

PARADIGM

COMMERCIAL REAL ESTATE



2893 FM 1094
SEALY, TX 77471

FOR SALE

5.43 ACRES

14K SF WAREHOUSE

BRODY FARRIS
PRINCIPAL

832 526 5489

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paradigm-cre.com

PROPERTY FEATURES

Positioned along the rapidly growing FM 1094 corridor in Sealy, this ±5.43-acre property offers a rare combination of functional improvements and scalable land for a variety of commercial or industrial users. The site includes approximately ±15,000 SF of warehouse space, making it well-suited for owner-users, contractors, service-based businesses, or investors seeking a flexible asset with expansion potential..



SIZE:

Total of 5.43-Acres (236,531 SF) and three industrial buildings totaling 15,000 SF



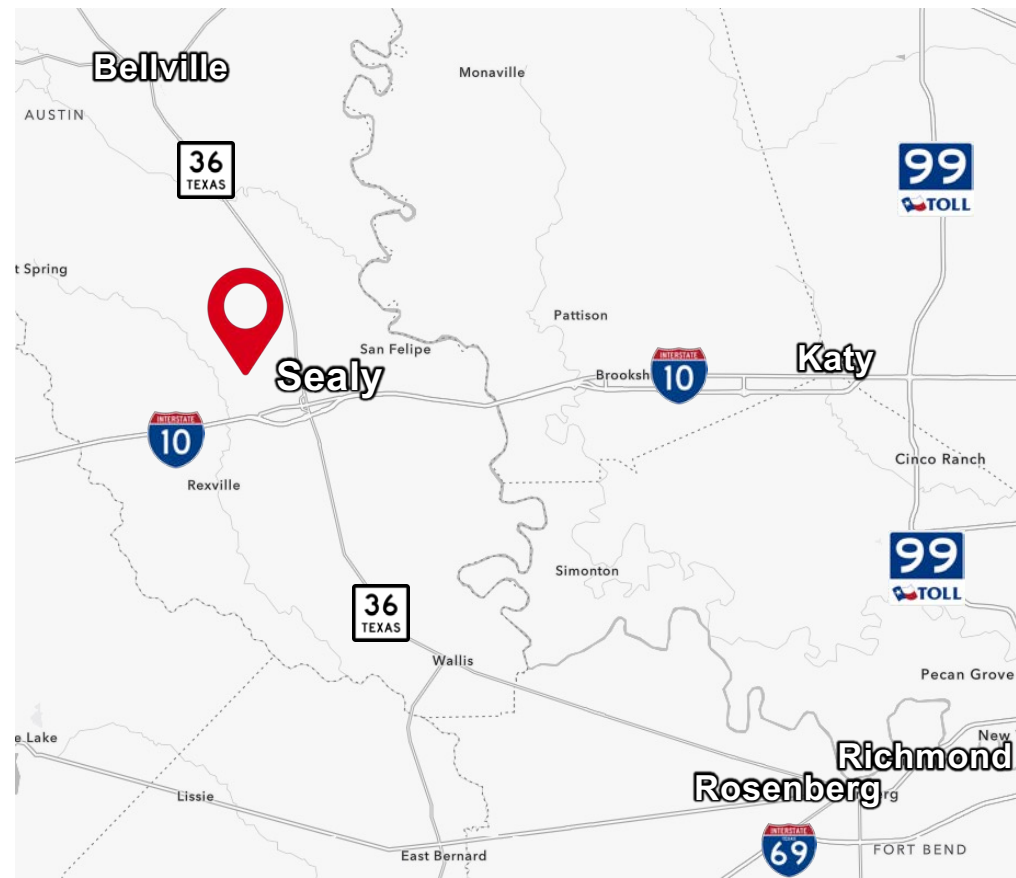
LOCATION:

0.4 miles NW of the intersection of FM 1094 and FM 2187 in Austin County, TX. Outside City of Sealy but located in Sealy ETJ



DRIVE TIMES:

Downtown Sealy – 5 minutes
Interstate 10 – 7 minutes



DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>
Population:	5,200	14,000
Avg. Household Income:	\$83,600	\$74,900
Number of Employees:	4,205	11,500

AREA OVERVIEW

SEALY, TX (AUSTIN COUNTY)



- ✓ ±5.43 Acres – ample yard space for outdoor storage, laydown, or future expansion
- ✓ 14K SF of Warehouse Across 3 Buildings
- ✓ Direct Access to FM 1094



AERIALS

SEALY, TX (AUSTIN COUNTY)





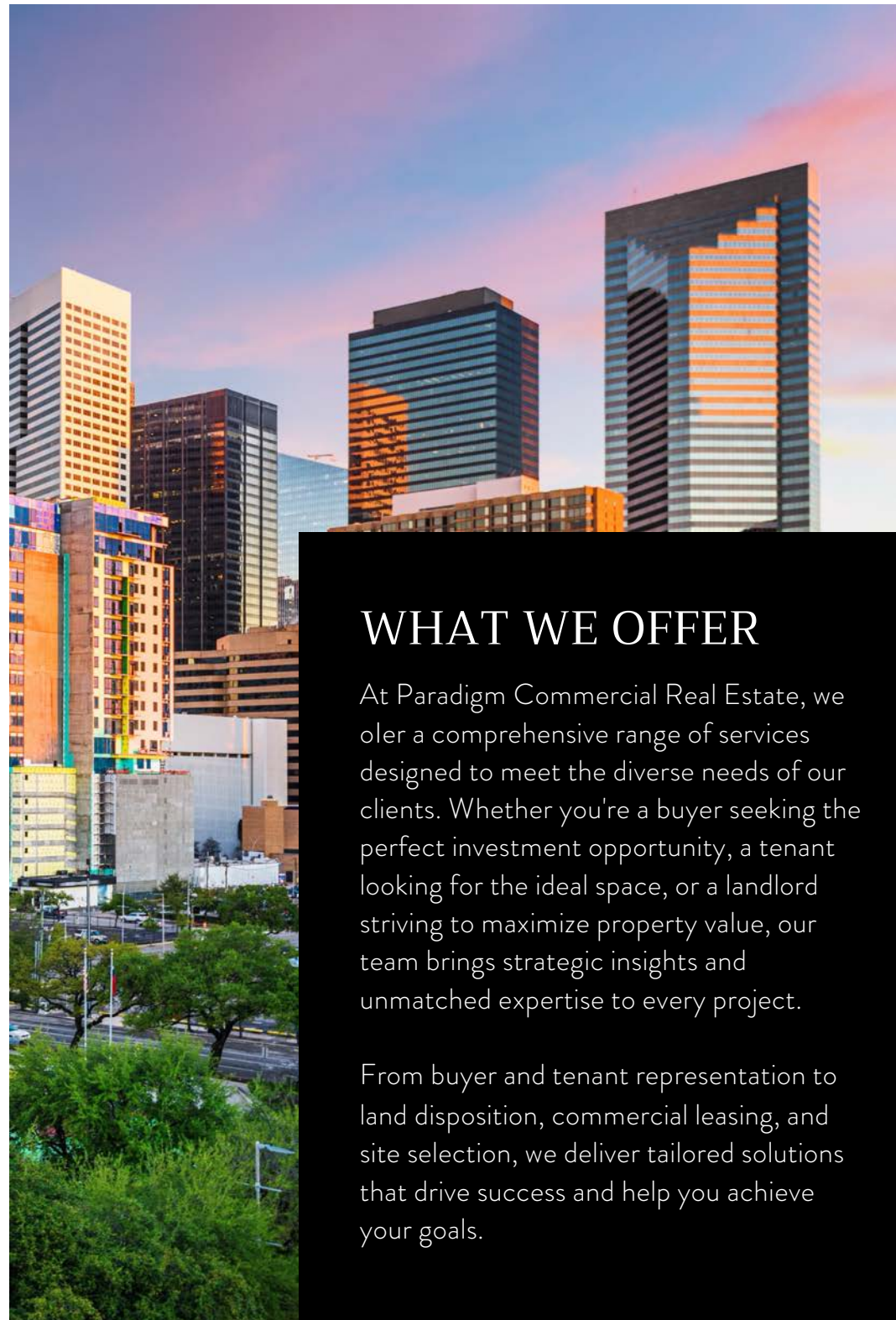
REDEFINING COMMERCIAL REAL ESTATE SOLUTIONS IN TEXAS

At Paradigm Commercial Real Estate, we specialize in tenant representation, disposition, site selection, and consulting across Texas. Backed by decades of market expertise, we bring strategic insights and deep-rooted relationships to every deal. Whether you're expanding, relocating, or investing, Paradigm is your trusted partner in commercial real estate.

ABOUT PARADIGM

At Paradigm Commercial Real Estate, we're proud to support a wide range of tenants and clients in finding the perfect spaces to grow and thrive. From small businesses to national brands, our strategic approach ensures their unique needs are met with precision and care.

PARADIGM CRE



WHAT WE OFFER

At Paradigm Commercial Real Estate, we offer a comprehensive range of services designed to meet the diverse needs of our clients. Whether you're a buyer seeking the perfect investment opportunity, a tenant looking for the ideal space, or a landlord striving to maximize property value, our team brings strategic insights and unmatched expertise to every project.

From buyer and tenant representation to land disposition, commercial leasing, and site selection, we deliver tailored solutions that drive success and help you achieve your goals.

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

BROKER FIRM NAME:
Paradigm Commercial Real Estate, LLC
LICENSE NO: 9001622
EMAIL: bfarris@paradigm-cre.com PHONE: 713 882 9690
DESIGNATED BROKER OF FIRM:
Bill Farris
LICENSE NO: 436799
EMAIL: bfarris@paradigm-cre.com PHONE: 713 882 9690

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 or 512-936-3809





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