



Commercial Realty Company



814 East Ave, Katy TX 77493

Non-endorsement and Disclaimer Notice

OFFERED EXCLUSIVELY BY



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COMMERCIAL REALTY
C O M P A N Y

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CONFIDENTIALITY & DISCLAIMER

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This Marketing Brochure may include a broker price opinion, comparative market analysis, projections, or pro forma financial information. Such information is provided for informational purposes only and does not constitute an appraisal. Commercial Realty Company has not followed the appraisal development standards of the Uniform Standards of Professional Appraisal Practice (USPAP). Projections and pro forma statements are not guarantees of future performance, and prospective purchasers should rely solely on their own analyses and judgment.

LIMITATION OF ROLE

Commercial Realty Company's role is limited to marketing investment property and acting as an intermediary between buyers and sellers. Commercial Realty Company and its representatives do not provide legal, tax, accounting, engineering, environmental, or construction advice. Prospective purchasers are strongly encouraged to engage independent professional advisors in connection with all legal, financial, tax, regulatory, environmental, and physical property matters.

NON-ENDORSEMENT NOTICE

Commercial Realty Company is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified herein. The inclusion of any tenant name or logo is for informational purposes only and does not imply affiliation, sponsorship, or endorsement.

TEXAS REAL ESTATE COMMISSION NOTICE

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents. Information regarding license holders may be obtained at www.trec.texas.gov

Complaints may be filed with TREC, which administers recovery funds that may be available under certain circumstances. Texas Real Estate Commission, P.O. Box 12188, Austin, Texas 78711-2188, (512) 936-3000.

All property showings are by appointment only. Please consult your Commercial Realty Company representative for additional information.
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Commercial Realty Company is pleased to exclusively present for sale 814 East Ave., a +/- 12,288-square-foot office building situated on approximately 1.26 acres in the heart of Old Katy, Texas, which was remodeled in 2024.

SELLER FINANCE
AVAILABLE

Square Footage	+/- 12,288 RSF
Total Land	1.26 AC
Year Built	2006
Remodeled	2024
Occupancy	100%

Investment Highlights

- **Prime Old Katy Location:**
814 East Ave. is located in the heart of Old Katy, a well-established and proven submarket within the Houston MSA, benefiting from strong local demand, easy accessibility, and a desirable suburban office setting.
- **Affluent Trade Area:**
The property is situated within a five-mile radius population of approximately 207,000 residents, with an average household income of roughly \$130,000, supporting sustained demand for professional and service-oriented office tenants.
Historically Stabilized Asset:
The building has been historically 100% leased with a strong, complementary tenant mix, providing reliable in-place income and demonstrating long-term tenant demand in the submarket.
- **Value-Add Upside:**
The largest tenant is currently paying significantly below-market rent, creating a clear opportunity for rental rate growth at rollover or renewal. Additionally, the ability to capture remaining common area factor provides further upside to increase effective rents and NOI without additional capital investment.
- **Well-Maintained Building:**
The property has been well cared for and presents professionally, allowing an investor to execute the value-add strategy without the need for major near-term capital expenditures.



Tenant	SF	Gross Annual Rent
Draloc	1,316	\$28,544
Color Match LLC	400	\$14,800
Vector Marketing	494	\$17,928
Hair by Zara	524	\$13,579
Katy Hospice LLC	1,179	\$33,012
Katy Chamber of Commerce	3,698	\$52,200
Mueller Pye & Associates CPA, LLC	1,375	\$42,075
Insure TX, LLC	1,273	\$35,377
Edward Jones	1,300	\$35,100

Gross Income	Annual Expenses	NOI
\$272,634	\$123,315	\$149,319

Chamber currently only paying \$0.35 PSF./mo. Average property rents \$1.47 PSF./Mo.

Lease expires May 2029

SELLER FINANCE AVAILABLE

VALUE ADD POTENTIAL

Leasing the chamber space at market rents is projected to increase NOI to approximately \$194,000. Capturing the remaining common area factor is estimated to add approximately \$19,000 of incremental NOI.

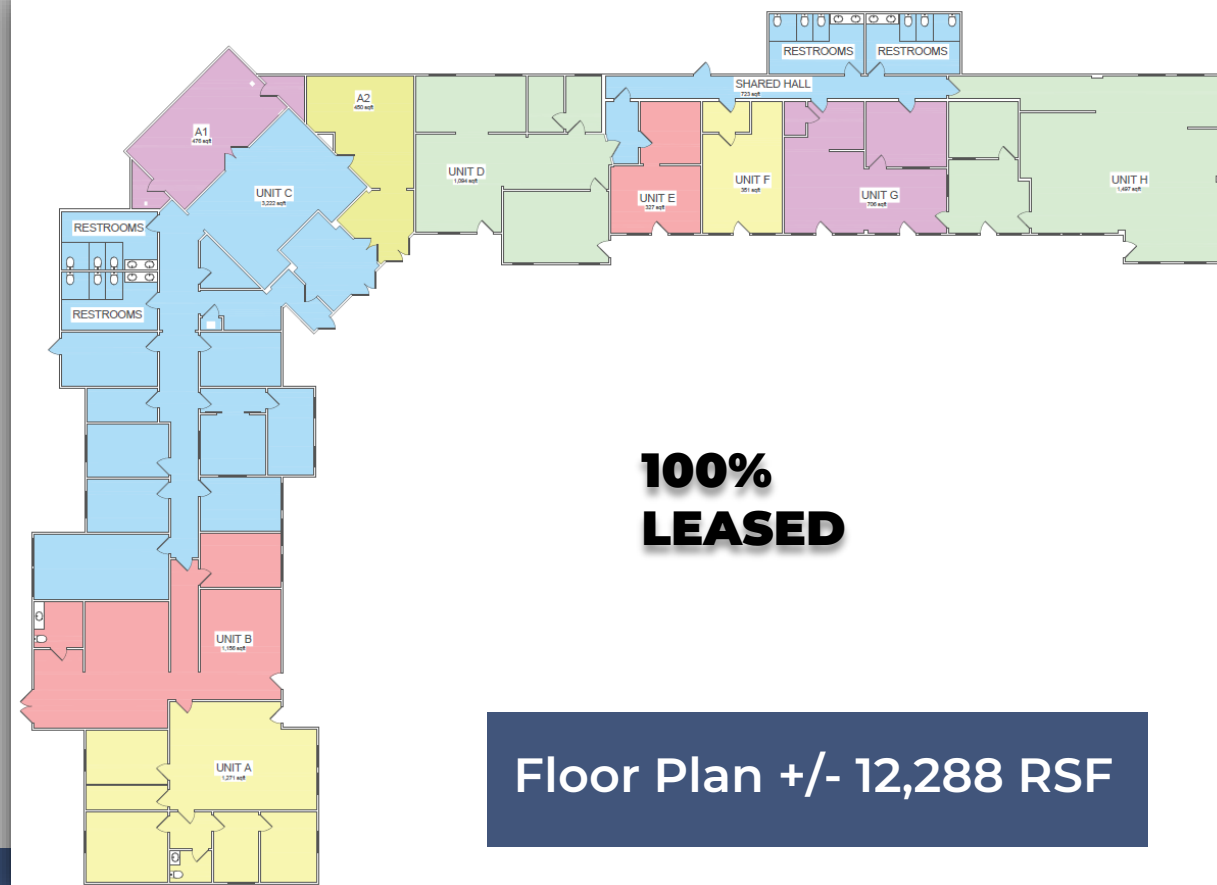


Square Footage
Total Land
Year Built
Remodeled
Occupancy

+/-12,288 RSF
1.26 AC
2006
2024
100%



Excellent Old Katy Location Just off Interstate 10





207,000 Residents | \$130K Avg. Household Income | I-10 Corridor

Katy, Texas is a well-established and rapidly growing suburban submarket located within the Houston–The Woodlands–Sugar Land MSA, one of the largest and most economically diverse metropolitan areas in the United States.

Strategic Location: Positioned along the Interstate 10 corridor, Katy benefits from direct connectivity to Downtown Houston, the Energy Corridor, and major regional employment centers.

Suburban Fundamentals: The area maintains a strong suburban identity characterized by sustained residential growth, retail demand, and professional services tenancy, supporting long-term commercial real estate demand.



METROPOLITAN SCALE

4th largest metro area in U.S., spanning more than **9,400 square miles**. Houston's size supports a deep labor pool, extensive infrastructure, and long-term population growth across the region.



BUSINESS & EMPLOYMENT

Houston's **business-friendly environment** continues to attract corporate investment and relocations. The metro supports a broad employment base across energy, healthcare, logistics, manufacturing, and professional services.



Texas Medical Center

EDUCATION & WORKFORCE

Home to **40+ colleges and universities**, Houston benefits from a steady pipeline of educated talent. A significant share of the adult population holds bachelor's and advanced degrees, supporting demand for professional and medical real estate.



Texas Medical Center

HEALTHCARE & LIFE SCIENCES

Houston is a **global healthcare** leader and home to the **Texas Medical Center**, the largest medical complex in the world. This concentration drives employment, research, and sustained demand for healthcare-related facilities.



AEROSPACE & INNOVATION



Anchored by **NASA's Johnson Space Center**, Houston has a long-standing role in aerospace, engineering, and advanced research,

GLOBAL TRADE & LOGISTICS

The **Port of Houston** is one of the nation's most active **trade gateways**, supporting thousands of jobs and generating **billions in** annual economic impact, reinforcing Houston's role as a logistics and distribution hub.





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Wesley Clayborn</u>	<u>686301</u>	<u>wesley@crcompany.com</u>	<u>(713)299-6619</u>
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