

BUILDING# 2 - KATY FORT BEND BUSINESS PARK

2220 KATY HOCKLEY CUT OFF RD, KATY TX 77493

TNRG



BUILDING # 2 - ±6,000 SF

CONDITION: ± 1,200 SF of Office Space

ACRES: on ± 0.4006

POWER: 400A/3 phase 277/480v

CLEAR HEIGHT: 22' - 18'

OVERHEAD DOORS: (2 OH) 12'w X 14'H

PARKING SPACES: 7 parking spaces

INSULATION: R30 Roof / R19 Walls

CORNER BUILDING Facing Katy Hockley cut off RD

BUSINESS PARK FEATURES:

- Dual access from Katy Hockley Cut Off Rd & Katy Fort Bend
- Outside City of Katy limits – less government oversight, more business flexibility
- Deed restrictions to maintain park aesthetics and resale value
- Deed restrictions against: Automotive Services & Food Production
- Not located in a flood zone



All information provided is based on proposed building designs and is presented to the best of our knowledge. While every effort has been made to ensure accuracy and reliability, please be aware that these designs are subject to change and may not represent the final plans or specifications. We make no warranties or representations, either expressed or implied, regarding the completeness, accuracy, or suitability of the information provided.

ZAIN SHENWARI

Broker / Development Partner

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Building Information

Move-in Date: Immediately

Accessibility: Dual road access from KATY FORT BEND Rd and Katy Hockley Cut Off Ln.

Roofing: Standing seam slope roofs for durability, energy efficiency, and leak reduction.

Truck Access: 120' wide truck court for easy 18-wheeler maneuverability.

Energy Efficiency: R-30 Ceiling / R19 Walls - Enhanced insulation reduces heat, increases energy efficiency, and minimizes noise.

Utilities: Water and sewer services from MUD 64.



SITE PLAN



For leasing/purchase inquiries:

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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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date