

# INDUSTRIAL + IOS ON 2.75 ACRES

9,600 SF TOTAL MIXED-USE PROPERTY

SALE



FORMATION  
REAL ESTATE

5778 FM 933  
WHITNEY, TEXAS

# EXCLUSIVELY MARKETED BY

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# PROPERTY SUMMARY & FEATURES



## Features

- Multiple structures supporting flexible industrial, IOS, or mixed-use strategies
- Zoning: Commercial
- ±4,000 SF warehouse (two stories) with 2,000 SF office  
±2,400 SF warehouse with 12–14' clear height (storage use, no power)
- ±3,200 SF residential/retail building with 5 rooms/offices, 3 restrooms, kitchen, laundry/utility rooms, and central heat + air
- Also includes a ± 1,800 SF Carport and a ±1,800 SF Horse Barn
- **ASKING PRICE: \$1,869,333** (Market Lease Rates are @ \$12.00 PSF)

## Flexible Industrial / IOS Investment on 2.75 AC

5778 FM 933 offers an opportunity to acquire a highly flexible industrial/IOS asset on **2.75 acres** in Whitney, Texas. The property features **multiple freestanding buildings** totaling approximately **9,600 SF**, offering a mix of **warehouse, office, covered storage, and ancillary structures that support a wide range of owner-user or investment strategies.**

With grade-level access, varying clear heights, fenced yard, and security system, the site is **well-suited for contractors, service-oriented users, or investors seeking a versatile asset with leasing optionality.** The configuration allows for single-user occupancy or subdivision into **multiple income-producing components**, positioning the property as a compelling long-term hold with operational flexibility.

# ±4,000 SF WAREHOUSE



- **2,000 SF 2-Story Office** including 3 Offices, 1 Restroom, and 1 Break Room
- **1,000 SF Insulated Warehouse** with (1) 10'x10' Grade Level Door and 14'-16' Clear Heights
- **1,000 SF Storage Shed** Covered & Enclosed

# ±2,400 SF WAREHOUSE



- **100% Warehouse**
- No Power, Restroom, or Office
- (1) 10'x10' Grade Level Door



# ±3,200 SF HOUSE/RETAIL BUILDING



- **Residential or Office Space**
- 5 Rooms/Offices
- Kitchen
- 3 Restrooms
- 2 Utility Rooms
- Central Heat & Air

# HORSE BARN

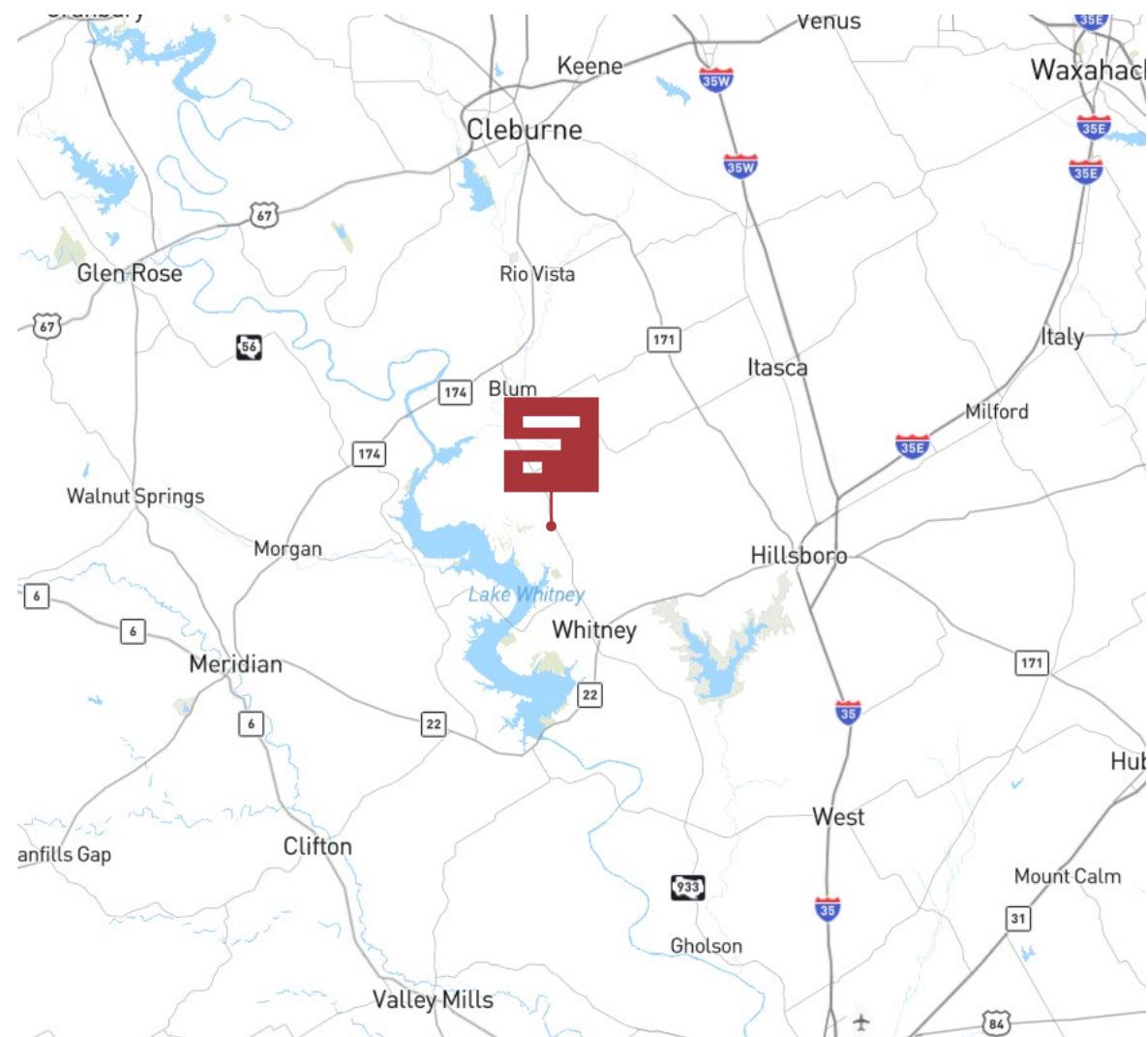


- **1,800 SF Horse Barn** with 2 Stalls and Tack Room



# PROPERTY MAP & AERIAL

FOR LEASE



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## CONTACT BROKERS

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