

KATY FORT BEND BUSINESS PARK

2304 KATY HOCKLEY CUT OFF RD, KATY TX 77493



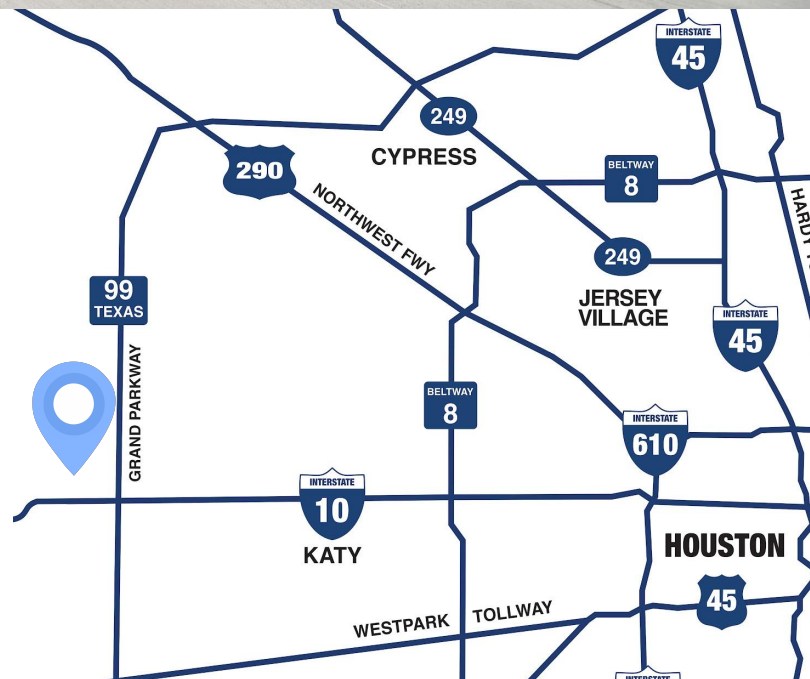
NEW INDUSTRIAL BUSINESS PARK

BUILDING SIZES

BLDG 1: ±7,000 SF	BLDG 7: ±3,600 SF
BLDG 2: ±6,000 SF	BLDG 8: ±4,200 SF
BLDG 3: ±4,500 SF	BLDG 9: ±7,700 SF (Dock HIGH)
BLDG 4: ±5,250 SF	BLDG 10: ±8,400 SF (Dock HIGH)
BLDG 5: ±5,950 SF	BLDG 11: ±6,600 SF (Dock HIGH)
BLDG 6: ±5,100 SF	BLDG 12: ±9,465 SF (Dock HIGH)
	BLDG 13: LEASED

PROPERTY INFO

- 13 BLDGS | 3600 - 9,465 SF
- 4 Bldgs with Dock High Loading
- Access Entrances from two Roads
- Fully insulated - R30 Roof / R19 Walls
- Not in a Flood Zone
- Not in City of Katy
- Deed Restricted Park
- Ceiling Height 18-22'



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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NEW BUSINESS PARK IN KATY TX

Located less than a mile away from 99 Grand Parkway and I-10 Fwy



Exterior View of the Facility

Main Entrance and Loading Area



Spacious Interior



Main Entrance



Modern Design



22' HEIGHT IN ENTRANCE - SLOPE TO 18'



UPGRADED INSULATION

PROJECT INFORMATION

Move-in Date: July 1st, 2024

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.

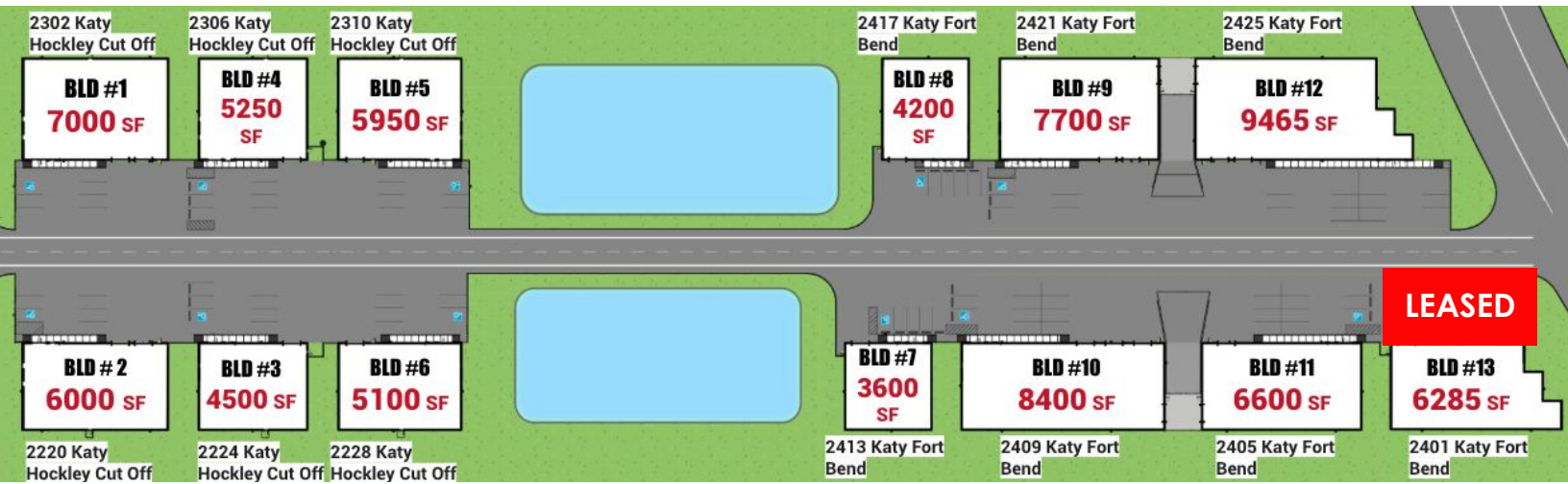
Truck Access: 120' wide truck court for easy 18-wheeler maneuverability.

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:
Zain Shenwari | (832) 479-6667 | zain@tnrg.net



KATY HOCKLEY CUT OFF SIDE



Bldg #2: 400A/3 phase 277/480v
Bldg #3: 200A/3 phase 277/480v
Bldg #6: 200A/3 phase 277/480v

Bldg #1: 400A/3 phase 277/480v
Bldg #4: 200A/3 phase 277/480v
Bldg #5: 200A/3 phase 277/480v

KATY FORT BEND SIDE:



Bldg #8: 200A/3 phase 277/480v
Bldg #9: 400A/3 phase 277/480v
Bldg #12: 400A/3 phase 277/480v

Bldg #7: 200A/3 phase 277/480v
Bldg #10: 400A/3 phase 277/480v
Bldg #11: 400A/3 phase 277/480v
Bldg #13: 400A/3 phase 277/480v

TNRG

STANDARD OFFICE LAYOUT

Note: Not all buildings include office space. Please ask for details.

1ST FLOOR LAYOUT DETAILS:

Reception Area: Welcoming reception area with a window for easy interaction with clients and visitors.

2 Private Offices: Two dedicated office spaces designed for privacy and productivity.

AV Room: One audiovisual room designated for security cameras and internet equipment.

Bullpen Area: Open bullpen area with an observation view into the warehouse..

2 Restrooms: Two modern bathrooms equipped with high-quality fixtures.

Breakroom: A convenient break room with amenities for employees.

1ST FLOOR - OFFICE



2ND FLOOR - MEZZANINE



2ND FLOOR MEZZANINE DETAILS:

Increased Storage Space: Effectively double the storage capacity without expanding the footprint of the warehouse.

Observation Deck: Easily oversee operations and staff, ensuring better workflow and productivity.

Optimized Use of Vertical Space: Maximizes the use of vertical space.

Improved Safety: Designated areas for specific tasks can enhance safety by reducing clutter and minimizing the risk of accidents.

Better Inventory Management: Easier separation of different types of inventory, improving organization and inventory control.



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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Buyer/Tenant/Seller/Landlord Initials

Date