

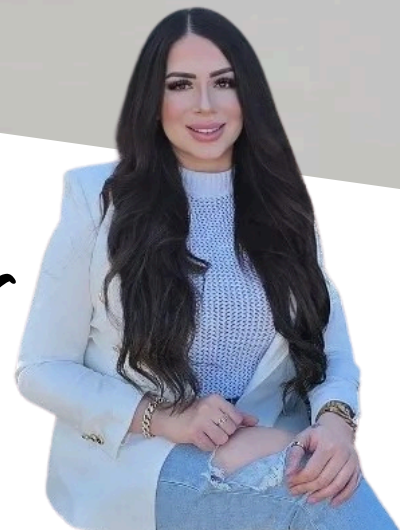
KATY BUSINESS PARK



282 BUC-EES BLVD
KATY, TX 77494



Andrea Huerta - Broker
Call or text (832) 868-4089



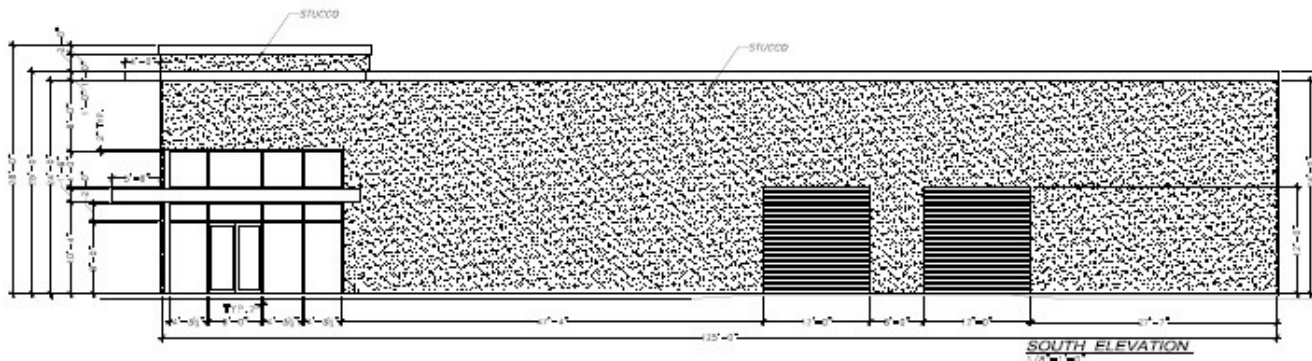
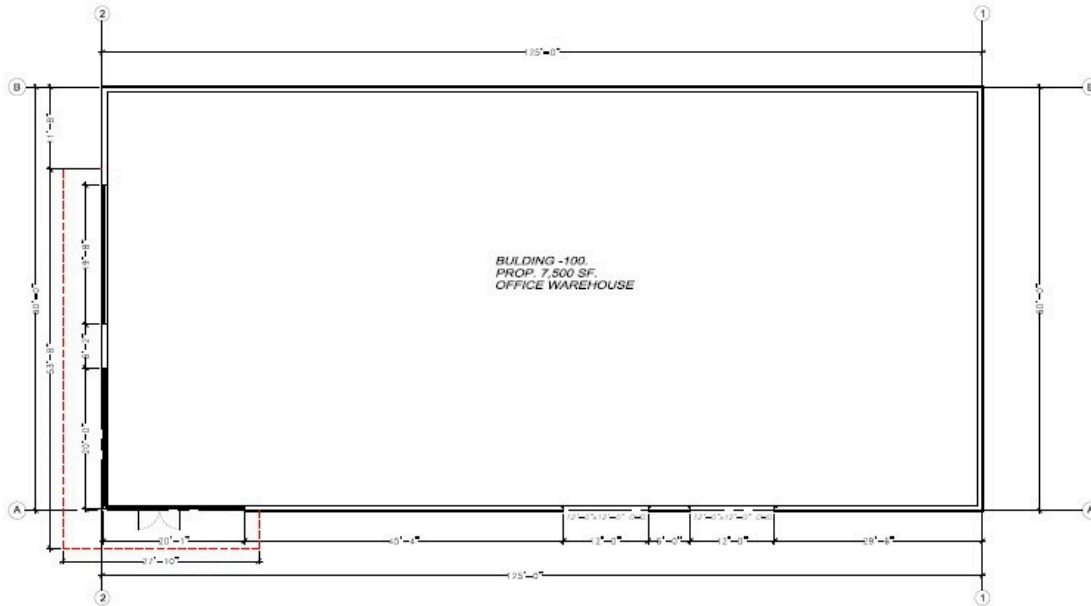
- For Sale or For Lease -



KATY BUSINESS PARK

represents the ideal blend of modern functionality, flexibility, and strategic location. Nestled within the rapidly growing city of Katy, the development offers convenient access to major highways connecting businesses to Houston while being surrounded by retail, dining, and everyday amenities. Featuring eight customizable 7,500 square foot units, each space is designed to accommodate a wide range of commercial and industrial operations with modern construction, flexible layouts, and advanced technology integration. Positioned in one of Texas' most business-friendly markets, Side Park Court Business park provides the ideal environment for companies looking to establish, expand their operations and position themselves for long term success.

KATY BUSINESS PARK



DIMENSIONS & ACCESS

- ✓ 24FT CLEAR HEIGHT IN WAREHOUSE AREAS
- ✓ 2 DOCK HIGH / DRIVE IN DOORS
- ✓ OVERSIZED CONCRETE DRIVE AISLES DESIGNED FOR TRUCK & TRAILER ACCESS
- ✓ EXCELLENT ACCESS TO I-10 AND GRAND PARKWAY (99)



AVAILABLE SPACE

- ✓ SPACIOUS 7,500 SQFT SHELL UNITS READY FOR TENANT BUILD OUT
- ✓ BLANK CANVAS FOR CUSTOM OFFICE, WAREHOUSE & INDUSTRIAL BUILD OUTS



ELECTRICAL

- ✓ 3-PHASE POWER SERVICE:
400 AMPS



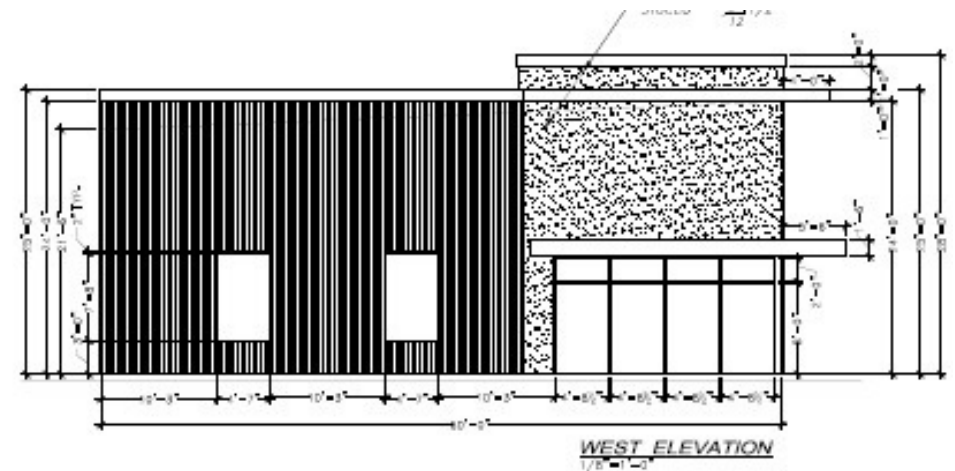
FEATURES

- ✓ NEW CONSTRUCTION & MODERN INDUSTRIAL DESIGN



PROPERTY HIGHLIGHTS

- ✓ INDUSTRIAL BUSINESS PARK
- ✓ PRIME KATY LOCATION





PRIME
INDUSTRIAL UNITS



EASY ACCESS FOR
TRUCKS & TRAILERS



EASY ACCESS
TO I-10 AND 99



7,500 SQFT SHELL UNITS
Per Building
NOW AVAILABLE

ALL-IN MONTHLY RENT

\$12,000

Starting for 7,500 SF

\$1.30 PSF + \$0.30 NNN
= \$1.60 PSF MONTH



ANNUAL RENT
INCREASE: **4%**

NNN includes:

PROPERTY TAXES
PROPERTY MANAGEMENT
EXTERIOR MAINTENANCE
LANDSCAPING
PARKING LOT

Additional lease year
options available.
Contract Broker with
information.



3 YEAR LEASE PACKAGE

- ✓ 2 MONTHS FREE RENT
- ✓ LANDLORD PAYS
CERTIFICATE OF
OCCUPANCY AND
PERMITS
(CO COST APPR. \$4000.00)

5 YEAR LEASE PACKAGE

OUR MOST POPULAR PACKAGE

- ✓ 5 MONTHS FREE RENT
- ✓ LANDLORD PAYS
CERTIFICATE OF
OCCUPANCY AND
PERMITS
(CO COST APPR. \$4,000)
- ✓ LANDLORD PAYS HVAC
FOR ALL WAREHOUSE

PURCHASE OPTION

- ✓ \$230 SF - Now offering
Owner Financing options!
- ✓ POA \$0.10 SF MONTHLY





OWNER FINANCING TERMS



7,500 SF COMMERCIAL BUILDING



XX% FIXED



PURCHASE PRICE:
\$XXXXXX (\$XXX SF)



AMORTIZATION:
X YEARS



DOWN PAYMENT:
\$XXXX (X%)



BALLOON: REMAINING BALANCE DUE AT END OF YEAR 3 (X MONTHS)



FINANCING TOTAL:
\$XXXXXX



ESTIMATED MONTHLY PAYMENT: \$XXXX

ADDITIONAL INFORMATION



Build-to-Suit Office Available



Adjacent to Buc-ee's

Contact Broker to schedule a private tour!

Andrea Huerta Broker - (832) 868-4089



STRATEGIC LOCATION

- ✓ 1 Minute to I-10
- ✓ 2 Minutes to US-90
- ✓ 15 Minutes to Katy Mills
- ✓ 45 Minutes to George Bush Intercontinental Airport

Cane Island Pkwy

90

Cane Island Pkwy

Morris Oliver Wy

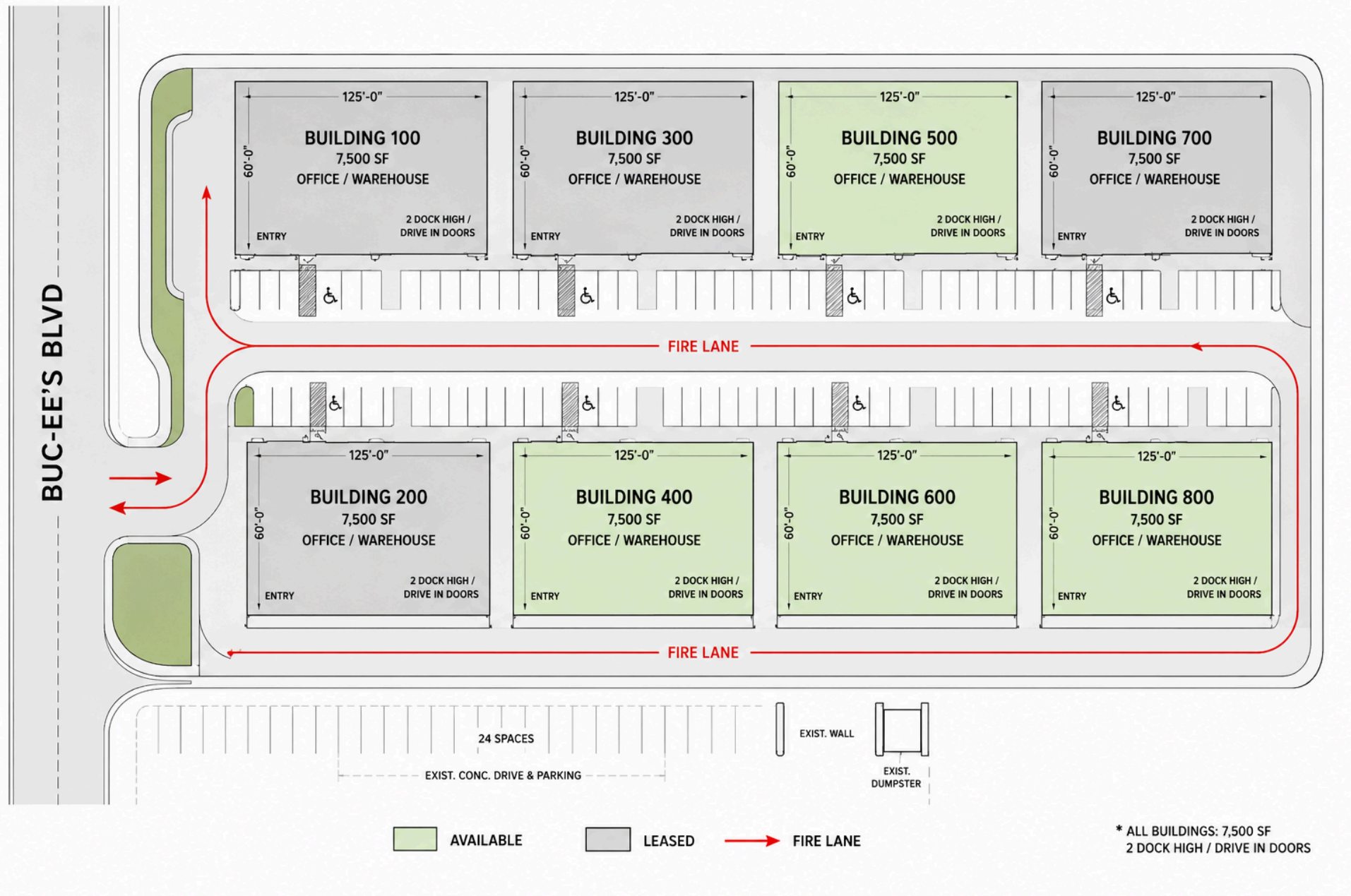
282
BUC-EE'S BLVD
KATY, TX 77494



Buc-ee's Blvd

10

KATY FREEWAY





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

The Agave Realty Group			
	9015486	office@theagaverealtygroup.com	832-868-4089
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrea Mouzakis Huerta			
Name of Designated Broker or Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable			
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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