTAL	=	1968 SQ-FT

FLOOR PLAN -END UNIT
1,968 SQFT





Information About Brokerage Services

11-2-2022

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.

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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0
TAR 2501



Property Address: 24505 Roesner Rd, Katy, TX 77494



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