

FAIRDALE REALTY | FIR

# 906 Avenue A | Katy, Texas 77493

22,000 SF Institutional Assembly Facility

Asking Price: \$2,700,000 | \$123 PSF



# EXECUTIVE SUMMARY

Building Area	22,000 SF (includes offices & upper floor)
Sanctuary Seating	Approx. 1,400
Program	Auditorium, choir room, 5 classrooms, 5 offices
Parking	Shared configuration
Price	\$2,700,000
Price Per SF	\$123



## PROPERTY HIGHLIGHTS



- Turnkey institutional facility
- 1,400 seat sanctuary
- Choir room
- Five classrooms annexed
- Offices and upper level included
- Shared parking configuration
- No major deferred maintenance reported

# AUDITORIUM





# CHOIR, CLASSROOMS & OFFICES







## AERIAL LOCATION & AREA DRIVERS

## MARKET OVERVIEW – KATY, TEXAS



- Located near Katy Mills retail corridor
- Access to Interstate 10
- Established residential neighborhoods
- Active retail and employment nodes

## CONFIDENTIALITY & CONTACT

This material is confidential and provided for evaluation purposes only. Information believed reliable but not guaranteed. Buyer to conduct independent verification.

**Nd Ebu**

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