



26077 NELSON WAY #1101 KATY, TX 77494

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Katy, TX 77494



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### KATY

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## EXCLUSIVELY PRESENTED BY:



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### Gary Greene Commercial

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H-E-B

Nelson Way

Nelson Way



# PROPERTY SUMMARY

Offering Price	Contact Broker
Building SqFt	1,225 SqFt
Year Built	2021
Intersection	FM 1463 and i-10
Parcel ID	9655-00-011-1101-914
County	Fort Bend
Property Type	Condominium
Cooling Type	Central
Subdivision Name	WOODCREEK OFFICE PARK CONDOMINIUMS
Tax Amount	\$6,099.35

# INVESTMENT SUMMARY

Presented by Gary Greene Commercial, this office condo at 26077 Nelson Way in Katy, Texas offers an enticing investment opportunity. Situated near FM 1463 and I-10 Freeway junction, this property boasts a prime location in a thriving commercial area. Spanning 1,225 sqft, the private office condo features three offices, a conference room (or 4th office), a private restroom, and a kitchenette. Its strategic positioning ensures high accessibility, making it an ideal choice for businesses seeking a professional workspace with convenient amenities.

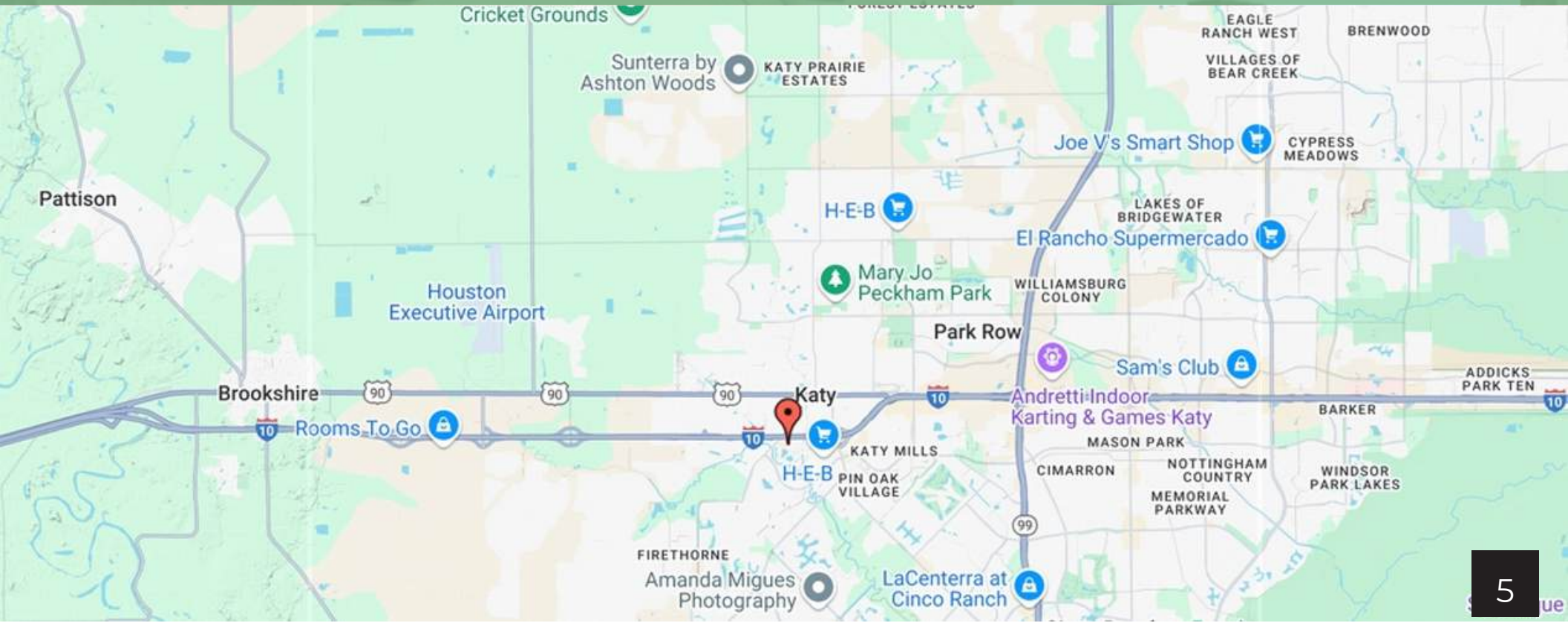
This office condo presents strong rental income potential and value appreciation opportunities. With proximity to major highways and thoroughfares, retail centers, and residential communities enhances its appeal to tenants and investors alike. 26077 Nelson Way is a perfect location for any local business serving Katy and beyond.

This investment property is being sold at a generous 7.74% CAP with 2 years left on the lease.



# INVESTMENT HIGHLIGHTS

- Fully Occupied. Generous 7.74% CAP
- Stable tenant. Recently signed a new 2 year extension on lease.
- 1225 sqft of bright and spacious interiors with 3 large offices and an expansive conference room which could serve as a 4th office.
- Private entrance with 24/7 access. Dedicated HVAC
- Private kitchenette and private restroom
- Utility and storage closet provide ample storage
- Perfect for professional office, medical use or hair, nail, beauty, massage business.





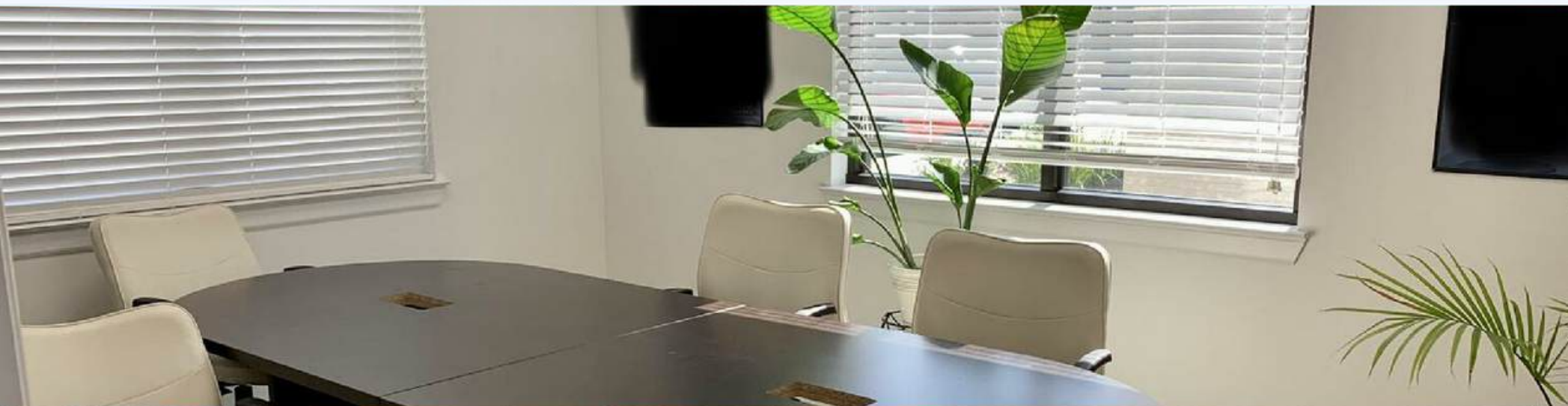


# LOCATION HIGHLIGHTS

- Easy access from I-10 and FM 1463, and on-site parking make for an easy commute.
- Convenient access to major shopping and restaurant districts in Katy and is highly accessible for incoming visitors.
- Minutes from Old Katy or Cinco Ranch and a short distance to Energy Corridor or Brookshire.
- Unmatched location in Katy, easy access to I-10 or FM 1463, and next to an HEB shopping center.
- Located within minutes of La Centerra, Old Town Katy, Katy Asian Town, or Katy Mills Mall











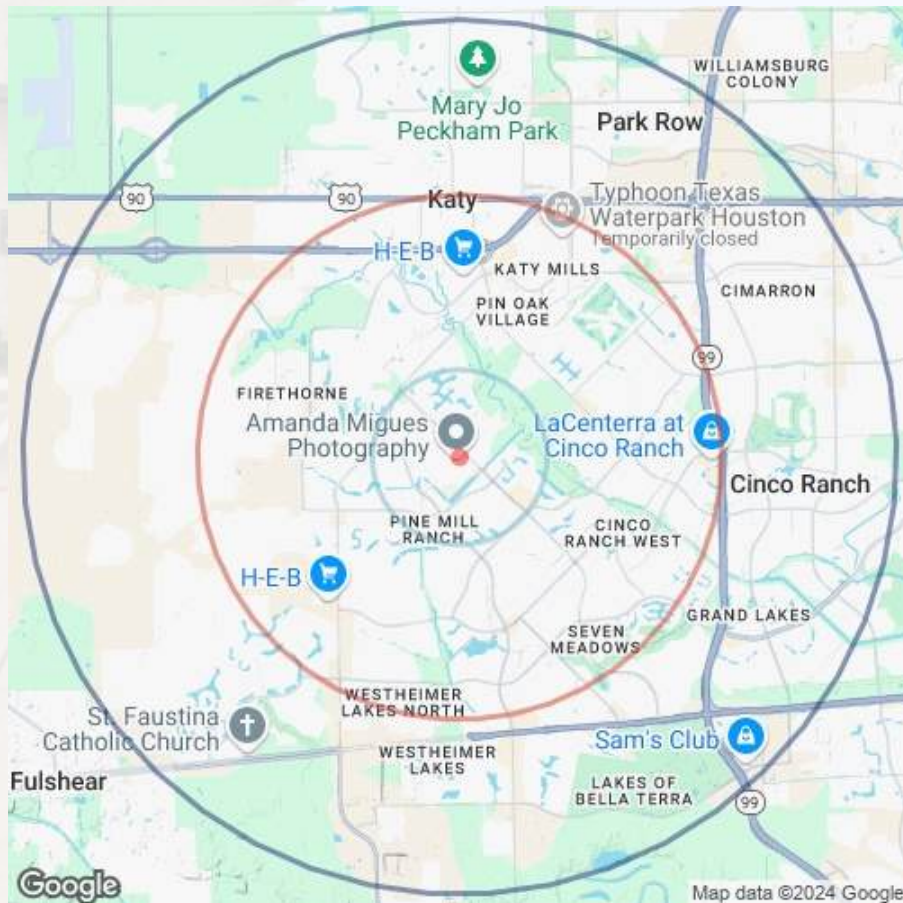
# Woodcreek Business Park



# DEMOGRAPHICS

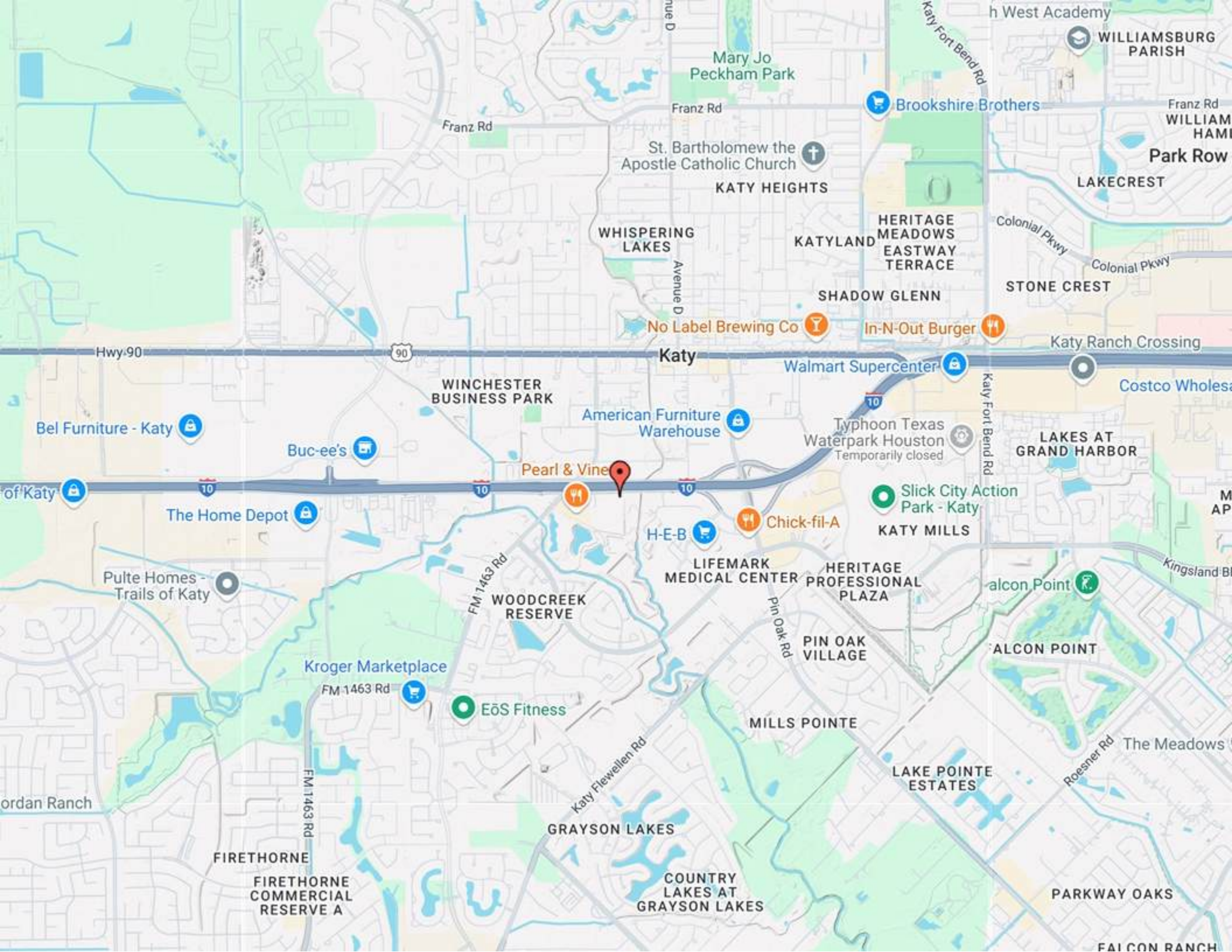
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	237	5,520	53,130
2010 Population	2,369	46,737	127,197
2024 Population	12,982	117,712	276,360
2029 Population	13,740	131,385	313,528
2024-2029 Growth Rate	1.14 %	2.22 %	2.56 %
2024 Daytime Population	10,034	98,945	232,137

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	30	1,218	3,012
\$15000-24999	53	619	1,808
\$25000-34999	51	713	2,585
\$35000-49999	91	1,348	4,615
\$50000-74999	335	2,629	8,819
\$75000-99999	280	2,708	8,781
\$100000-149999	626	6,598	18,651
\$150000-199999	852	7,007	15,974
\$200000 or greater	1,373	12,668	24,194
Median HH Income	\$ 167,683	\$ 160,415	\$ 135,433
Average HH Income	\$ 203,427	\$ 195,469	\$ 169,244



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	79	1,914	17,187
2010 Total Households	810	14,581	41,099
2024 Total Households	3,692	35,508	88,439
2029 Total Households	3,928	40,117	101,437
2024 Average Household Size	3.52	3.31	3.12
2024 Owner Occupied Housing	3,260	27,580	65,481
2029 Owner Occupied Housing	3,481	30,569	74,420
2024 Renter Occupied Housing	432	7,928	22,958
2029 Renter Occupied Housing	447	9,548	27,016
2024 Vacant Housing	104	1,708	5,542
2024 Total Housing	3,796	37,216	93,981





Pearl & Vine

Katy

Hwy 90

90

WINCHESTER BUSINESS PARK

WHISPERING LAKES

KATY HEIGHTS

KATYLAND

HERITAGE MEADOWS EASTWAY TERRACE

SHADOW GLENN

STONE CREST

Katy Ranch Crossing

Bel Furniture - Katy

Buc-ee's

American Furniture Warehouse

Walmart Supercenter

Typhoon Texas Waterpark Houston Temporarily closed

LAKES AT GRAND HARBOR

Slick City Action Park - Katy

The Home Depot

H-E-B

Chick-fil-A

KATY MILLS

Pulte Homes - Trails of Katy

WOODCREEK RESERVE

LIFEMARK MEDICAL CENTER

HERITAGE PROFESSIONAL PLAZA

alcon Point

Kroger Marketplace

EoS Fitness

PIN OAK VILLAGE

PIN OAK VILLAGE

ALCON POINT

Jordan Ranch

FIRETHORNE

FIRETHORNE COMMERCIAL RESERVE A

GRAYSON LAKES

Katy Flewellen Rd

MILLS POINTE

LAKE POINTE ESTATES

The Meadows

COUNTRY LAKES AT GRAYSON LAKES

PARKWAY OAKS

FALCON RANCH



# ABOUT KATY

Katy is a city in the U.S. state of Texas. It is in the Greater Katy area, itself forming the western part of the Greater Houston metropolitan area. Homes and businesses may have Katy postal addresses without being in the City of Katy.



## CITY OF KATY

### AREA

CITY	14.6 SQ MI
LAND	14.5 SQ MI
ELEVATION	141 FT

### POPULATION

POPULATION	21,894
ESTIMATE (2023)	26,360
DENSITY	1,755.75 SQ MI





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# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE  
DETAILS.



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Gary Greene Commercial</b>	<b>0475512</b>	<b>Brokerage@garygreene.com</b>	<b>(713)465-6644</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Richard Lin</b>	<b>0769387</b>	<b>richard.lin@garygreene.com</b>	<b>(832)304-3008</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

BHGRE Gary Greene- Katy, 23922 Cinco Village Center #123 Katy TX 77494  
Richard Lin

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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