



CONFIDENTIAL OFFERING MEMORANDUM
KATY, TEXAS

ENTIRE CAMPUS • FOR SALE

906 Avenue A Church Campus

Katy, Texas 77493

OFFERING PRICE

\$5,000,000

EXCLUSIVELY LISTED BY

Endy Ebu

Fairdale Realty
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PROPERTY

66,310 SF

Building on 1.70 Acres
74,265 SF of Land

DISCLOSURES

Confidentiality & Disclaimer

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PROPERTY

906 Avenue A Church Campus
Katy, Texas 77493 · Entire Campus For Sale

03 · THE OFFERING

Executive Summary

Fairdale Realty is pleased to present the exclusive opportunity to acquire 906 Avenue A, a fully improved 66,310 SF institutional campus situated on 1.70 acres in the heart of Katy, Texas — one of the fastest-growing submarkets in the Greater Houston MSA. The Property offers a rare combination of scale, construction quality, and adaptive-reuse potential at a meaningful discount to replacement cost.

OFFERING PRICE	BUILDING AREA	LAND AREA	PRICE / SF
\$5,000,000	66,310 SF	1.70 AC	\$75

INVESTMENT HIGHLIGHTS

- 01

Scale

66,310 SF contiguous improvements on 1.70 acres.
- 02

Location

Katy ISD core — top-ranked Texas school district.
- 03

Flexibility

Eight permitted adaptive-reuse pathways.
- 04

Basis

Significant discount to replacement cost.



04 · THE ASSET

Property Overview

906 Avenue A is a institutional-quality campus offering exceptional flexibility for owner-users, investors, and adaptive-reuse purchasers. The property comprises multiple connected structures including a main sanctuary, classrooms, fellowship hall, administrative offices, and a full-size gymnasium.

ADDRESS	906 Avenue A, Katy, Texas 77493
BUILDING AREA	66,310 SF
LAND AREA	74,265 SF (1.70 Acres)
PARKING	Surface lot, on-site
CONSTRUCTION	Masonry & steel, institutional grade
CURRENT USE	Religious / educational campus
ZONING	Compatible with religious, educational & civic uses



LOCATION

Katy, Texas

Greater Houston MSA · Fort Bend / Harris County line
· Katy ISD

DRIVE TIMES

Downtown Houston	30 min
Energy Corridor	20 min
IAH Airport	45 min
Sugar Land	25 min

05 · THE CAMPUS

Campus Imagery



MAIN SANCTUARY

Vaulted assembly · Stadium seating



06 · THE LOCATION

Location & Aerial Context

906 Avenue A occupies a strategic position in Old Katy, immediately adjacent to Katy ISD facilities and minutes from I-10, the Grand Parkway, and the Energy Corridor. The Property benefits from the demographic and economic momentum driving one of America's fastest-growing suburban submarkets.



LOCATION INTELLIGENCE

Submarket Anchors

EDUCATION

Katy High School	0.4 mi
Katy Junior High	0.5 mi
Katy ISD Admin	0.9 mi
West Memorial Elementary	1.1 mi

HEALTHCARE

Houston Methodist West	4.2 mi
Memorial Hermann Katy	3.6 mi
Texas Children's Katy	5.1 mi

RETAIL & DINING

Katy Mills Mall	2.8 mi
LaCenterra at Cinco Ranch	4.5 mi
Old Katy Town Center	0.3 mi

CORRIDORS

Interstate 10	0.6 mi
Grand Parkway / SH 99	3.2 mi
Westpark Tollway	6.8 mi

07 · THE MARKET

Market Overview

Katy ranks among the most demographically attractive submarkets in Texas. Driven by Katy ISD's national reputation, sustained corporate relocation into the Energy Corridor, and ongoing master-planned community development, the area continues to outpace state and national growth benchmarks across population, income, and employment.

POPULATION

348,200

5-mile radius
+22% since 2020

MEDIAN INCOME

\$118,400

Above MSA avg
Top quartile in TX

EMPLOYMENT

+4.2%

Annual growth
Energy + Healthcare

KATY ISD

95,000+

Students enrolled
Top-ranked TX district

MARKET DRIVERS

Accessibility

Direct access to I-10, Grand Parkway (SH 99), and Westpark Tollway connects the campus to all major Houston employment centers within 30 minutes.

Healthcare

Houston Methodist West, Memorial Hermann Katy, and Texas Children's Hospital Katy anchor one of the fastest-growing healthcare clusters in the state.

Education

Katy ISD's 70+ campuses and consistent A-rated schools make the submarket a magnet for family relocation and institutional users.

Potential Uses

The Property's institutional construction, large contiguous floor plate, and flexible zoning support a broad range of adaptive-reuse strategies.

01 Religious Campus	02 Private School	03 Charter School
04 Educational Institution	05 Training Center	06 Community Center
07 Conference Center	08 Government / Civic	09 Nonprofit HQ

INVESTMENT HIGHLIGHTS

A Rare Institutional Asset

- Adaptive Reuse Optionality**
Eight permitted use pathways with minimal modification required.
- Large Contiguous Campus**
66,310 SF on 1.70 acres — rare scale within Katy's urban core.
- Existing Improvements**
Sanctuary, classrooms, fellowship hall, gym and administrative wings in place.
- Replacement Cost Advantage**
Acquisition basis materially below current construction cost per SF.

