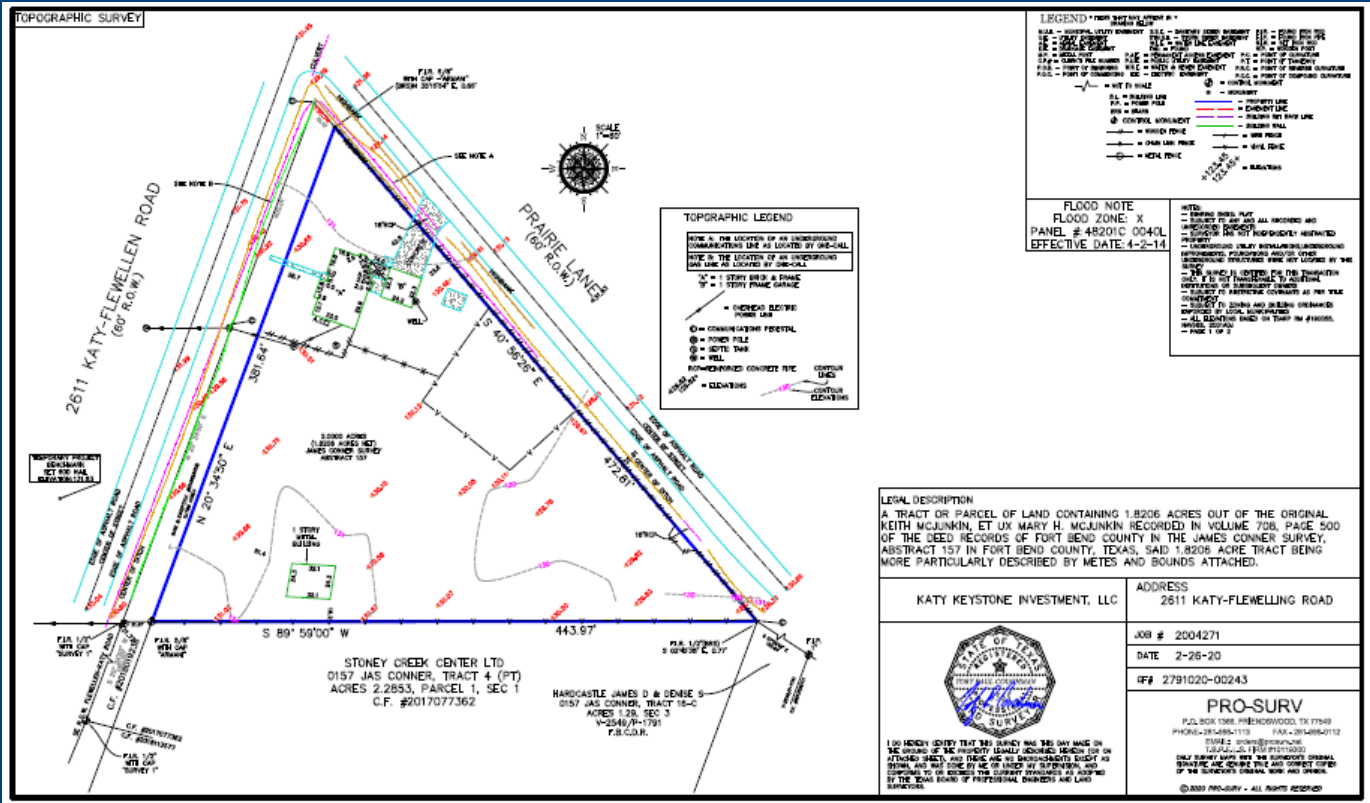


# FOR SALE

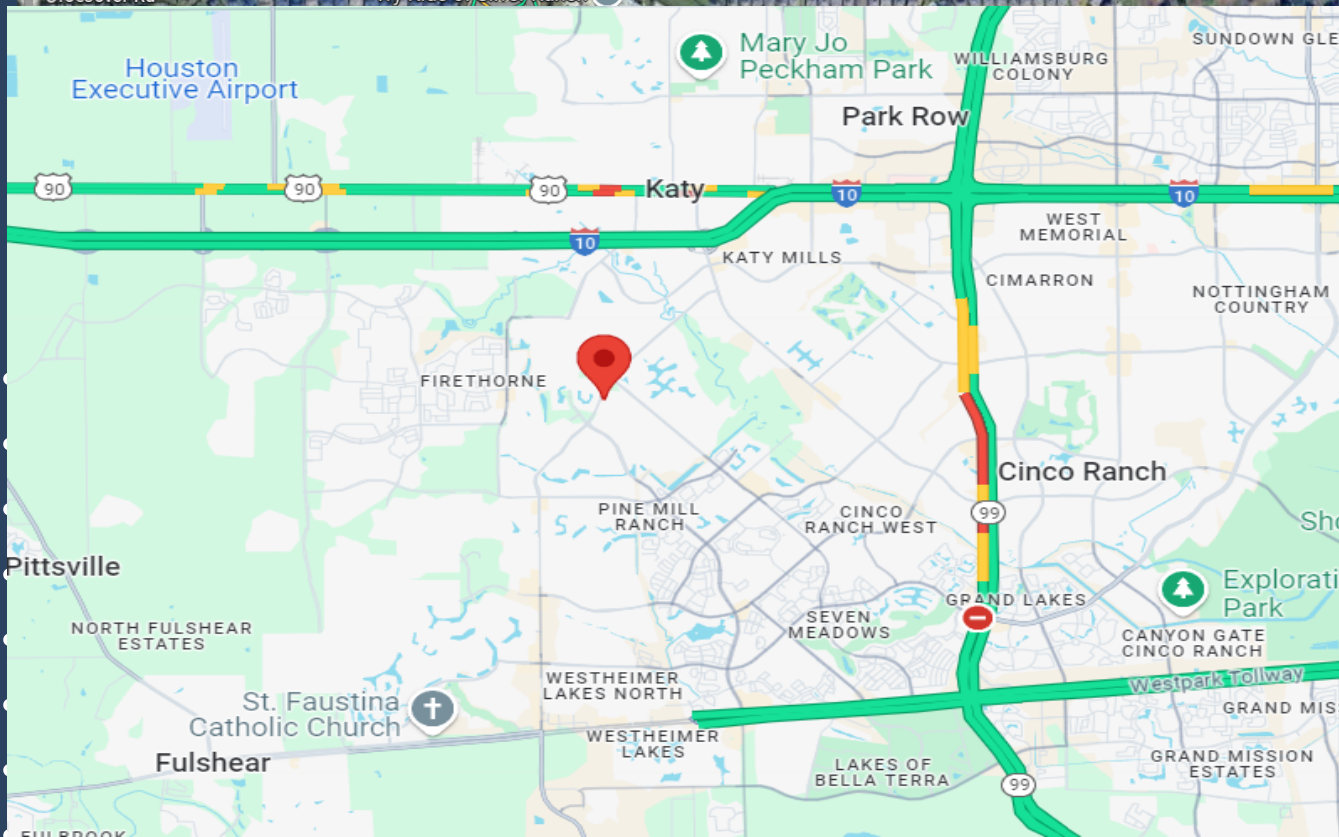
1.82 Acres – Prime Commercial Land

2611 Katy Flewellen Road, Katy



- **Property Highlights**
- Location: 2611 Katy Flewellen Road, Katy, TX
- Lot Size: 1.82 Acres (79,279 Sq. Ft.)
- Zoning: Commercial
- Frontage: Excellent visibility with road frontage on Katy Flewellen Rd
- Utilities: Water, Sewer, Electricity & Gas Available
- Traffic: High traffic area with easy access to main roads and highways
- Nearby Developments: Surrounded by thriving retail centers, residential communities, and schools
- Highest & Best Use - Medical, Office, Retail, Warehouse/Office

**Contact:** Forever Realty  
Chunlan Zhu 832-675-1965  
judy.zhu@dt-development.com



### Why Choose This Property?

- Prime Location: Located in a rapidly growing commercial and residential corridor in Katy.
- High Traffic Area: Benefit from strong exposure with high daily traffic counts.
- Development Potential: Ideal for retail, office, medical, or service-related businesses.
- Proximity: Close to Katy Mills Mall, dining options, and major highways, including I-10 and the Grand Parkway (TX-99).
- Growing Market: Katy is one of the fastest-growing suburban areas, offering excellent opportunities for investment and development.