

KATY GASTON BUSINESS PARK

FLEX SPACE OFFICE/RETAIL/WAREHOUSE BUILDINGS FOR SALE

11555 GASTON ROAD, KATY, TEXAS 77494



seetimsell®

COMMERCIAL PROPERTY GROUP
KELLERWILLIAMS PREMIER REALTY



AVAILABLE: 5,600 SF, 6,500 SF, 7,000 SF & 7,700 SF Buildings

SALE PRICE: \$899,000 to \$1,249,000

PROPERTY HIGHLIGHTS:

- 5.27 Acre Business Park
- Buildings range from 5,600 SF to 7,700 SF each
- Easy access to I-10, Grand Parkway 99, and FM 1463
- Neighboring communities include Grayson Lakes, The Reserve at Katy, Tamarron, and Silver Ranch
- Close to Amazon's HOU3 Fulfillment Center, Igloo, Rooms To Go, and other huge distribution centers
- Near Katy Mills Mall, Entertainment Venues, Restaurants, and Grocery Stores

EACH WAREHOUSE FEATURES:

- Upgradeable electric panels
- High ceilings
- Upgraded doors and lighting system
- No MUD (leading to a lower tax percentage)
- Buildings are on well and septic system

TRAFFIC COUNTS:

Gaston Rd: 5,630 VPD | Katy-Flewellen Rd: 18,174 VPD
(TXDOT 2021)

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2023 Population	9,462	107,971	242,182
2028 Proj. Population	9,942	124,071	272,053
Average HH Income	\$201,306	\$175,354	\$159,422



seetimsell

COMMERCIAL PROPERTY GROUP
KELLERWILLIAMS PREMIER REALTY

For More Information, contact:

Tim Sojka | 877.381.SELL

TIM SOJKA | 877.381.SELL | SEE TIM SELL | 23228 RED RIVER DRIVE, KATY, TEXAS 77494 | 877.381.7355 | SEETIMSELL.COM

THE INFORMATION CONTAINED HEREIN HAS, WE BELIEVE, BEEN OBTAINED FROM REASONABLY RELIABLE SOURCES. NO WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ACCURACY THEREOF. ALL INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED TO THE SATISFACTION OF THE PERSON RELYING THEREON.

KATY GASTON BUSINESS PARK

FLEX SPACE OFFICE/RETAIL/WAREHOUSE BUILDINGS FOR SALE

11555 GASTON ROAD, KATY, TEXAS 77494



seetimsell®
COMMERCIAL PROPERTY GROUP
KELLERWILLIAMS, PREMIER REALTY



Electricity: 3 Phase, 480 Watts, 200 Amps (Upgradeable)

Construction: Structural Metal Steel Building

Insulation: R19 in Ceiling and Walls

Foundation: PSI Level 3000

Storefront Entrance: 20 ft long by 10 ft tall, 200 SF of Glass with 6070 Double Doors with a steel Canopy

Bay Door Height: Bldg D, 10 x 12 door, 12 x 14 door at the loading dock, All other bldgs 10 x 12 doors

Exit doors: 3070 Steel Door

Office Size: Bldg shell

Bathroom: Bldg shell plumbed for bathroom

Low Taxes: 1.850515 for 2022 Yr (No MUD Taxes)

Well and Septic: No water bill

Estimated 2023 Yr **CAM Charges:** \$1.40/SF/Yr.

Additional details; Please refer specific building Engineering & Steel Bldg Drawings



TIM SOJKA | 877.381.SELL | SEE TIM SELL | 23228 RED RIVER DRIVE, KATY, TEXAS 77494 | 877.381.7355 | SEETIMSELL.COM

THE INFORMATION CONTAINED HEREIN HAS, WE BELIEVE, BEEN OBTAINED FROM REASONABLY RELIABLE SOURCES. NO WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ACCURACY THEREOF. ALL INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED TO THE SATISFACTION OF THE PERSON RELYING THEREON.

KATY GASTON BUSINESS PARK

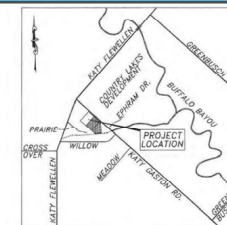
FLEX SPACE OFFICE/RETAIL/WAREHOUSE BUILDINGS FOR SALE

11555 GASTON ROAD, KATY, TEXAS 77494

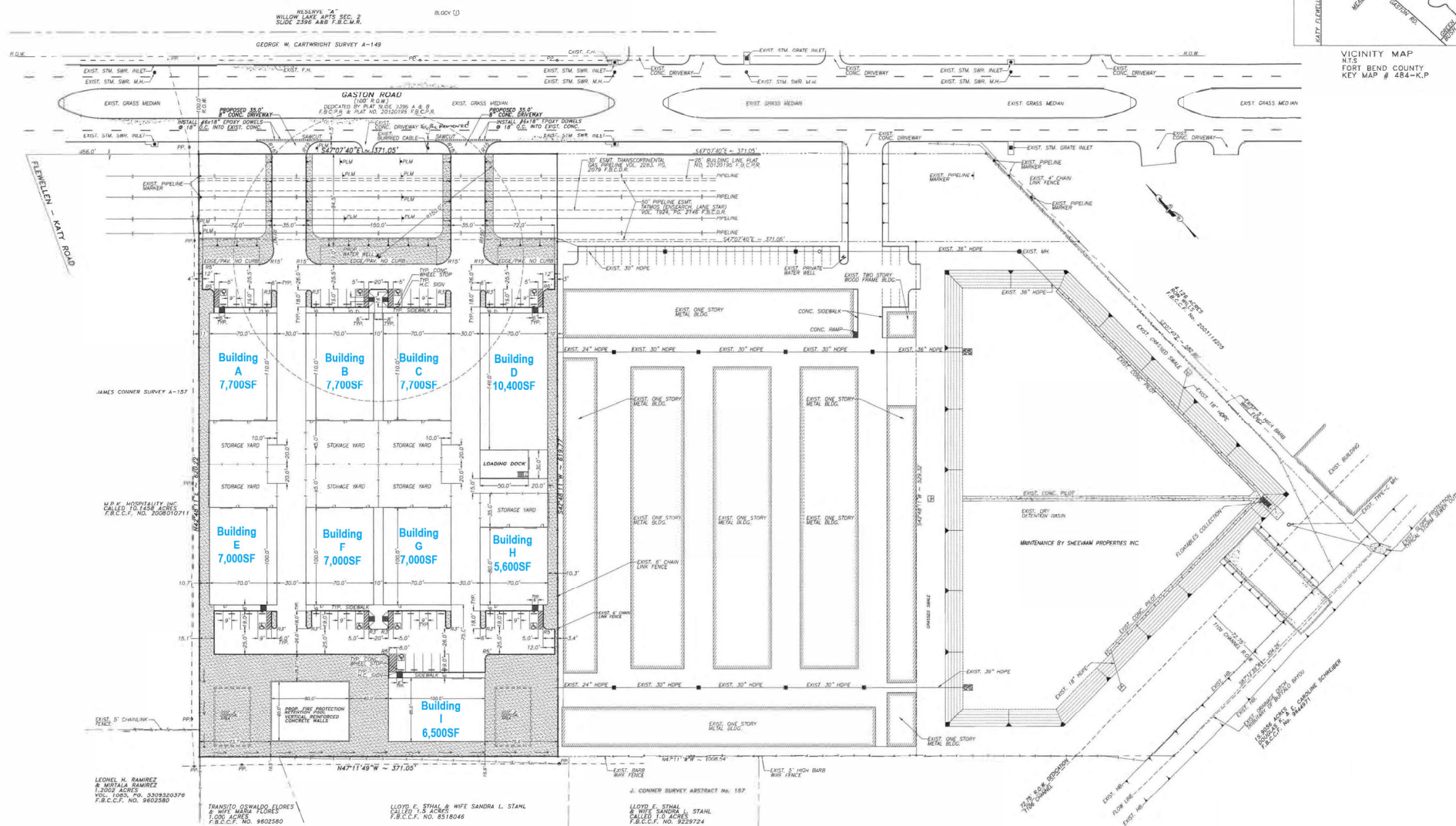


seetimsell®

COMMERCIAL PROPERTY GROUP
KELLERWILLIAMS PREMIER REALTY



VICINITY MAP
W/3
FORT BEND COUNTY
KEY MAP # 484-K.P



TIM SOJKA | 877.381.SELL | SEE TIM SELL | 23228 RIVER DRIVE, KATY, TEXAS 77494 | 877.381.7355 | SEETIMSELL.COM

THE INFORMATION CONTAINED HEREIN HAS, WE BELIEVE, BEEN OBTAINED FROM REASONABLY RELIABLE SOURCES. NO WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ACCURACY THEREOF. ALL INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED TO THE SATISFACTION OF THE PERSON RELYING THEREON.

KATY GASTON BUSINESS PARK

FLEX SPACE OFFICE/RETAIL/WAREHOUSE BUILDINGS FOR SALE

11555 GASTON ROAD, KATY, TEXAS 77494

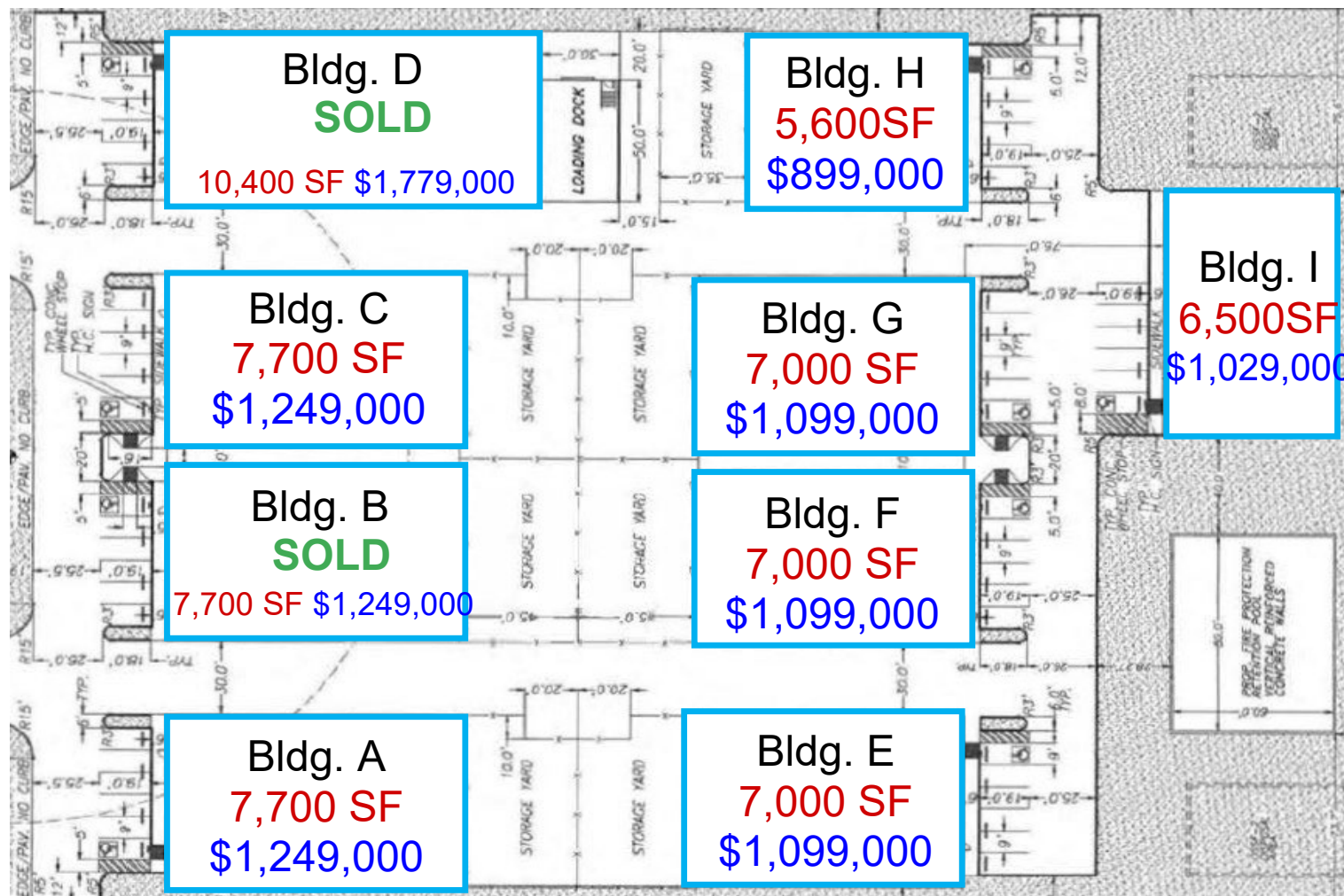


seetimsell®

COMMERCIAL PROPERTY GROUP
KELLERWILLIAMS, PREMIER REALTY

CAM
\$1.40 PSF
Annually

No MUD
Well & Septic



KATY GASTON BUSINESS PARK

FLEX SPACE OFFICE/RETAIL/WAREHOUSE BUILDINGS FOR SALE

11555 GASTON ROAD, KATY, TEXAS 77494



seetimsell®

COMMERCIAL PROPERTY GROUP
KELLERWILLIAMS, PREMIER REALTY



TIM SOJKA | 877.381.SELL | SEE TIM SELL | 23228 RED RIVER DRIVE, KATY, TEXAS 77494 | 877.381.7355 | SEETIMSELL.COM

THE INFORMATION CONTAINED HEREIN HAS, WE BELIEVE, BEEN OBTAINED FROM REASONABLY RELIABLE SOURCES. NO WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ACCURACY THEREOF. ALL INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED TO THE SATISFACTION OF THE PERSON RELYING THEREON.

KATY GASTON BUSINESS PARK

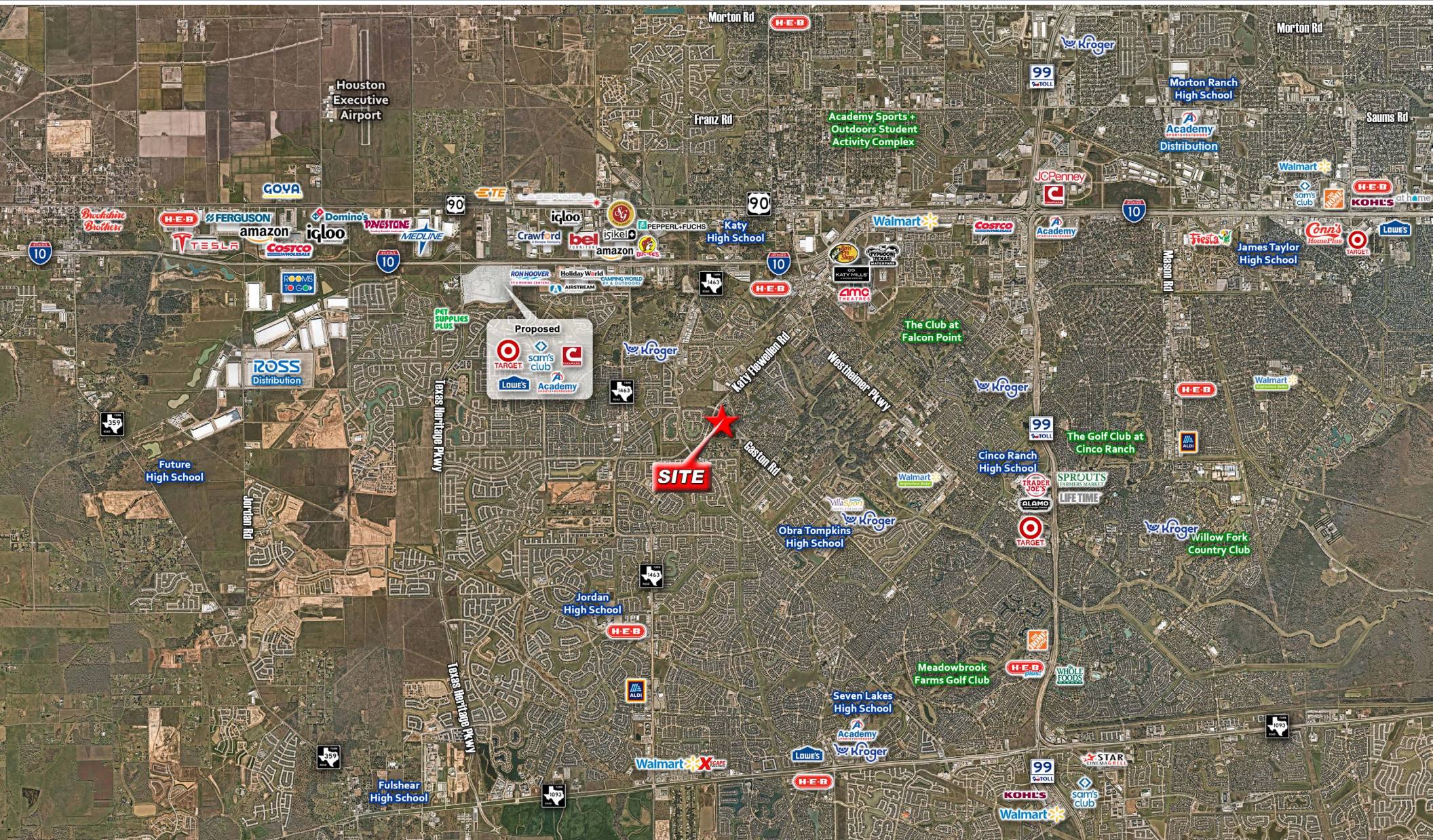
FLEX SPACE OFFICE/RETAIL/WAREHOUSE BUILDINGS FOR SALE

11555 GASTON ROAD, KATY, TEXAS 77494



seetimsell®

COMMERCIAL PROPERTY GROUP
KELLERWILLIAMS, PREMIER REALTY



TIM SOJKA | 877.381.SELL | SEE TIM SELL | 23228 RED RIVER DRIVE, KATY, TEXAS 77494 | 877.381.7355 | SEETIMSELL.COM

THE INFORMATION CONTAINED HEREIN HAS, WE BELIEVE, BEEN OBTAINED FROM REASONABLY RELIABLE SOURCES. NO WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ACCURACY THEREOF. ALL INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED TO THE SATISFACTION OF THE PERSON RELYING THEREON.



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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov