

**Pre-
Leasing**

**New
Construction**



W WALZEL
PROPERTIES

For Lease - Class A Industrial Flex +/- 10,000 SF Each

3348 Greenbusch Rd, Katy, TX 77494

Expected completion: Q4 2026

Shayan Malayerizadeh

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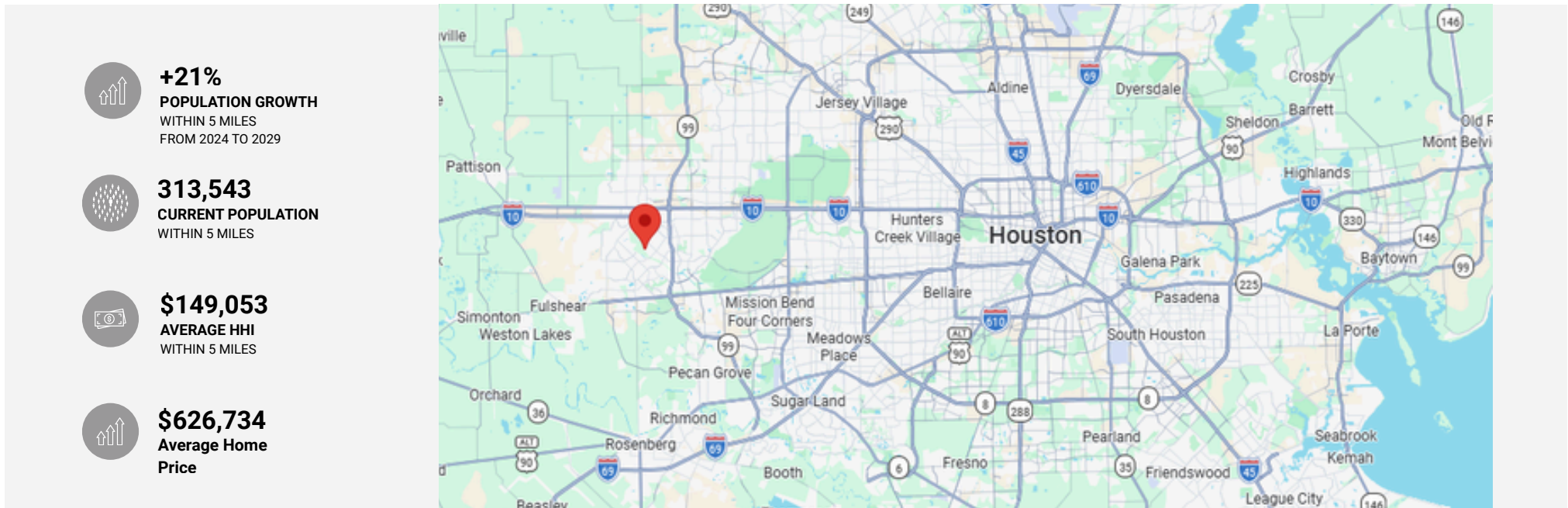
Class A Industrial Flex Warehouse Development – Katy, TX

3348 Greenbusch Rd is a Class A flex warehouse development in Katy, Houston, offering modern, flexible space ideal for education, sports, entertainment, distribution, and after-school programs, with strong demographics and convenient highway access.

Project Highlights

- Structures: 6 buildings
- Size per building: 9,454 SF
- Total rentable area: 56,724 SF
- Coverage ratio: 26.1%
- Delivery condition: Shell
- Building height: 24' clear (24' front, 22' rear)
- Total parking: 92 spaces
- Parking ratio: 1.62 / 1,000 SF
- Grade-level doors per building: 4
- Door size: 12' x 12'
- Expected completion: Q4 2026
- Health services, dentists, physical therapy, pharmacy, and similar uses

**CONTACT
BROKER FOR
PRICING**



Property Description

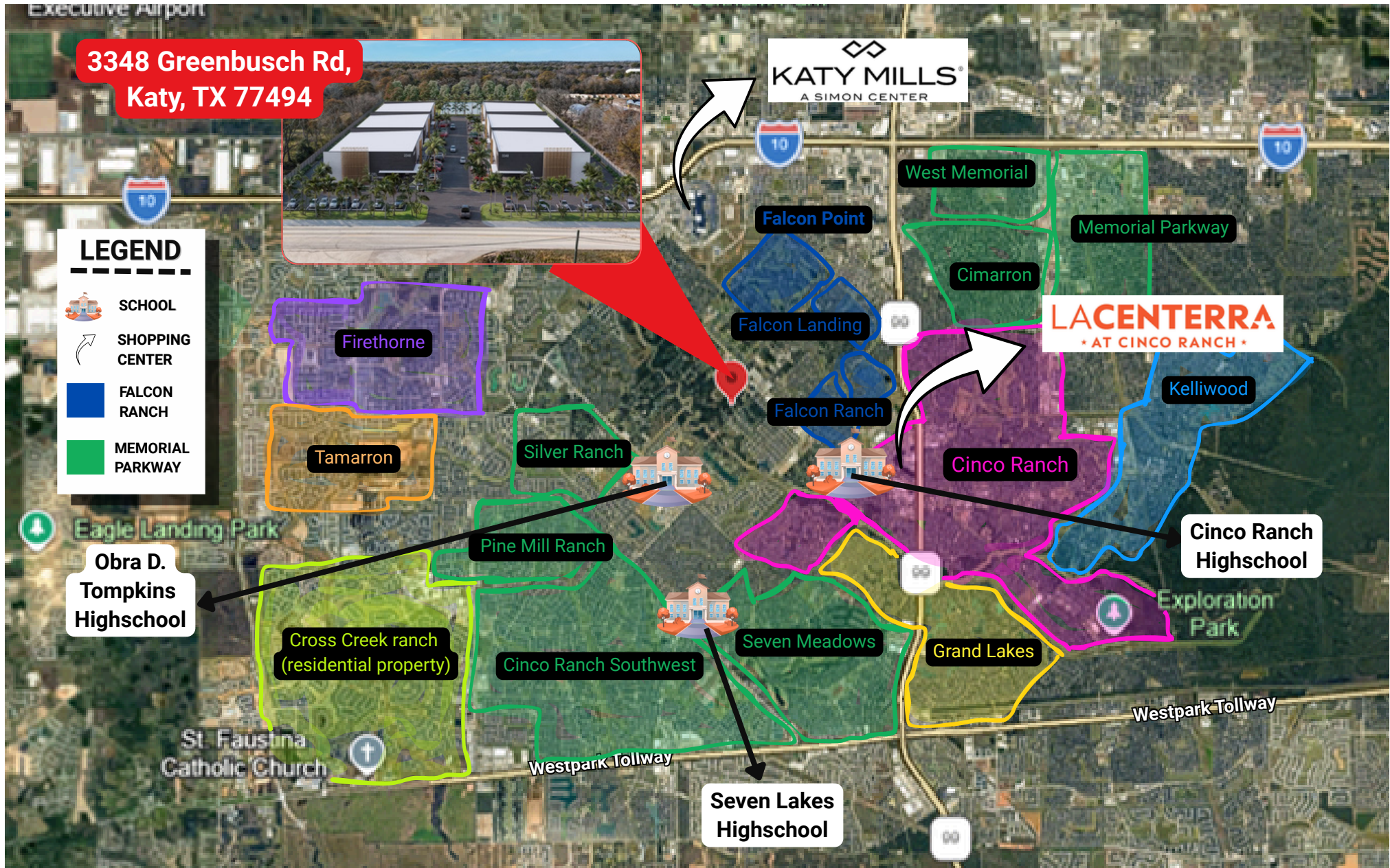
3348 Greenbusch Rd is a premier Class A industrial flex warehouse development strategically located in the heart of Katy, one of the fastest-growing submarkets in the Houston area. The project offers modern, highly functional flex spaces designed to accommodate a wide range of users including education centers, sports facilities, entertainment concepts, distribution operations, fulfillment centers, and K-12 after-school programs. With strong surrounding demographics, excellent access to major highways, and high-quality building specifications, this development provides an ideal opportunity for tenants seeking well-located, flexible, and modern space in a rapidly expanding corridor.



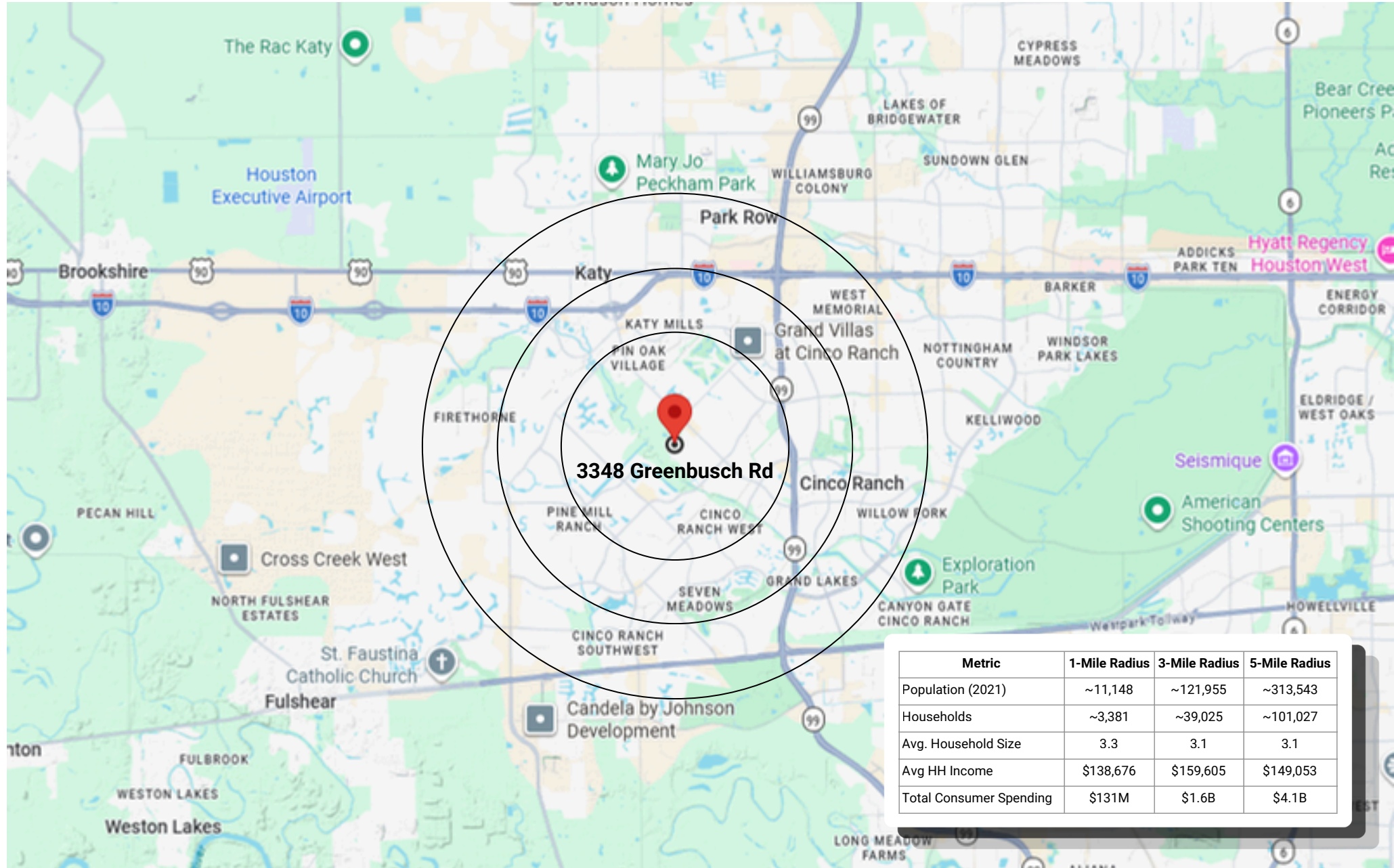
Site Plan



Aerial Map



Demographics



Residential Developments

Katy – Fulshear – Brookshire Corridor

Development Description

The Katy–Fulshear–Brookshire corridor represents one of the strongest residential growth nodes in the Houston MSA. Anchored by nationally recognized master-planned communities such as Cinco Ranch and Firethorne, and supported by continued westward expansion along the Grand Parkway (99) and Westpark Tollway, the area has evolved into a premier suburban hub for both residential and commercial growth.

The region benefits from top-tier school districts (Katy ISD & Lamar CISD), strong household incomes, and continued infrastructure investment, driving sustained housing demand across multiple price points. Established Katy communities provide a stable, affluent consumer base, while newer developments in Fulshear and Brookshire continue to capture population growth at scale.

With thousands of homes delivered annually and multiple large-scale communities underway, the corridor presents a compelling long-term growth story, with Katy serving as the core demand center and surrounding areas acting as expansion markets.

Development	Location	Size / Scope	Year Built (Typical)	Median Home Value	Status	Key Details
Cinco Ranch	Katy, TX	~8,000+ acres; 14,000+ homes	1991 – 2015	~\$500K – \$650K	Stabilized	Premier MPC; top-tier Katy ISD, strong resale, major retail integration
Firethorne	Katy/Fulshear, TX	~1,400 acres; ~3,000+ homes	2006 – Present	~\$450K – \$600K	Mature / Expanding	Golf course, resort amenities, strong westward positioning
Falcon Ranch	Katy, TX	~600+ homes	2002 – 2008	~\$400K – \$500K	Stabilized	Infill-style, highly occupied, strong proximity to I-10
Seven Meadows	Katy, TX	~1,500+ homes	2005 – 2012	~\$450K – \$600K	Stabilized	Golf course community with strong demographics
Grand Lakes	Katy, TX	~1,250 acres	1998 – 2006	~\$400K – \$550K	Stabilized	Legacy community with lakes, trails, and high occupancy
Cross Creek Ranch	Fulshear, TX	~3,200 acres	2011 – Present	~\$450K – \$650K	Ongoing expansion	Top-selling MPC; extensive trails and amenities
Cross Creek West	Fulshear, TX	~1,250+ acres; 3,000+ homes	2023 – Future	~\$400K – \$550K (projected)	Under development	New large-scale phase with significant future supply
Tamarron	Fulshear, TX	Large-scale MPC	2015 – Present	~\$300K – \$450K	Rapid growth	High absorption, more attainable price points
Jordan Ranch	Fulshear, TX	Large-scale MPC	2019 – Present	~\$350K – \$500K	Ongoing development	Amenity-driven with strong builder lineup
Fulbrook on Fulshear Creek	Fulshear, TX	Estate-style MPC	2015 – Present	~\$600K – \$900K	Ongoing	Premium large-lot community with upscale positioning
Cane Island	Katy, TX	~1,100 acres	2015 – Present	~\$500K – \$700K	Active	High-end product near I-10; strong commuter access
Elyson	Katy, TX	Large-scale MPC	2016 – Present	~\$350K – \$550K	Rapid growth	Major westward expansion with diverse housing mix

Katy – Fulshear – Brookshire Corridor

The Katy–Fulshear–Brookshire corridor west of Houston is one of the most dynamic and rapidly expanding suburban regions in Texas, stretching along major routes like Interstate 10 and the Westpark Tollway, and offering a wide range of housing, lifestyle, and investment opportunities that appeal to today’s buyers.

Katy anchors the corridor as a well-established suburb known for its strong school districts, mature master-planned communities, and abundant retail, dining, and employment centers, making it ideal for families and commuters seeking convenience and stability.

Fulshear has quickly become a standout growth hotspot filled with large-scale new construction communities, modern homes, and resort-style amenities, attracting move-up buyers and out-of-state relocations looking for more space and long-term appreciation potential.

Brookshire offers a more rural and open setting with larger lots, fewer restrictions, and increasing interest from investors and buyers seeking land as development continues to push outward, creating a natural affordability gradient from Katy to Brookshire, while ongoing infrastructure improvements, commercial expansion, and population growth continue to fuel demand across the entire corridor, positioning it as a prime destination for those looking to balance lifestyle, value, and future upside just outside Houston.



CLASS A INDUSTRIAL FLEX WAREHOUSE / PRE-LEASING

3348 Greenbusch Rd, Katy, TX 77494

EXCLUSIVELY LISTED BY:

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date