



Katy

PRAIRIE
BUSINESS • PARK

New 87 Acre
Industrial Business
Park at Interstate 10
and Igloo Road

Cross Dock, and Build-to-Suit
Options Available



A Development by:
NATIONAL
PROPERTY HOLDINGS

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Katy Prairie Business Park offers an unmatched location and superior connectivity.

Immediate access and ideal visibility to one of Houston's arterial highways- Interstate-10 (Katy Freeway)

Amenities include:



Highway Access



Ample Parking



ESFR Sprinkler System



32' Minimum Clear Height



Class A Building Class



Exterior LED Lighting



Dock-High Loading



Office Space To-Suit



Cross-Dock Configuration

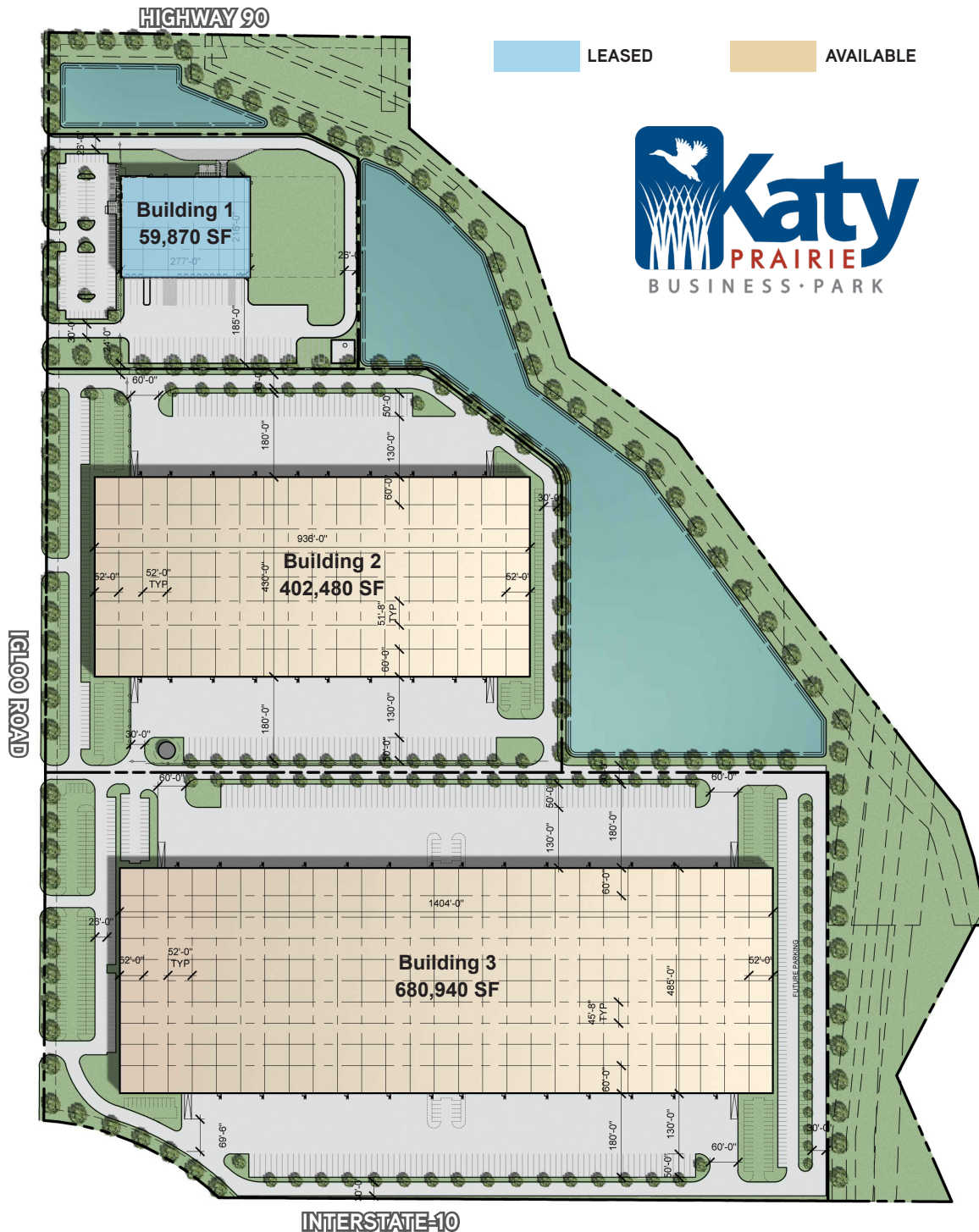


Aggressive Tax Rates





CLOCKWISE FROM TOP LEFT: LED exterior lighting maintains the business park well lit in the evening, Typical racking, Dock high loading, Substantial office build out entrance



THE AREA

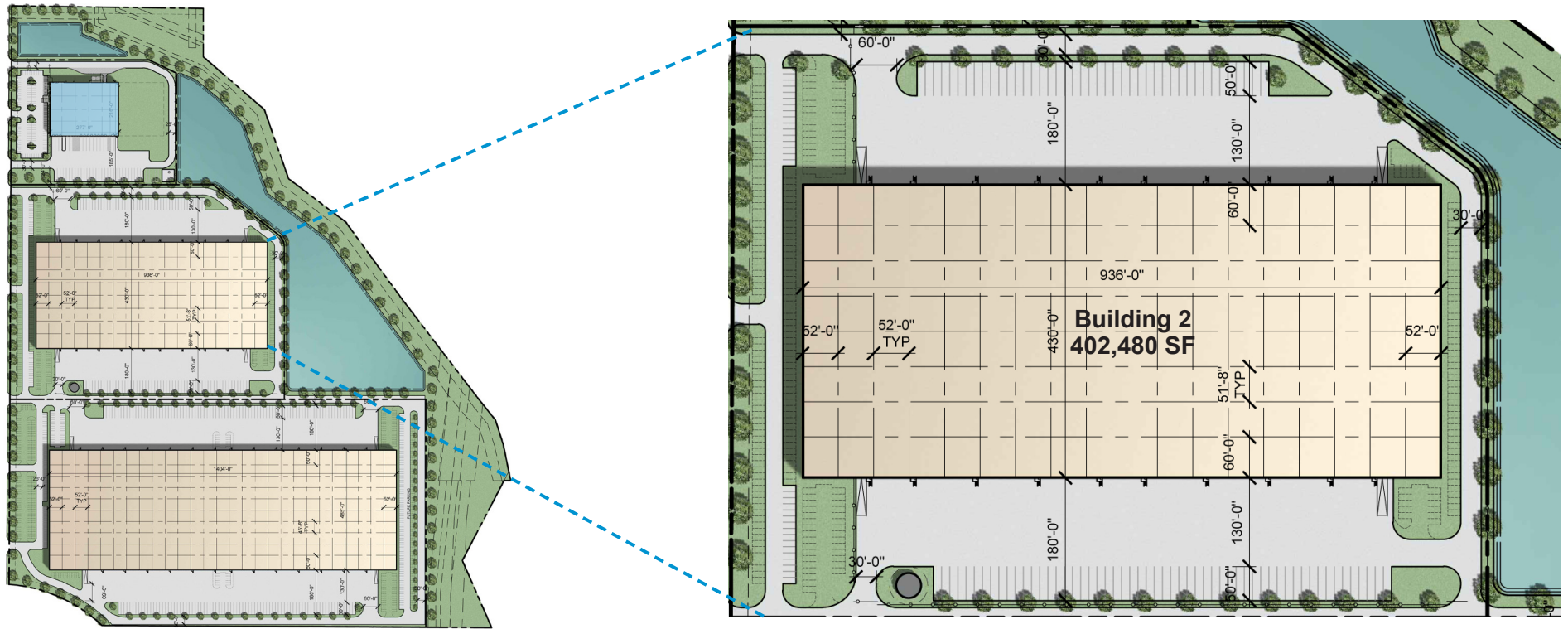
The location offers superior connectivity to, through, and around the Greater Houston metropolis. The business park lies just minutes west of the Grand Parkway, which provides direct connectivity to Highway 290 to the north and Highway 59 to the south.

THE BUSINESS PARK

Katy Prairie Business Park offers Class A space suitable for a variety of uses. The location can provide Interstate 10 signage opportunities as well as direct, convenient access to Hwy 90 and I-10. The park is served by City of Katy utilities and benefits from one of the lowest tax rates in the area.

THE SPACE

The project offers institutional grade tilt-wall buildings with high efficiency TPO roofs. Ample clear height, LED lighting, ESFR sprinkler systems, and Build-to-Suit office space are standard accommodations within the park. Generous amounts of trailer parking and dedicated truck circulation roads are standard amenities within the development.



BUILDING SPECIFICATIONS

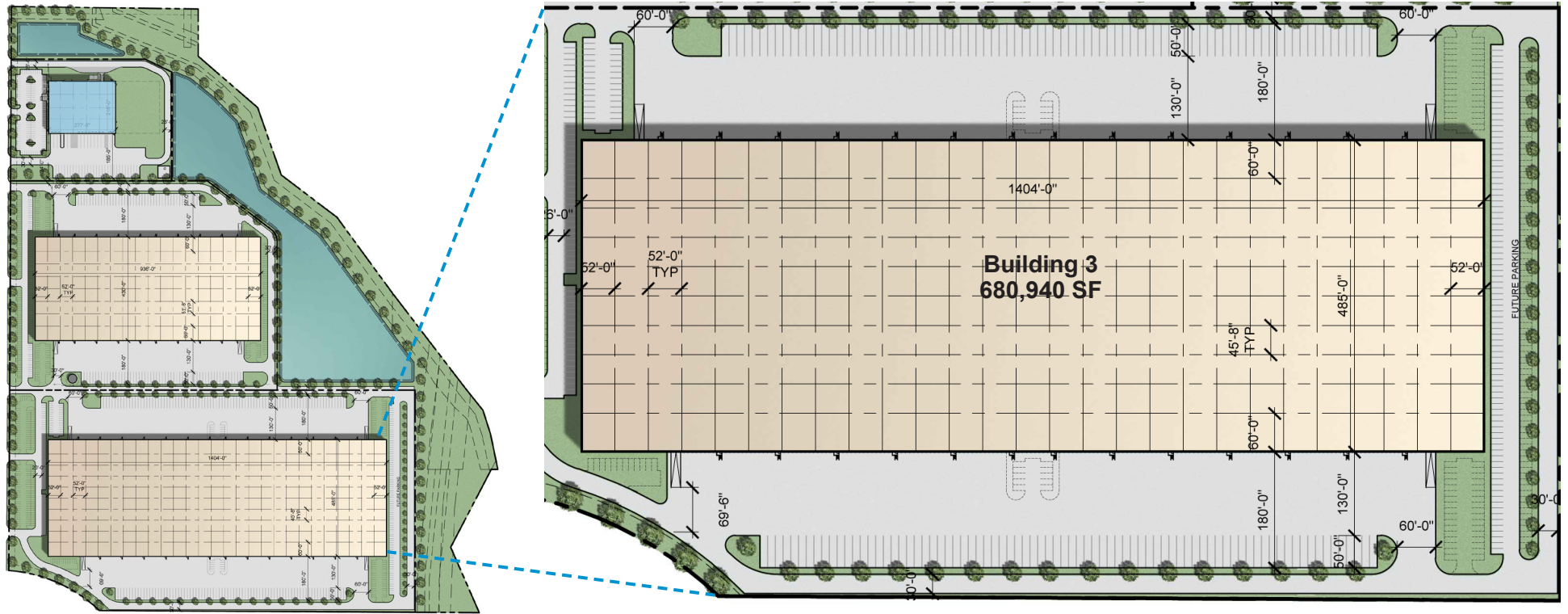
Name	Building 2
Address	700 Igloo Road Katy, TX 77423
Building Size	402,480 Total
Available	402,480 SF
Divisible to	90,000 SF
Office	Build to Suit
Configuration	Cross Dock
Clear Height	32'

Sprinklers	ESFR Sprinkler System
Loading	Dock-High
Ramps	Oversized Drive-In Ramps
Column Spacing	Minimum 52' on Interior Bays
Lighting	LED Exterior Lighting
Flood Plain	Outside of 500-year
Visibility	Interstate 10
Access	I-10 Frontage Rd. and Igloo Rd.

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BUILDING SPECIFICATIONS

Name	Building 3
Address	500 Igloo Road Katy, TX 77423
Building Size	680,940 SF Total
Available	680,940 SF
Divisible to	170,000 SF
Office	Build-to-suit
Configuration	Cross Dock
Clear Height	36'

Sprinklers	ESFR Sprinkler System
Loading	Dock-High
Ramps	Oversized Drive-In Ramps
Column Spacing	Minimum 52' on Interior Bays
Lighting	LED Exterior Lighting
Flood Plain	Outside of 500-year
Visibility	Interstate 10
Access	I-10 Frontage Rd. and Igloo Rd.

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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.

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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.

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 ESTABLISHED:

- 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