

I-10 SEALY FLEX CONDOS

PREMIUM INDUSTRIAL FLEX SPACES
SEALY, TEXAS



EXCLUSIVELY MARKETING BY



BRITO
GROUP

BROKERED BY **exp** REALTY

A NEW OPPORTUNITY TO GROW YOUR BUSINESS

I-10 Sealy Flex Condos is a modern industrial condo community designed for business owners and investors who value location, quality, and long-term growth.

Strategically positioned along the I-10 West corridor **INDUSTRIAL** in Sealy, Texas—one of the fastest-growing regions in the Houston metro—this development offers the perfect combination of accessibility, functionality, and investment potential.

More than a space.
It's a smart move
for your business
and your future.



STRATEGIC LOCATION. LIMITLESS POTENTIAL.



IMMEDIATE ACCESS TO I-10 WEST

Direct connectivity to
Houston and beyond.



CLOSE TO HOUSTON, KATY & CANE ISLAND

Just minutes from
major growth centers.



GROWING INDUSTRIAL CORRIDOR

Strong demand and
long-term appreciation.



EXCELLENT LOGISTICS CONNECTIVITY

Easy access for
distribution and
business operations.



IDEAL FOR INVESTORS AND END USERS

Flexible ownership
options for your
business or portfolio.

THE RIGHT **LOCATION**. THE RIGHT **SPACE**. THE RIGHT **INVESTMENT**.



LOCATION AT A GLANCE

Strategically located along I-10 in Sealy, Texas, I-10 Sealy Flex Condos offers quick access to major growth centers including Katy and Houston.



STRATEGICALLY POSITIONED
along the I-10 West corridor
"INDUSTRIAL" in Sealy.



12 MINUTES FROM KATY
12 miles via I-10 East



50 MINUTES FROM HOUSTON
54 miles via I-10 East



IMMEDIATE ACCESS TO I-10,
Direct connectivity to Houston
and beyond.



I-10 Sealy Flex Condos – strategically located, professionally built,
and designed for your success today and tomorrow.

**YOUR SPACE.
YOUR FUTURE.
OUR COMMITMENT.**

MASTER PLAN

A thoughtfully planned industrial condo community designed for flexibility, functionality, and future growth. Ideally located along I-10 in Sealy, Texas.



SEALY, TX



KATY, TX



PRIME LOCATION
Direct frontage and immediate access to I-10.



IMMEDIATE ACCESS TO I-10
Seamless connectivity to Houston and beyond.



STRATEGIC LOCATION
Limitless potential for your business growth.

TYPICAL SUITE

1,250 SF TOTAL

Efficiently designed for productivity and functionality. A versatile layout that supports your business operations.

SUITE FEATURES



WAREHOUSE

1,000 SF of open warehouse space with roll-up door access.



KITCHENETTE

Convenient kitchenette area for your team.



RESTROOM

Private restroom for convenience.



ROLL-UP DOOR

12' x 12' grade-level roll-up door for easy loading.



DEDICATED PARKING

Convenient parking right at your entrance.

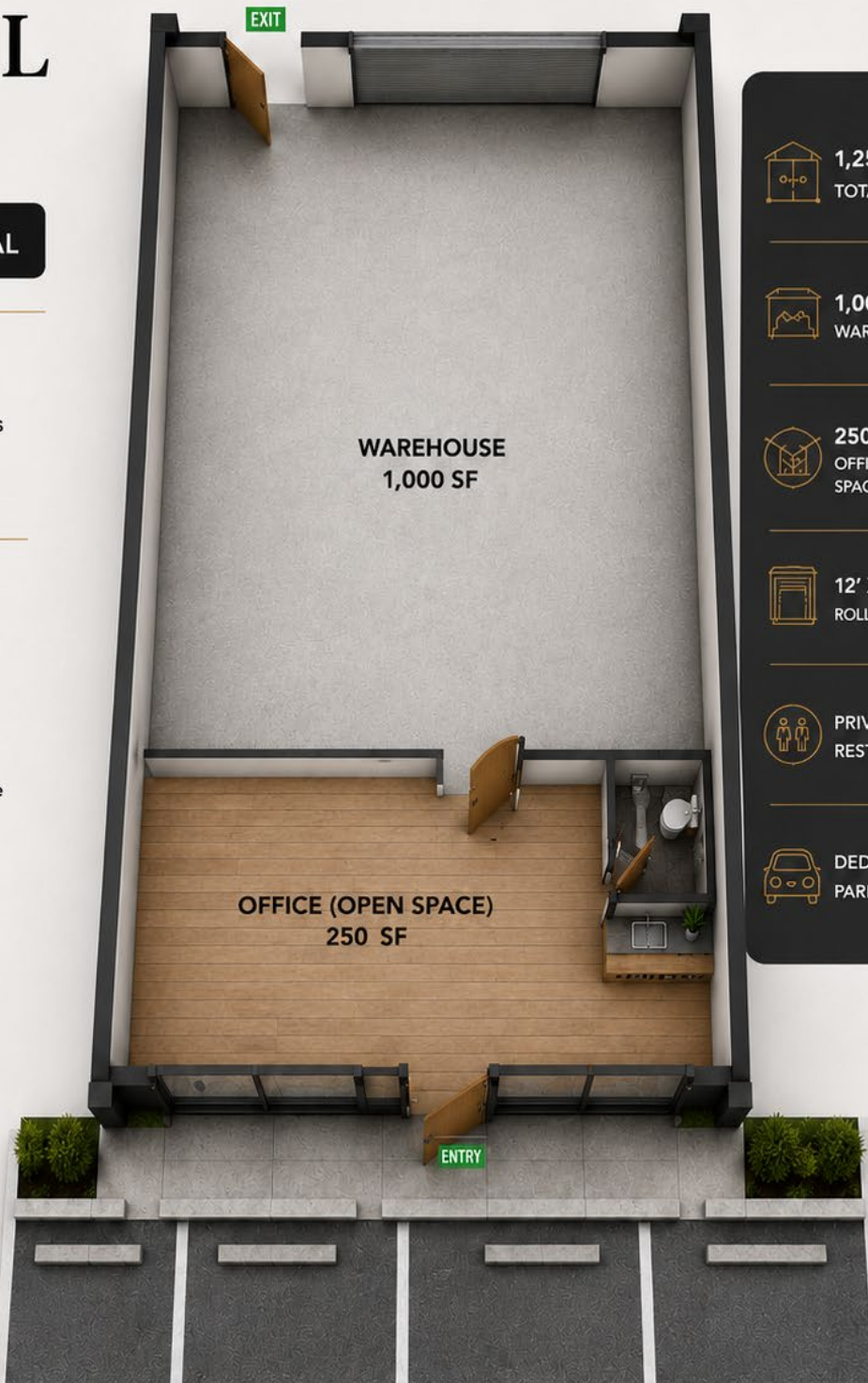


TOTAL SIZE

1,250 SF

1,000 SF WAREHOUSE

250 SF OFFICE (OPEN SPACE)



1,250 SF TOTAL



1,000 SF WAREHOUSE



250 SF OFFICE (OPEN SPACE)



12' X 12' ROLL-UP DOOR



PRIVATE RESTROOM



DEDICATED PARKING

DIMENSIONS OVERVIEW



25'-0"

Interior Width



70'-5"

Interior Depth



18'

Clear Height



12' x 12'

Roll-Up Door (W x H)

All dimensions are approximate and subject to change. Renderings are for illustrative purposes only.



STRATEGIC LOCATION.
Direct access to I-10 for efficient connectivity.



IMMEDIATE ACCESS.
Seamless connectivity to Houston and beyond.



FLEXIBLE SOLUTIONS.
Ideal for business growth and long-term value.

BUILT FOR YOUR SUCCESS



MODERN FLEX SPACE

Versatile units designed to fit your business needs.



SECURE ENVIRONMENT

Gated access and a well-planned industrial park.



AMPLE PARKING

Convenient parking for trucks, trailers, and visitors.



GROWTH READY

Built with quality and flexibility for long-term success.



PRIME LOCATION

Direct access to I-10 with excellent connectivity.



PROFESSIONAL APPEARANCE

Modern design that reflects your business excellence.

♦ ♦ TYPICAL UNIT LAYOUT



1,250 SF TOTAL



1,000 SF WAREHOUSE SPACE



250 SF OFFICE (OPEN SPACE)



12' X 12' ROLL-UP DOOR



PRIVATE RESTROOM



DEDICATED PARKING

♦ SITE PLAN – 4 UNITS



♦ SITE DATA

TOTAL BUILDING AREA	30,000 SF
TOTAL WAREHOUSE AREA	24,000 SF
TOTAL OFFICE AREA (INCLUDES RESTROOM)	6,000 SF
TOTAL SITE AREA	2.00 AC (87,120 SF)
PARKING SPACES	50 SPACES (2 ADA SPACES)
PARKING RATIO	1.66 / 1,000 SF

♦ All dimensions are approximate and subject to change. Renderings are for illustrative purposes only.



STRATEGIC LOCATION.
Direct access to I-10 for efficient connectivity.



IMMEDIATE ACCESS.
Seamless connectivity to Houston and beyond.



FLEXIBLE SOLUTIONS.
Ideal for business growth and long-term value.

GROW WITH CONFIDENCE

Strategically designed for today's businesses and built to support your tomorrow. I-10 Sealy Flex Condos offer the flexibility, quality, and location you need to scale.



INVESTMENT HIGHLIGHTS

- Prime Location – I-10 West & Bartlett Rd, approximately 12 minutes from Katy, Cane Island, and Buc-ee's.
- Close to major developments including Tesla suppliers, Rooms To Go, Igloo, Amazon distribution facilities, and other large commercial developments.
- Clear Height: 21'
- Electrical: 100 Amp / 480V / 3-Phase
- Loading: 12' x 12' Grade-Level Door
- Insulated Metal Wall Construction



UNIT PRICING

1,250 SF Shell Units Starting at

\$231,000 Per Unit

\$185 Per Square Foot

- Optional office build-out available
- Combine units up to 5,000 SF
- Individual buildings available up to 15,000 SF



CAM FEE

\$125 Per Month

Includes building insurance, water service, landscaping, common area maintenance, and trash pickup.



IDEAL USES

Contractors, landscapers, storage users, collectors, service companies, e-commerce businesses, light industrial operations, and owner-occupied businesses.



EXPECTED DELIVERY

Thanksgiving 2026



8

FLEX BUILDINGS

Total on Site



**UP TO
33**

FLEX CONDO UNITS

Up to 33 Units



7

ACRES

Total Site Area (Approx.)



50

PARKING SPACES

(2 ADA Spaces)



**DIRECT ACCESS
TO I-10**

Minutes to Houston
& Surrounding
Markets

BUILT FOR FLEXIBILITY. DESIGNED FOR LONG-TERM VALUE.



**STRATEGIC
LOCATION**

Strategically positioned along the I-10 West corridor "INDUSTRIAL" in Sealy.



**QUALITY
CONSTRUCTION**

Insulated metal wall construction with modern finishes for durability and efficiency.



STRONG INVESTMENT

High-for-today's asset class with excellent rental potential and long-term value.

LET'S BUILD YOUR FUTURE TOGETHER

Whether you're looking to expand, relocate, or invest, I'm here to help you find the perfect space for your business success.

**CONTACT ME TODAY TO LEARN MORE
ABOUT I-10 SEALY FLEX CONDOS.**

GET IN TOUCH



CARLOS BRITO

Brito Group / eXp Realty, LLC



EMAIL

carlos@realtorbrito.com



MOBILE

+1 713-992-3262



INSTAGRAM

@RealtorBrito



OFFICE

One Riverway Ste. 1700
Houston, 77056



CARLOS BRITO

Founder & Broker



SCAN TO CONNECT

Scan the QR code to save
my contact information
directly to your phone.



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