

# FOR LEASE

34823 FM 1301 Rd

West Columbia, TX 77486

Commercial Land for Lease

Build-to-Suit or Ground Lease



## HIGHLIGHTS:

- 9.29 acres total land (404,672 sq/ft)
- 5.73 acres usable land (249,599 sq/ft)
- zoned for commercial
- 1,994 sq/ft building for possible offices
- 1,100 sq/ft building for shop/storage
- gated entrance
- utilities available - electricity, gas, water (2 wells) and self-maintained septic
- retention pond
- subdivision available to suit needs
- term length: 1-2 YR; longer-term Ground Lease available

## LEASING OPTIONS:

**OPTION #1:** Total Lot: 9.29 acres (404,672 sq/ft) at \$0.29 sq/ft/YR—\$9,779.57 monthly; includes improved property (offices and shop/storage)

**OPTION #2:** Usable Area: 5.73 acres (249,599 sq/ft) at \$0.29 sq/ft/YR—\$6,031.98 monthly; does NOT include improved property (offices and shop/storage). Improved property available for additional rent (below):

- Offices: 1,994 sq/ft at \$6.00 sq/ft/YR: \$997.00 monthly additional

- Shop/Storage: 1,100 sq/ft at \$6.00 sq/ft/YR: \$550.00 monthly additional

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**exp**  
REALTY



## **DESCRIPTION:**

The possibilities for this 9.29 acre commercial land are limitless. At the intersections of TX-35 and TX-36, this lot will afford you endless options for commercial or industrial use. With accelerated expansion in West Columbia, this property allows for excellent visibility from TX-35 frontage road as well as outstanding accessibility to I-10, I-45 and other transportation routes. Possible uses for this property include a laydown yard, auto salvage yard, cement/gravel plant, contractor storage/distribution yard, equipment or fleet storage, a ground lease, etc. The property also includes a 1,994 sq/ft office building and a 1,100 sq/ft storage building. Contact me today for more information as well as to schedule a tour.

## **PROPERTY & LEASE NOTES:**

- 1 hour southwest of downtown Houston
- near intersection of TX-35 and TX-36; within easy reach of I-10 and I-45
- minutes to Walmart and H-E-B; 9 miles to Buc-ee's
- fast-track accelerated development in West Columbia
- 13,680 plus daily traffic vehicle count
- utilities are the responsibility of the tenant
- tenant must maintain insurance coverage for tenant's personal items on property
- in addition to base rent, tenant is responsible for pro rata share of taxes, insurance and CAM
- 3% rent increase per annum
- all lease terms and rates are negotiable

## **POTENTIAL USES:**

- ground lease for retail
- laydown yard
- auto salvage yard
- cement/gravel plant
- contractor storage yard
- distribution yard
- lumber yard
- equipment or fleet storage and more