

**±13,092 SF IOS
WAREHOUSE
ON +8.2 AC –
FOR SALE**



26203 BECKENDORFF ROAD, KATY, TEXAS



PROPERTY FEATURES

- ▶ ±13,092 SF Industrial Facility
- ▶ ±8.2 Acres
- ▶ Fully Fenced & Stabilized Yard
- ▶ Existing Warehouse & Office Improvements
- ▶ 3-Phase Power (600 Amps, 208Y/120V)
- ▶ Grade-Level Loading
- ▶ Excellent Owner-User, Investment or Redevelopment Opportunity
- ▶ Well & Aerobic Septic System Sized to Support an Additional ±30,000 SF of Office/Warehouse Expansion
- ▶ Existing Detention Pond Sized to Support an Additional ±30,000 SF of Future Development
- ▶ Excellent Access to I-10, SH 99, FM 529 & Katy Hockley Rd
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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26203 BECKENDORFF ROAD, KATY, TEXAS

Rare opportunity to acquire a $\pm 13,092$ SF industrial facility situated on approximately 8.2 acres along Beckendorff Road in the rapidly growing Katy submarket. The property offers a unique combination of existing improvements and excess land, making it well suited for owner-users, investors, or future redevelopment opportunities. Located just north of Interstate 10 with convenient access to FM 529, Katy Hockley Road, and the Grand Parkway, the site is surrounded by significant residential and commercial growth including Elyson, Cane Island, and numerous new developments. The property's flexible layout and strategic location provide excellent long-term value in one of West Houston's fastest-growing corridors.

MAP



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

- 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.

- 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.

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 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.

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.

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Date _____