

OFFERING MEMORANDUM

4444 FM 933 • Whitney, Texas

Commercial Property | 1 Acre | Multi-Structure

Property Summary

Address	4444 FM 933, Whitney, TX
Property Type	Commercial / Multi-Use
Lot Size	1 Acre
Main Building	40 x 60 (2,400 SF)
Additional Units	Six (6) 10x20 Storage Units
Secondary Structure	Yes — Storage / Workshop
Road Frontage	Heavily Traveled FM Road
Visibility	Excellent — High Traffic Count

Executive Summary

4444 FM 933 presents an exceptional opportunity to acquire a versatile, income-producing commercial property in the growing Whitney, Texas market. Positioned on one acre along a heavily traveled farm-to-market road with outstanding visibility, the property offers a well-maintained, infrastructure-upgraded main building, six rentable storage units, and a flexible secondary structure — all on one site.

The property is move-in ready for owner-operators and immediately income-generating for investors, with major capital improvements already completed. Whether you are seeking an operational business facility, a passive income investment, or a value-add commercial asset, 4444 FM 933 delivers strong fundamentals at an attractive entry point.

Marketing Highlights

Location & Visibility

- Situated just outside Whitney on a heavily traveled FM road

- Outstanding visibility with high daily traffic count
- Strong regional accessibility — ideal for customer- and tenant-facing businesses

Main Building Features

- 40x60 (2,400 SF) steel structure built for durability and efficiency
- Concrete floors throughout — low maintenance, heavy-use ready
- LED lighting — energy efficient and fully illuminated
- Spray foam insulation — superior climate control and energy savings
- Updated HVAC system (2024) — no near-term replacement cost
- Upgraded electrical system — supports a wide variety of business operations
- Remodeled bathroom and dedicated private office space

Additional Structures

- Six 10x20 storage units with high ceilings and concrete floors
- Secondary structure on-site — suitable for workshop, overflow storage, or custom use
- Multiple structures allow simultaneous business operations and rental income

Investment Highlights

Income-Producing Asset

The property features six 10x20 storage units offering immediate rental income potential. Combined with the main building and secondary structure, an investor can generate revenue across multiple streams from a single acquisition.

Key Investment Metrics at a Glance

✓ Multiple income streams on one property	✓ HVAC replaced 2024 — low CapEx near-term
✓ High-visibility FM road frontage	✓ Spray foam insulation reduces utility costs
✓ Upgraded electrical — wide business use	✓ Flexible secondary structure adds value
✓ Concrete floors — minimal maintenance	✓ 1-acre lot with expansion potential

Infrastructure Investment Already Made

The current owner has made significant capital improvements, including a 2024 HVAC replacement, upgraded electrical system, spray foam insulation, and a remodeled interior. This reduces the risk of near-term capital expenditure for a new buyer and positions the property for immediate productive use.

Flexible Use Cases

- Owner-operated business: light industrial, automotive, contractor, retail, or service-based
- Investor play: lease the main building and storage units for passive income
- Mixed-use: operate from the main building and rent the storage units simultaneously
- Expansion opportunity: ample land for additional development (subject to local zoning)

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All inquiries should be directed to the listing agent.