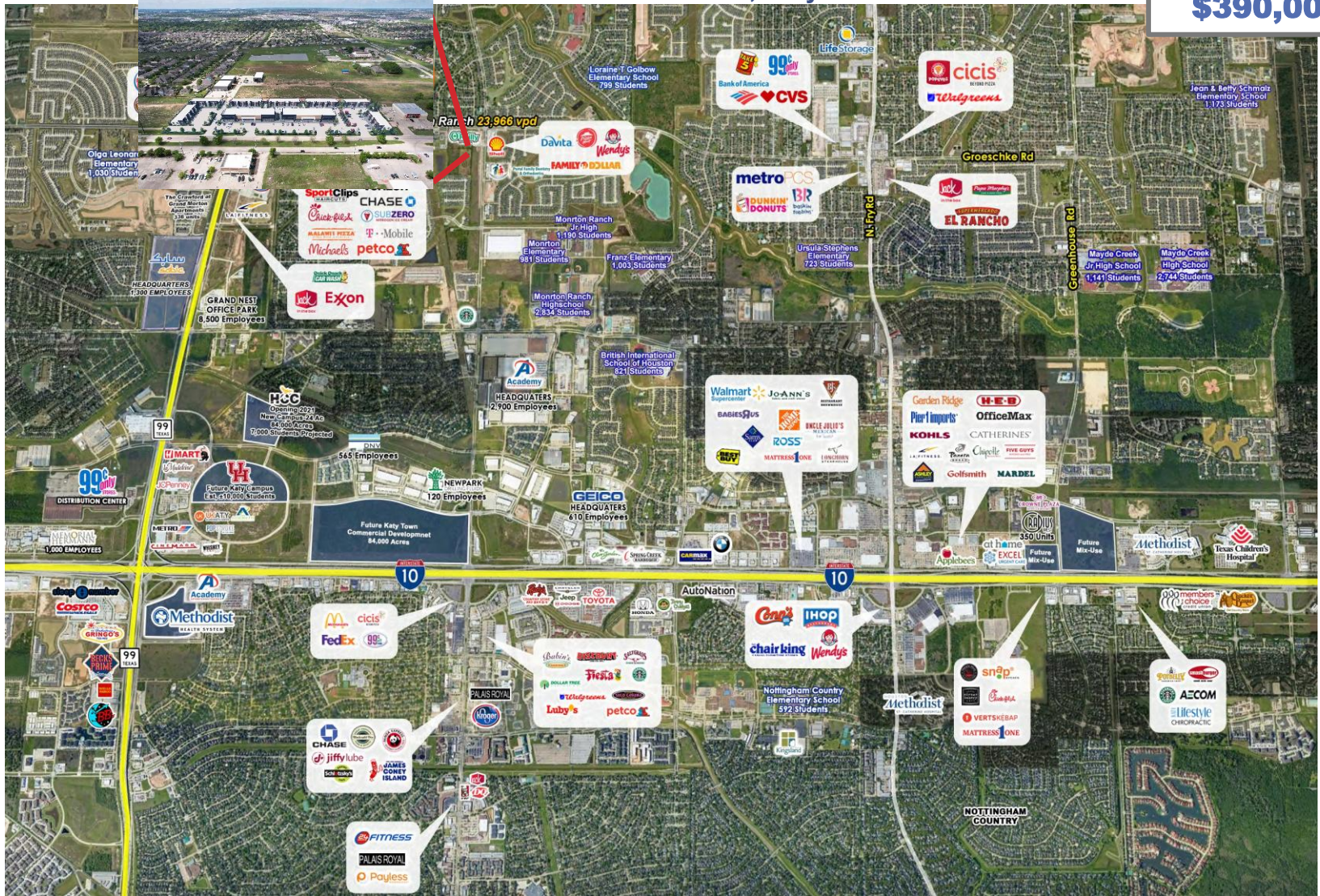


MASON OFFICE PARK

2715 North Mason Rd, Katy TX 77449

**For Sale Office
Condos
\$390,000.00**



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Advanced Brokerage, or by any agent, independent associate, subsidiary or employee of Advanced Business Brokerage. This information is subject to change.



Ernesto Grey
Broker Principal
4200 Research Forest Dr. Ste 196
The Woodlands TX 77381
Office: 956.330.4460 / Cell: 832.888.3321

Email: ErnestoGrey100@gmail.com

MASON OFFICE PARK :

PRICE: \$390,000 per Office-Condo



**FOR SALE: 33
OFFICES-CONDO
OF +/- 1,280 SF
EACH**

**FOR LEASE: +/- 12,000
SF OF RETAIL/OFFICE
\$28.00 PSF/YR.**

**SOLD: +/- 12,000 SF OF
MEDICAL OFFICE**

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DEVELOPMENT STATUS AS OF OCT-2025

OFFICES 101,102,103,104 & 105.
TO BE COMPLETED IN DEC/2025

102 & 103 still available For Sale

OFFICES 201,202,203,204 & 205.
ARE COMPLETED.
ALL ARE SOLD OUT

OFFICES 301,302,303 ,304 & 305.
TO BE COMPLETED IN JULY/2025

302 is still available For Sale.
301 is available For Lease

OFFICES 401,402,403
& 404. TO BE
COMPLETED IN
DECEMBER/2025
ALL SOLD OUT

OFFICES 501,502,503
& 504. SOLD OUT

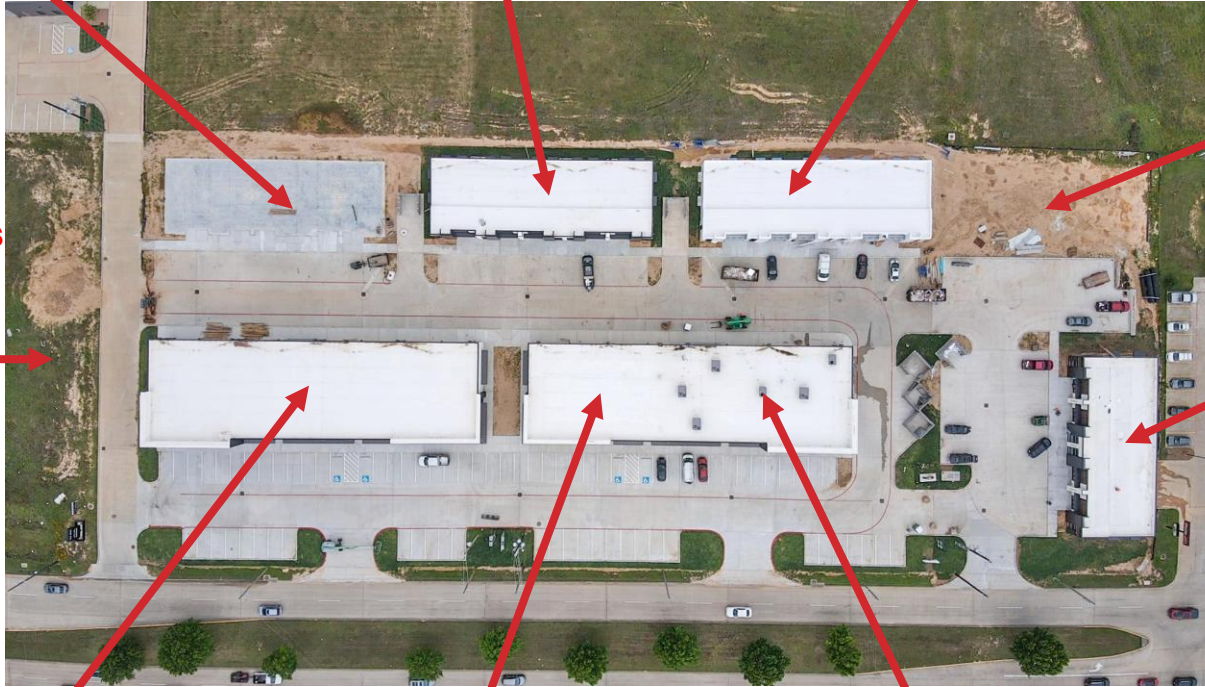
THIS SECTION IS TO
BUILD OFFICES 600'S
AND 700'S TO BE
COMPLETED IN
MAY/2026

602,603,702 & 703 still
Available For Sale

FOR LEASE: +/- 12,000 SF OF
RETAIL SPACE : \$28.00
PSF/YR. + NNN

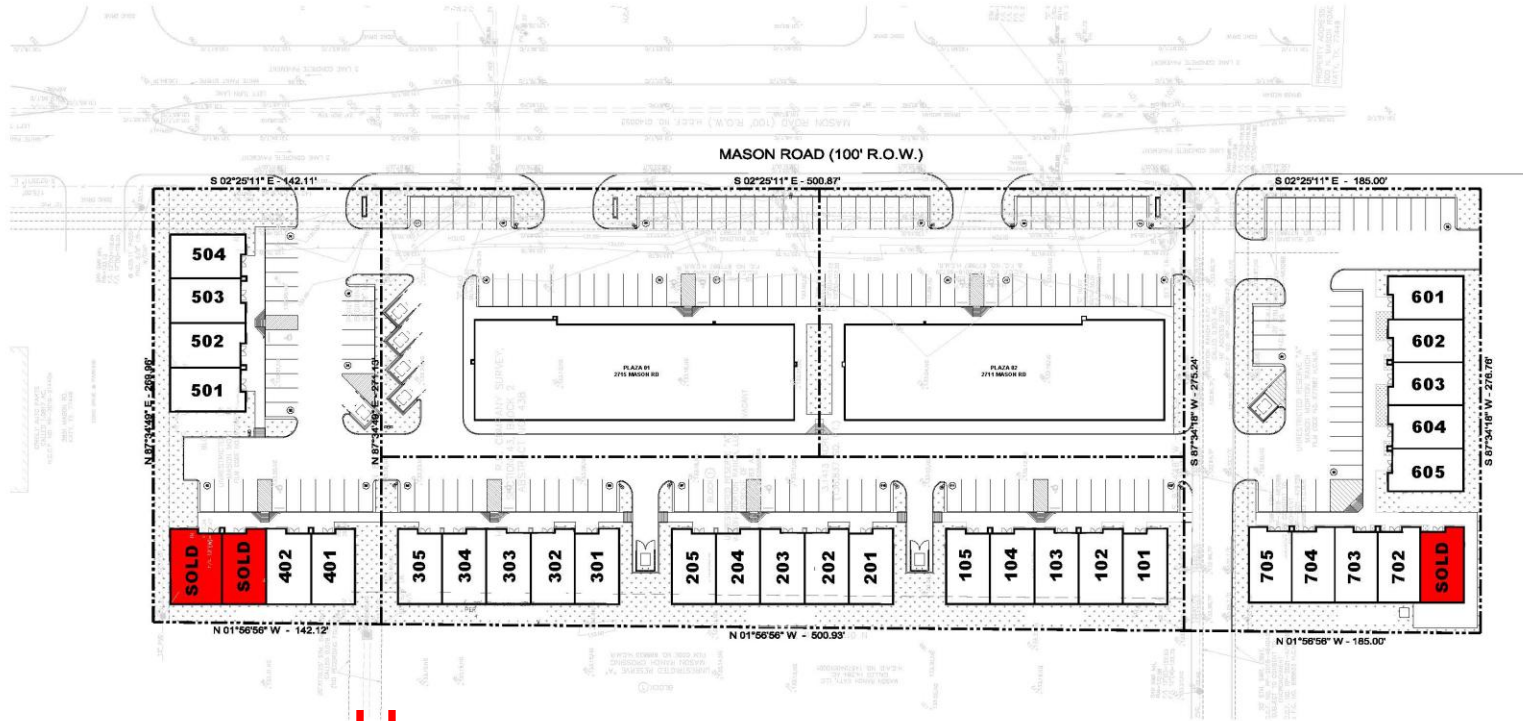
FOR LEASE: +/- 3,300 SF OF
RETAIL/OFFICE
\$28.00 PSF/YR + NNN

SOLD: +/- 8,700 OF MEDICAL
OFFICE



MASON OFFICE PARK

2715 North Mason Rd, Katy TX 77449



- BUILDING 100 - 2719 MASON RD, KATY TX 77449
- BUILDING 200 - 2723 MASON RD, KATY TX 77449
- BUILDING 300 - 2727 MASON RD, KATY TX 77449
- BUILDING 400 - 2831 MASON RD, KATY TX 77449
- BUILDING 500 - 2841 MASON RD, KATY TX 77449
- BUILDING 600 - 2703 MASON RD, KATY TX 77449
- BUILDING 700 - 2707 MASON RD, KATY TX 77449

77449



BUILDING ADDRESSES

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- **TOTAL 33 OFFICES- CONDO FOR SALE WITH +/- 1,200 SF EACH AT A PRICE OF \$390,000.00 EACH**
- **TURN-KEY DELIVERY**
- **FOR LEASE: \$3,100/MONTH + HOA FEES OF \$220/MONTH**
- **BUILDING OF +/- 12,000 FOR LEASE AT \$28.00 PSF FOR OFFICE/RETAIL USES (NO RESTAURANT OR SPORTS BAR ARE ALLOWED) + \$**
- **TI'S ALLOWANCES AVAILABLE OF \$60 PSF**
- **BUILDING OF 12,000 FOR SALE: \$4,500,000 (INCLUDES \$60 PSF AS BUYER ALLOWANCES**



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GREY.
REALTY

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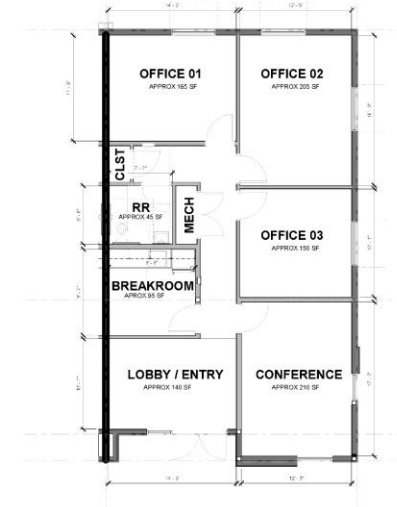
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MASON OFFICE PARK

2715 North Mason Rd, Katy TX 77449



CENTER OFFICE CONDO



CORNER OFFICE CONDO

MASON OFFICE PARK

2715 North Mason Rd, Katy TX 77449

Property Attributes:

- Strong Daytime Population
- 1,400 Multifamily Units within 1 mile
- Highly accessible to both the Energy Corridor and Downtown
- One of the **FASTEST** growing trade areas in the Houston MSA
- 47,766 Future Homes
- **HIGHEST** Growth Residential Market in the U.S.

Regional Developments:

- Davis Multifamily – 400 Units
- Sabic Headquarters
 - 1,000 Daily Employees
- Amazon Fulfillment Center
 - 3,000 Daily Employees
- Duke Realty Trust (Industrial)
 - 1,000,000+/- sq.ft. campus
- InSite Realty (Industrial)



Demographics:

Population:

3 mi. – 121,224

5 mi. – 320,303

7 mi. – 499,680

Avg. HH Income:

3 mi. - \$98,793

5 mi. - \$116,770

7 mi. - \$132,611

PREFERED LENDERS

Griffin Ender

Senior Vice President / Business Development Officer

Tel (661) 964-8387

gender@harvestsbf.com

www.harvestsbf.com

Luis Galdo

Vice President, Relationship Manager

Third Coast Bank | 9709 Lakeside Boulevard, Suite 300

The Woodlands, TX 77381 | Phone: 832-709-2208

Website: www.thirdcoast.bank | Email: lgaldo@thirdcoast.bank

Eilene Dan-Jumbo

SBA Loans

Vice President-Business Relationship Manager

MidFirst Bank

1250 Wood Branch Dr, Suite 140, Houston TX 77079

Office: (346) 439-2805

Mobile: (832) 265-9343

Fax: (346) 439-2790

Gabe Goodman

SBA Business Development Representative /

Enterprise Bank & Trust

817-999-9439 Cell

6136 Frisco Square Blvd., Suite 400 / Frisco, TX 75034

enterprisebank.com

PREFERED INSURANCE AGENTS

Carlos Nolasco

Managing Member, Broker

O: (832) 592-1114

C: (832) 253-8329

carlos@nolasko.com

9595 Six Pines Dr.

Suite 8210

The Woodlands, TX 77380

Sthefania Duca De Rosa Account Executive

(832) 375-6157 | Direct Line

(800) 474-1377 | Service Dept (click to schedule a call)

(866) 260-5151 | Claims Dept

1330 Lake Robbins Dr. Suite 650 The Woodlands, TX 77380

www.goosehead.com | sthefania.duca@goosehead.com



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)