

INDUSTRIAL FOR SALE

4600 Katy Hockley Cut Off Rd, Katy, TX 77493



OFFERING SUMMARY

SALE PRICE:	Call Broker for Pricing
NUMBER OF UNITS:	1 or 2
TOTAL OFFICE/WH SF:	1887sf/4000sf approx
LOT SIZE:	34,674 SF
YEAR BUILT:	1993
BUILDING SIZE:	5,887 SF
ZONING:	Unrestricted
FLOOD ZONE:	Zone X

PROPERTY OVERVIEW

Abel Property Group of KW Commercial is pleased to announce its exclusive listing for sale of this warehouse property. Located in the path of fast growing development on the north side of Katy and west side of the Grand Parkway, this property is ideally situated to be in the center of thousands of newly developed homes and easy access to the Grand Parkway. Investors and Owners alike would value this location.

PROPERTY HIGHLIGHTS

- Current owner, long time Katy glass company, would consider leasing approximately 2100sf of space in warehouse 2, allowing for a multi tenant opportunity with approximately 3787sf available to lease.
- Property is located a short distance from Katy city limits, with potential of tying into city utilities in the future.
- Owner willing to continuing supplying water to facility for free during the first year of new ownership and at a comparable City of Katy rate afterwards.
- Gated and Fenced with a stabilized yard.
- 17ft and 15ft ceiling heights.
- 3 - 12ft x 12ft grade level doors.
- 527ft of mezz space in warehouse 1 not included in rentable sf.

KW COMMERCIAL
920 South Fry Road
Katy, TX 77450

CHRIS ABEL
Commercial Director
O: 281.552.8423
C: 713.444.9008
chris.abel@kwcommercial.com
TX #670646

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL FOR SALE



4600 Katy Hockley Cut Off Rd, Katy, TX 77493



KW COMMERCIAL
920 South Fry Road
Katy, TX 77450

CHRIS ABEL
Commercial Director
O: 281.552.8423
C: 713.444.9008
chris.abel@kwcommercial.com
TX #670646

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL FOR SALE

4600 Katy Hockley Cut Off Rd, Katy, TX 77493



KW COMMERCIAL
920 South Fry Road
Katy, TX 77450

CHRIS ABEL
Commercial Director
O: 281.552.8423
C: 713.444.9008
chris.abel@kwcommercial.com
TX #670646

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL FOR SALE

4600 Katy Hockley Cut Off Rd, Katy, TX 77493



KW COMMERCIAL
920 South Fry Road
Katy, TX 77450

CHRIS ABEL
Commercial Director
O: 281.552.8423
C: 713.444.9008
chris.abel@kwcommercial.com
TX #670646

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL FOR SALE



4600 Katy Hockley Cut Off Rd, Katy, TX 77493



KW COMMERCIAL
920 South Fry Road
Katy, TX 77450

CHRIS ABEL
Commercial Director
O: 281.552.8423
C: 713.444.9008
chris.abel@kwcommercial.com
TX #670646

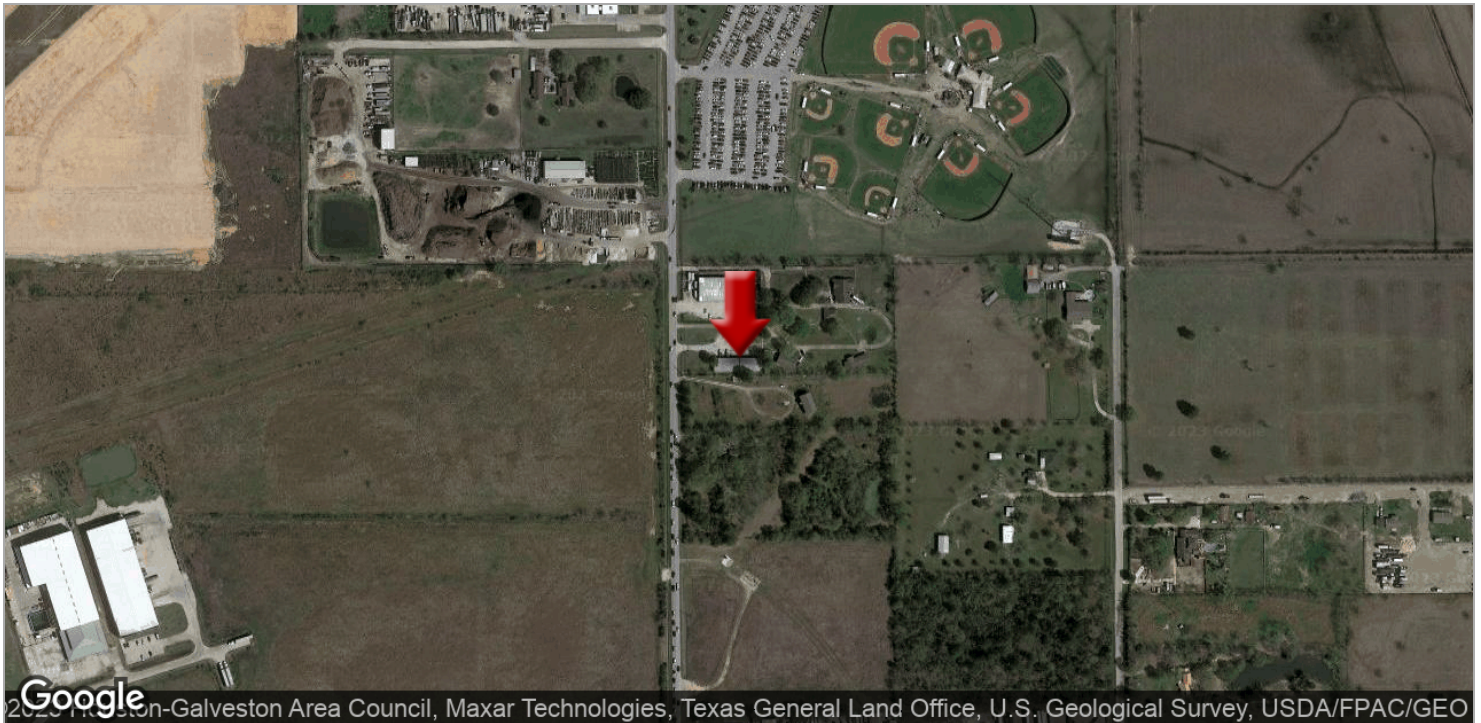
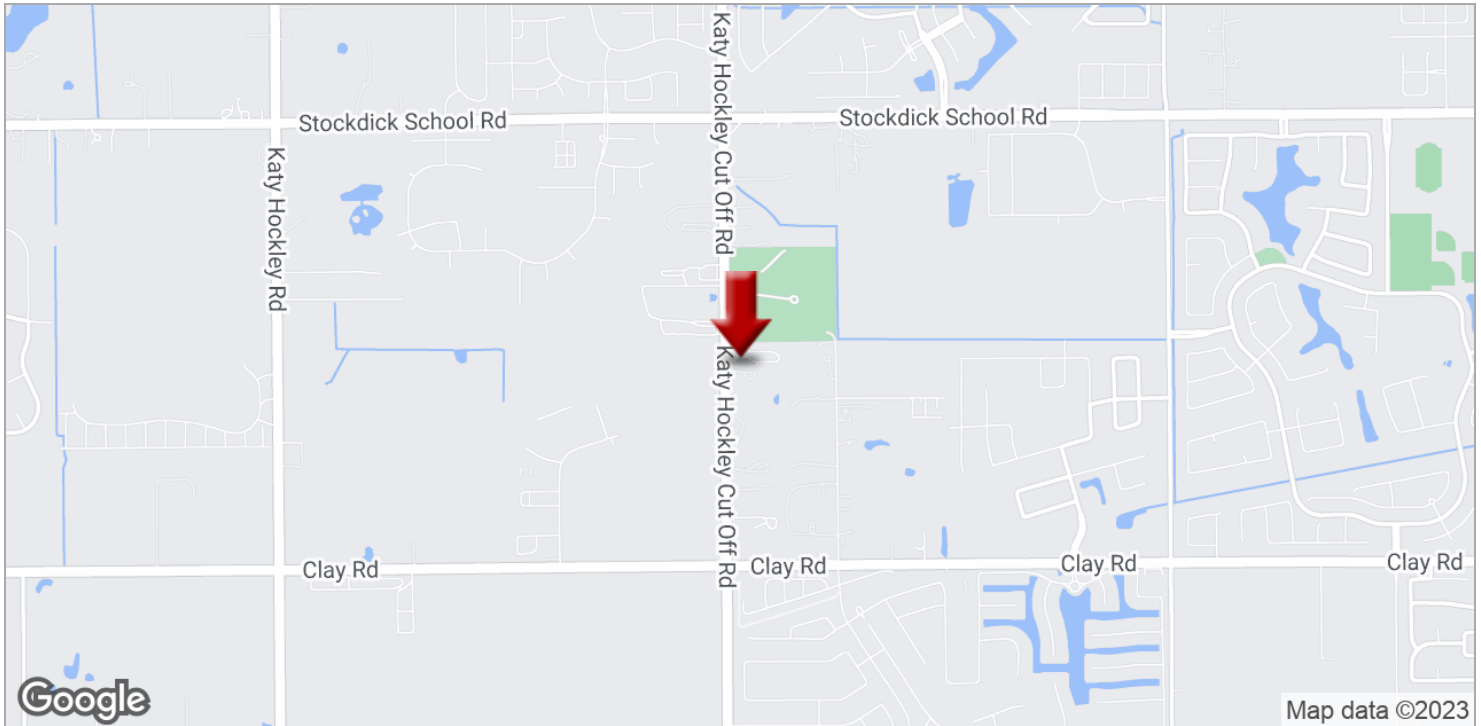
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL FOR SALE



4600 Katy Hockley Cut Off Rd, Katy, TX 77493



KW COMMERCIAL
920 South Fry Road
Katy, TX 77450

CHRIS ABEL
Commercial Director
O: 281.552.8423
C: 713.444.9008
chris.abel@kwcommercial.com
TX #670646

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Keller Williams Signature Realty	9004054	andistjean@kw.com	(281)599-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrea St. Jean	508095	andistjean@kw.com	(281)599-7600
Designated Broker of Firm	License No.	Email	Phone
Jana Hayes	645162	janahayes@kw.com	(281)599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Abel	670646	chris.abel@kwcommercial.com	(713)444-9008
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date