

**FOR SALE**



# **16K SF Office Building**

**5011 East 5th Street Katy, TX 77493**







**Sale Price** **\$3,100,000.00**

**Price to the building** **\$193.00**

### Property Highlights

- Built In 2003
- Part of growing Katy sub-market
- Strategic proximity to IH-10
- 16,054 SF Office Building (2 Stories)
- .96 AC Lot Size
- 60 Parking Spaces
- Seller Lease Back Available (1st or 2<sup>nd</sup> Floor)
- .28 AC Additional Land



RAFAEL MELARA  
713.237.0000  
[rafael@romcp.com](mailto:rafael@romcp.com)

PROPERTY INFORMATION















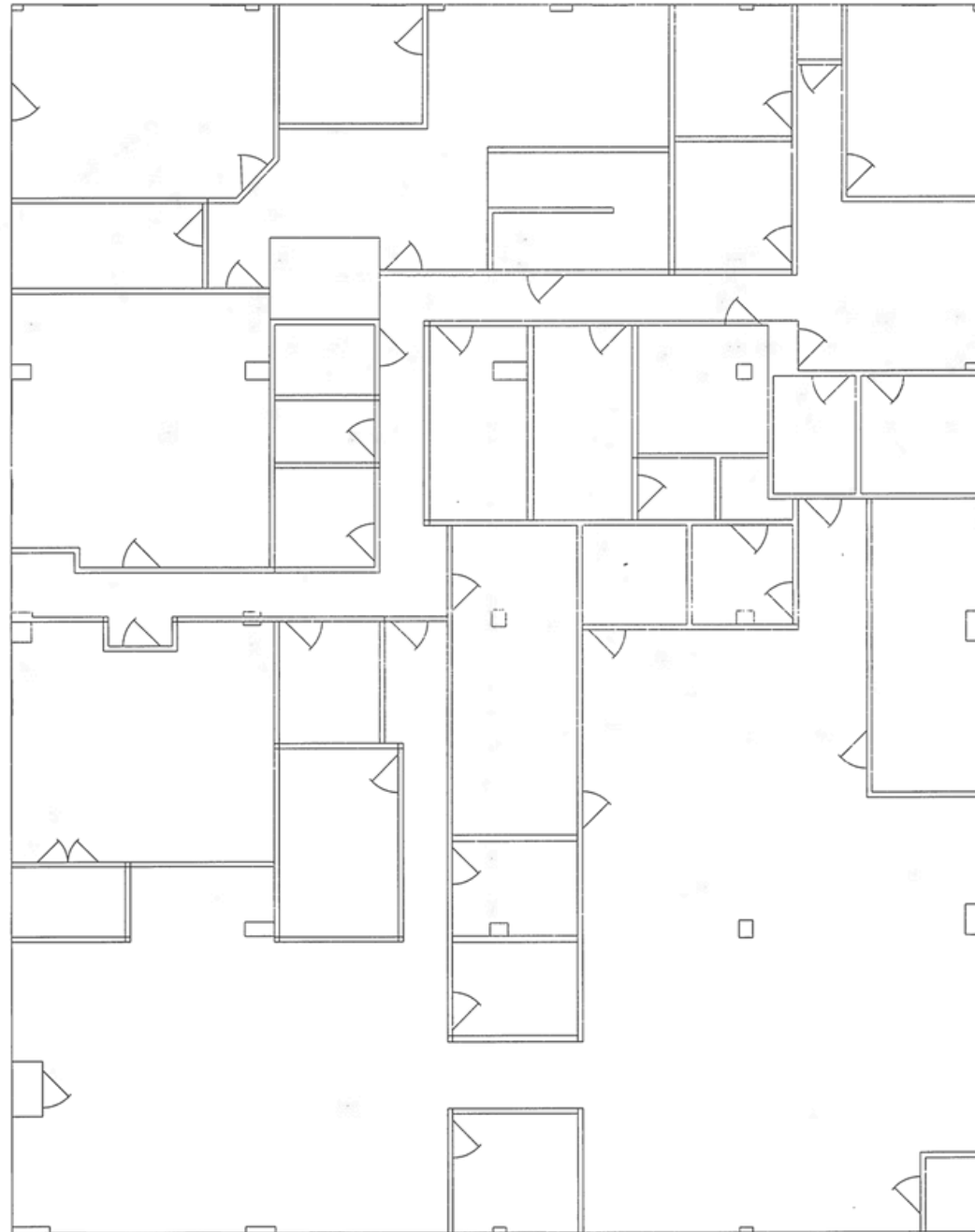






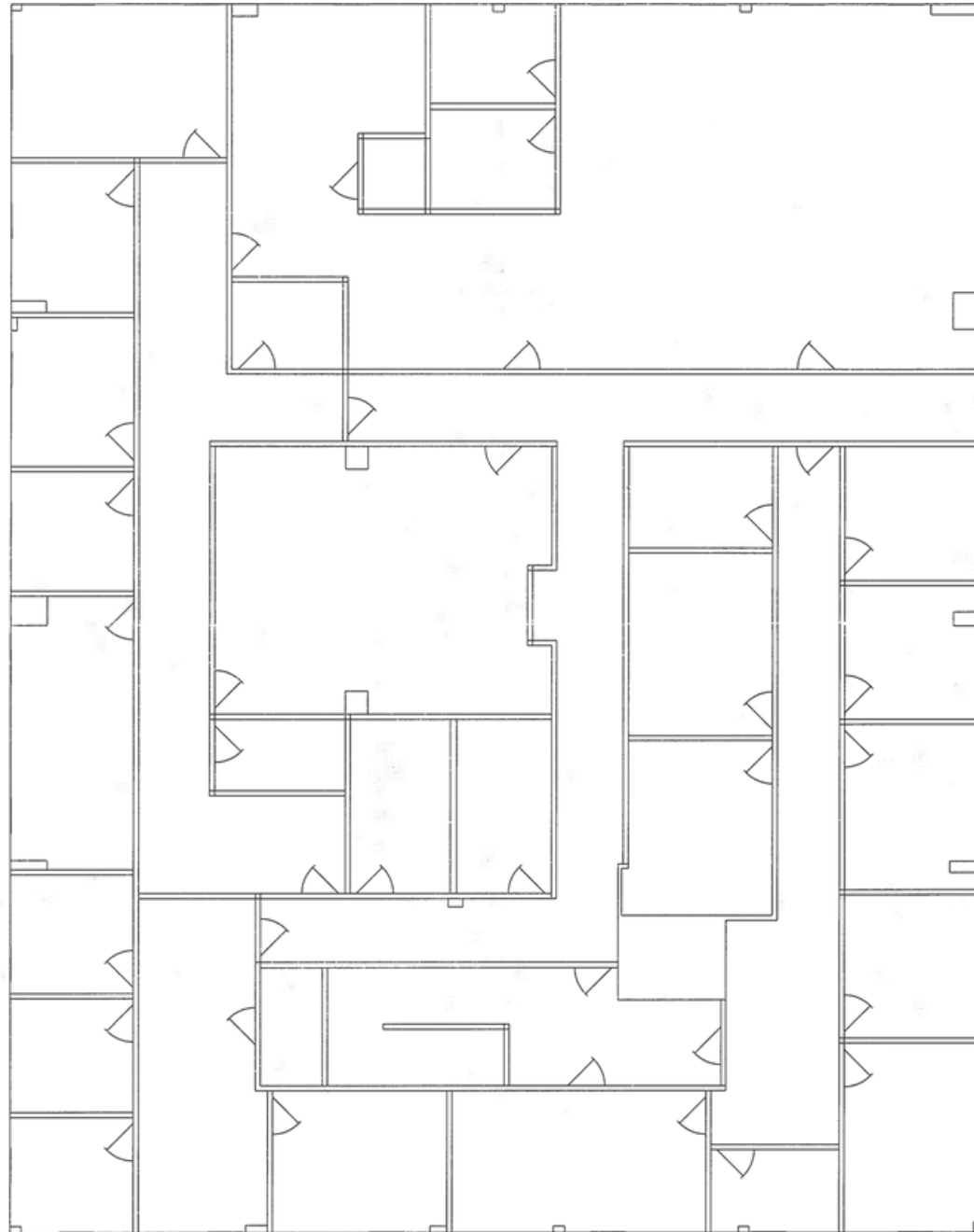


## 1st Floor





## 2nd Floor







## Katy, Texas

Katy is a city just west of Houston, in Texas and is the hub of three counties – Harris, Walter and Fort Bend. The City was founded on rice farming in the late 1800s and was formally incorporated in 1945. The City provides the highest quality of life for its residents. Beautiful neighborhoods, master-planned communities and abundant green space for parks and recreation. Katy ISD ranks among the top school districts in the country, offering students excellent education. Many large, mid-size and small businesses call Katy home, and the City of Katy is proactive in economic development to create a business-friendly environment.

Katy offers the best of both worlds – the charm of a small town, but all the conveniences of a large city. It is rich in traditions and heritage and boasts a community pride that is unmatched. Whether you're a young professional, growing family, retired senior or business owner, Katy is your hometown.

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,818	84,718	236,520
Households	3,868	28,318	77,413
Average Household Income	\$94,787	\$116,808	\$126,376
Median Home Value	\$218,364	\$246,440	\$268,368
Median Year Built	2008	2006	2005





# 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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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>ROM, LLC</b>	<b>9001771</b>	<b>info@romcp.com</b>	<b>713.237.0000</b>
<small>Licensed Broker/Broker Firm Name or Primary Assured Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Rafael Melara</b>	<b>496309</b>	<b>rafael@romcp.com</b>	<b>713.237.0000</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____ <small>Licensed Supervisor of Sales Agent/Associate</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>
_____ <small>Sales Agent/Associate's Name</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

