INDUSTRIAL FLEX | FOR SALE OR LEASE



282 BUC-EE'S BLVD

KATY, TEXAS

EIGHT 7,500 SF BUILDINGS | OFFICE/WAREHOUSE FLEX

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NEWCOR

Property Overview & Offering Highlights

Purpose-built office/warehouse space with flexible configurations in Katy, Texas.

8	7,500	24 FT	400 A
INDUSTRIAL/FLEX BUILDINGS	SF PER BUILDING	WAREHOUSE CLEAR HEIGHT	3-PHASE ELECTRICAL

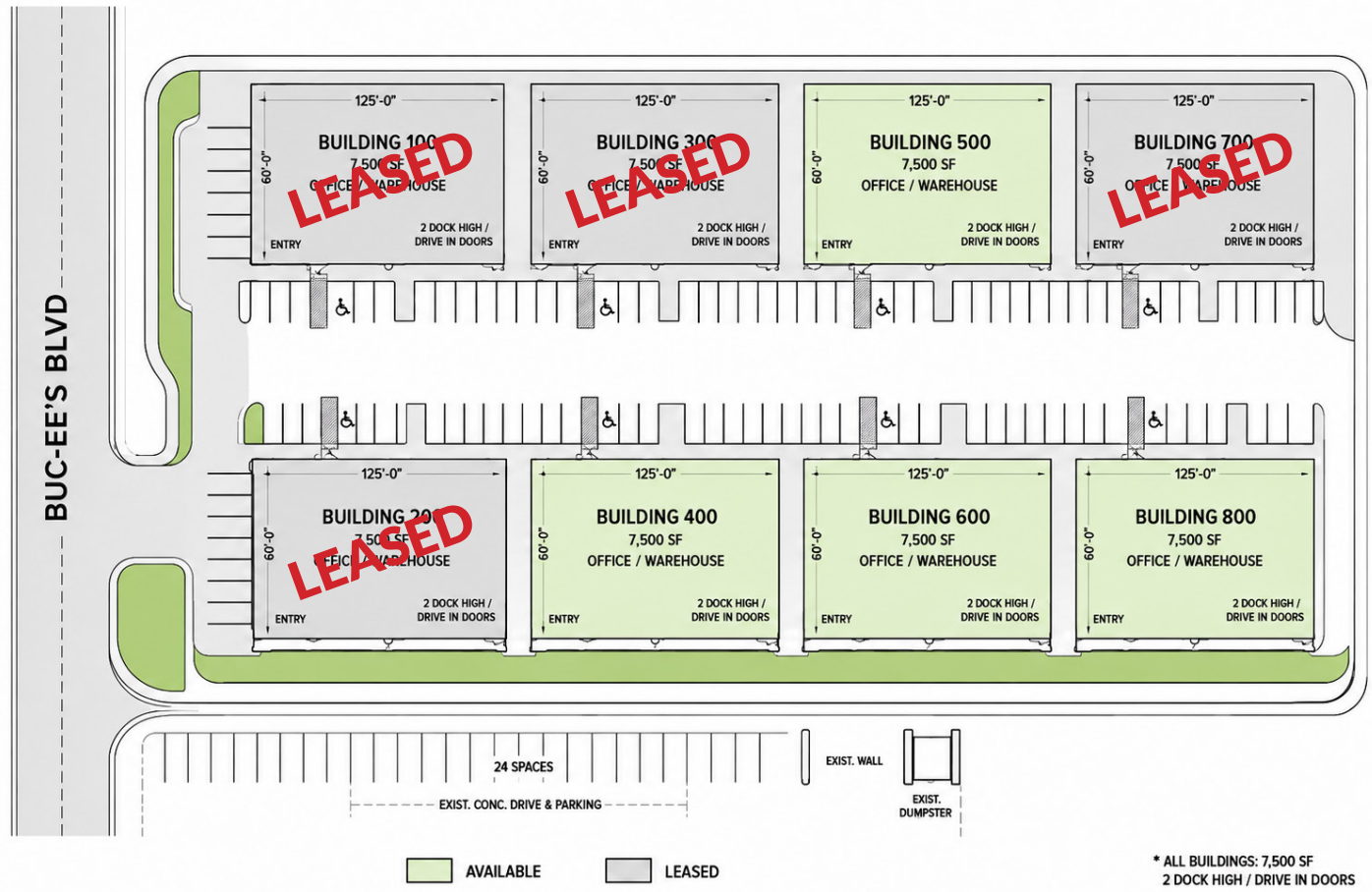
The Opportunity

Katy Business Park offers eight modern industrial buildings designed for owner-users and tenants. Each approximately 7,500 SF shell can accomodate office, warehouse, or other compatible commercial uses, with build-out flexibility and convenient truck circulation.

LEASE OPPORTUNITY	PURCHASE OPPORTUNITY
$1.30/SF +$0.30 NNN	**$230/SF**
	Owner-financing options available
	POA charge: $0.10/SF/Month

Site Plan & Building Mix

Eight 7,500 SF buildings with a central internal drive aisle and marked vehicle parking.



Site Summary

8 buildings

7,500 SF per building

Current Availability

Buildings highlighted in green are available for sale or lease.

- ☐ **BUILDING 400**
- ☐ **BUILDING 500**
- ☐ **BUILDING 600**
- ☐ **BUILDING 800**

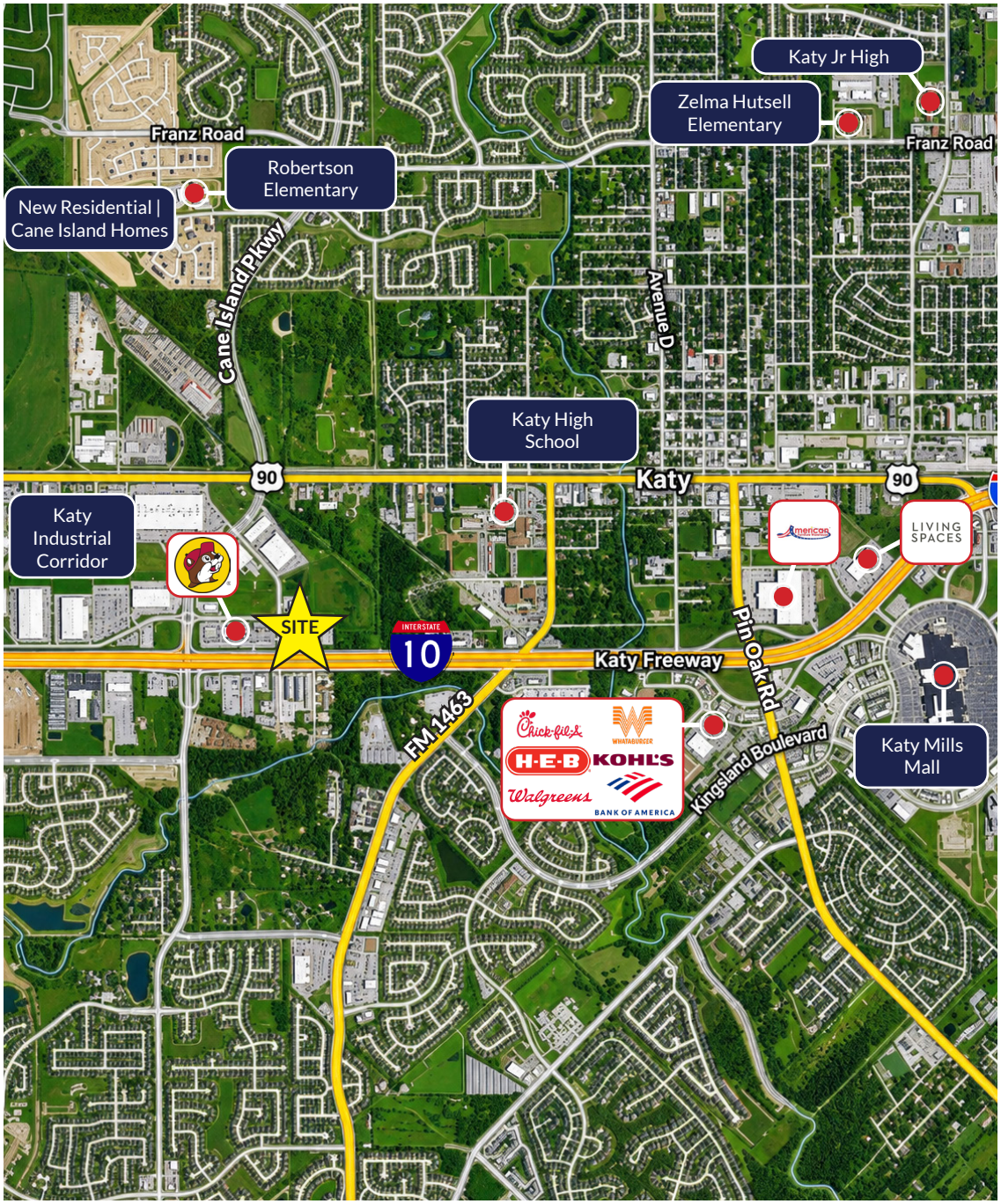
*Contact broker for updated availability.

Location & Access

KATY/WEST HOUSTON

Strategically positioned just north of Interstate 10 (Katy Freeway) and west of the Grand Parkway (SH 99), 282 Buc-ee's Boulevard offers excellent connectivity throughout Katy, West Houston, the Energy Corridor, and the growing Katy–Brookshire commercial corridor.

Located immediately adjacent to Buc-ee's and near Cane Island Parkway, the property benefits from a highly recognizable location surrounded by expanding residential communities, established businesses, and convenient retail and dining amenities. Its proximity to major transportation routes makes it an ideal location for businesses seeking efficient regional access, customer convenience, and a strong presence in the West Houston market.



Area Advantages

Strategic Highway Access

Immediate proximity to I-10 and approximately 0.8 mile to SH 99 (Grand Parkway), providing efficient regional connectivity for deliveries, service fleets, and daily business operations.

Expansive Service Territory

Convenient access to Katy, West Houston, the Energy Corridor, Cypress, and the growing Katy–Brookshire industrial market, allowing businesses to efficiently serve a broad customer base.

Established Commercial Corridor

Adjacent to Buc-ee's and near Cane Island Parkway, Home Depot, and the Katy Mills retail district, offering convenient access to shopping, dining, fuel, and everyday business amenities.

Versatile Tenant & Owner-User Appeal

Ideally positioned for HVAC, plumbing, electrical, and construction contractors; building-product suppliers; equipment distributors; e-commerce operations; and showroom/warehouse businesses seeking an established West Houston location.

Demographics & Retail Trade Area

A preliminary demographic profile for ZIP code 77494 surrounding the Cypress project.

POPULATION

1 MILE	3 MILE	5 MILE
2,013	64,477	206,840



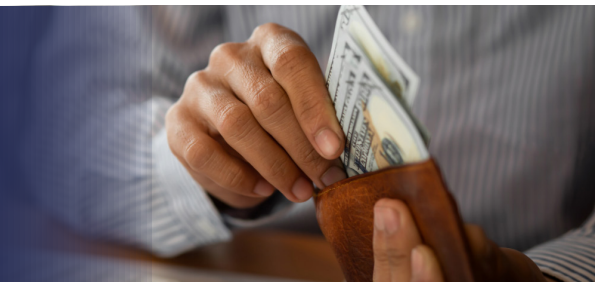
HOUSEHOLDS

1 MILE	3 MILE	5 MILE
628	20,293	65,322



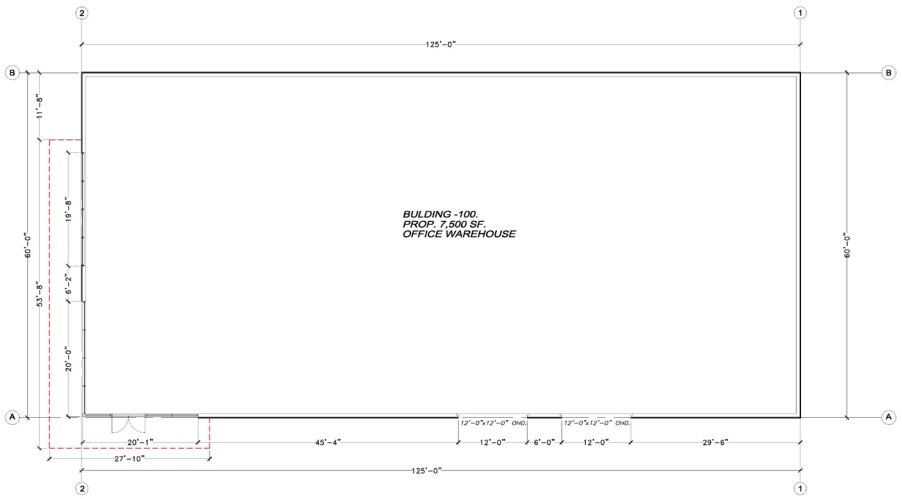
AVG. HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
$159,301	$161,144	$153,279

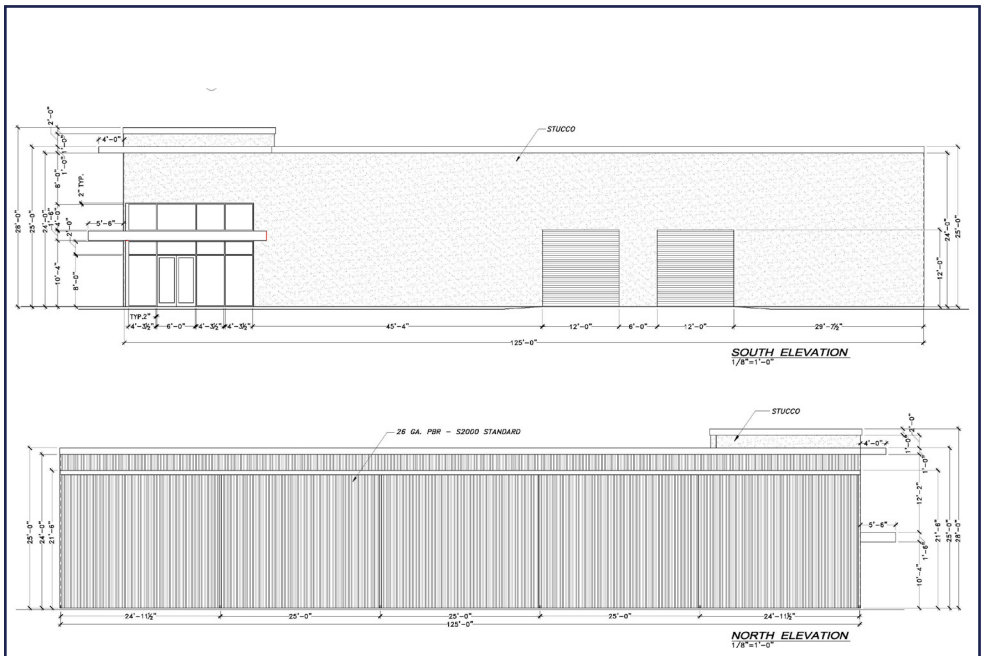


Building Specifications & Design

Flexible shell construction with functional warehouse features and tailored office possibilities.



Typical Building/Floor Plate



Architectural Facade/Elevation

Design Highlights

24 FT Clear Height
Warehouse areas are designed with generous vertical clearance

Two Loading Doors
Reliable electrical capacity to support equipment, machinery, and operational needs.

400-Amp, 3-Phase Power
Designed to streamline loading, unloading, and daily warehouse operations.

Built for Flexibility
Shell units ready for office, warehouse or industrial build-out.

Property Photos

Exterior views of the industrial campus









NEWCOR

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