

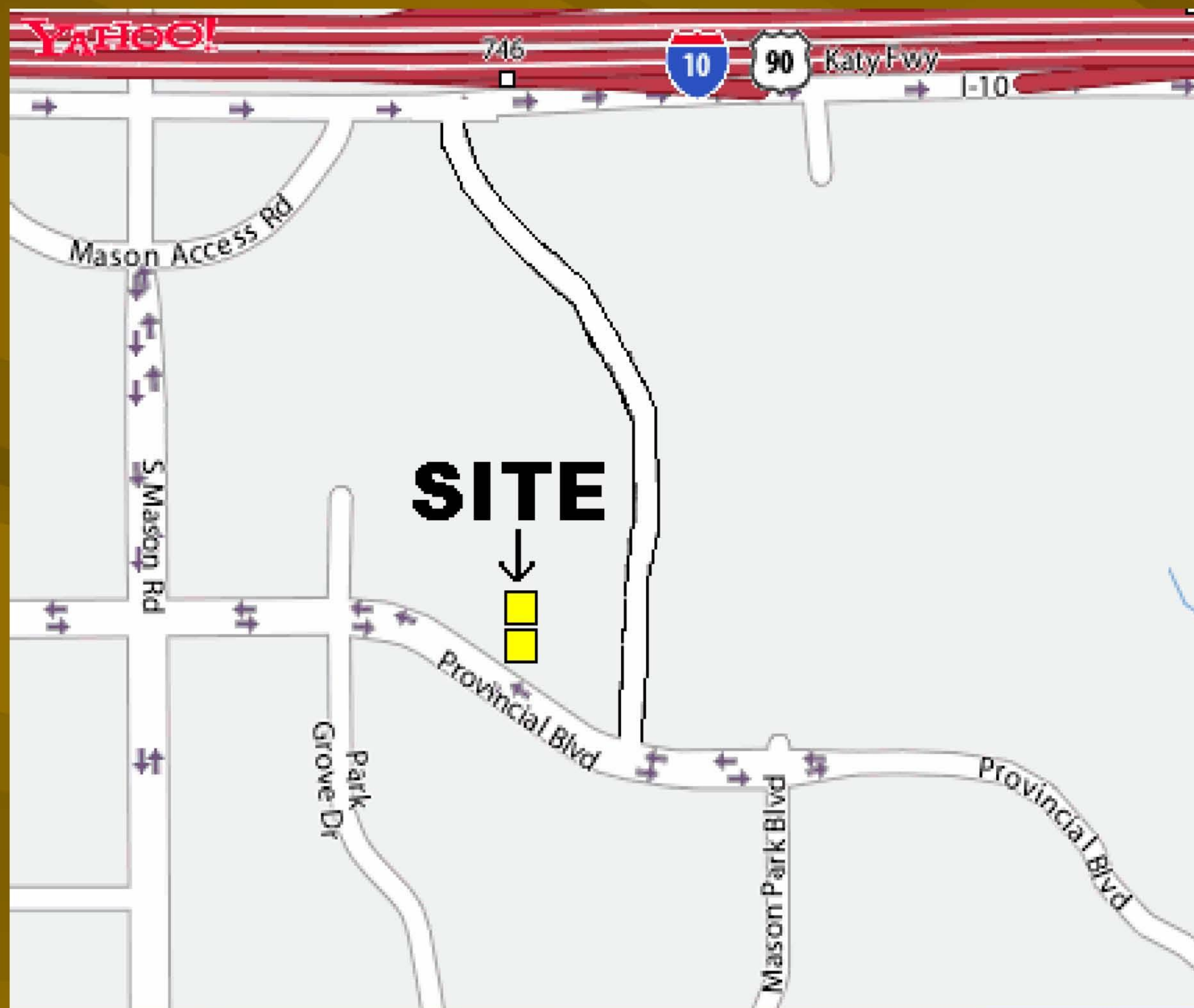


1820 S. Mason Rd. #330 Katy, Texas 77450

Tel: 281-395-6080 Fax: 281-395-6088

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FOR SALE OR LEASE

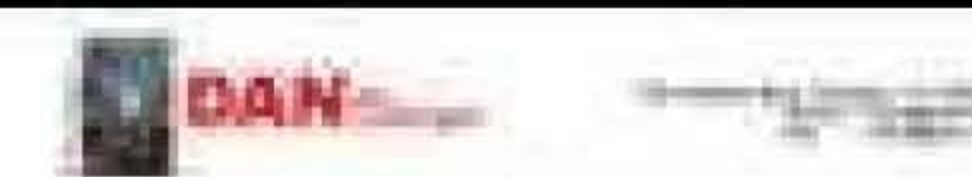
Mason Creek Industrial Condos
21732 & 21734 Provincial Blvd
Katy, TX 77450

Mason Creek Industrial Business Park is nestled in the heart of the business district of ever-growing City of Katy, Texas.

The Industrial park offers easy access to Interstate 10 (I-10) through Mason Creek. Phase I development of the Industrial Park consists of two (2) ±21,600 square feet tilt-up wall buildings, with nine (9) ±2,400 square feet condo units in each building

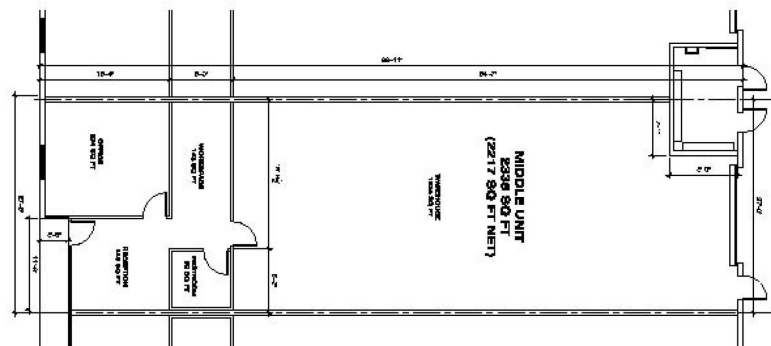
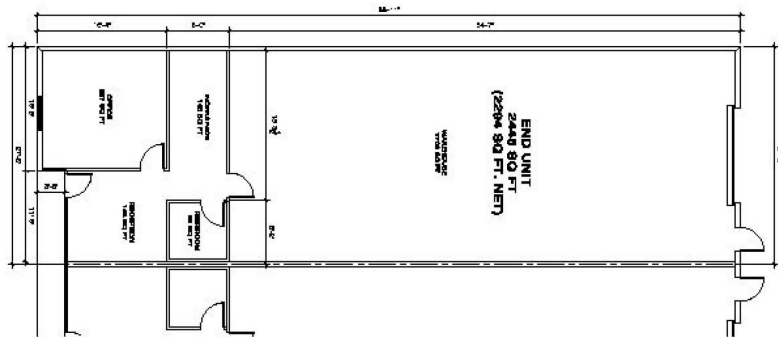
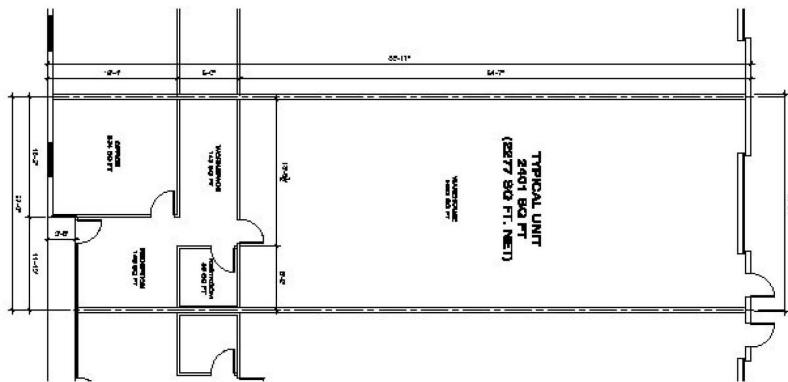


FOUNTAINS @ MASON CREEK BUSINESS PARK

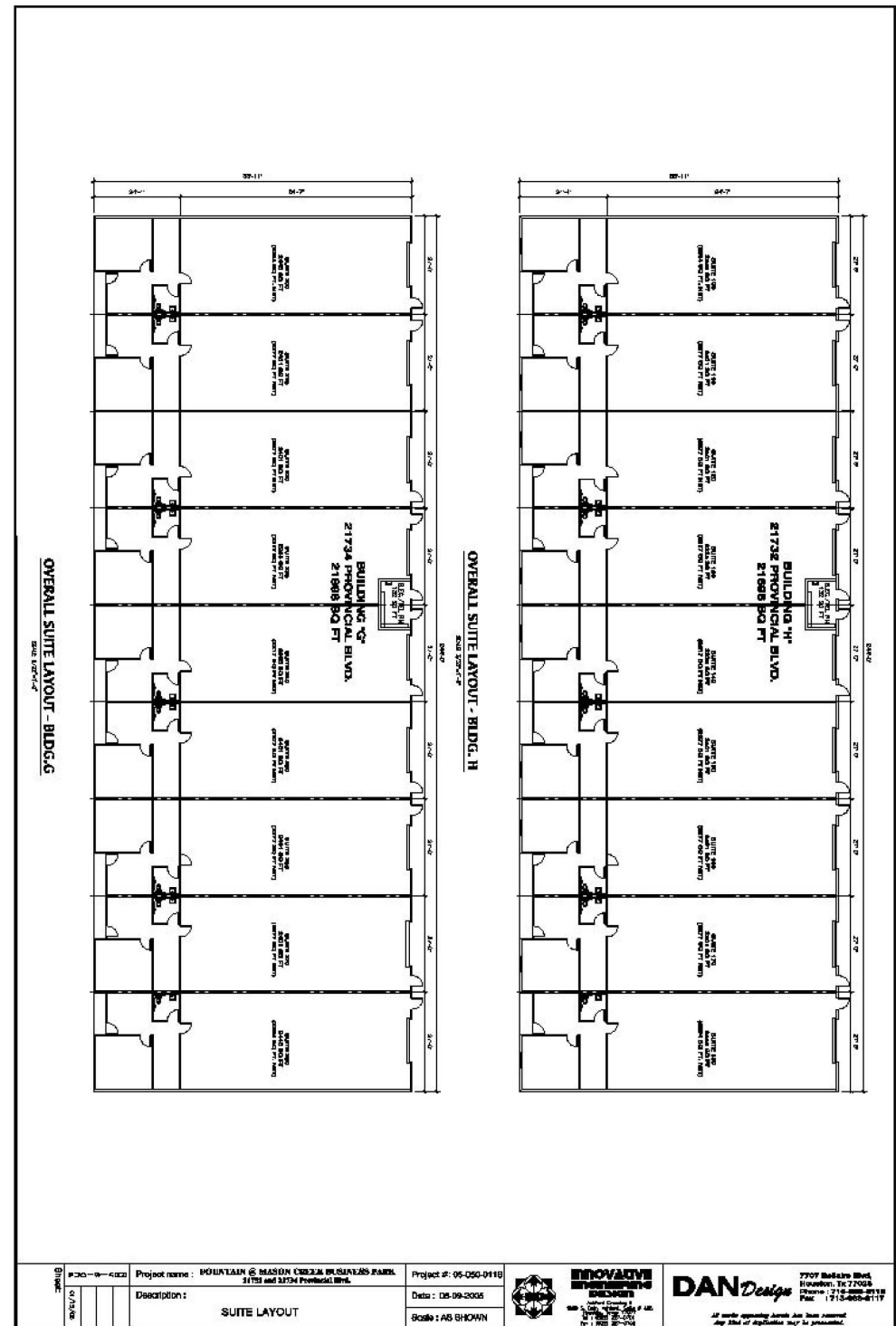


The following characteristics are typical for each unit:

- Each condo unit consists of approximately 1,725 sq ft warehouse/storage, with sealed concrete floor and approximately 675 sq ft carpeted office space
- Minimum 18 feet high ceiling in the warehouse area
- Back entry door and 12'x 12' overhead door in the warehouse
- Private entrance, with glass storefront
- High efficiency 3-ton air conditioner servicing the office space
- 120/208 volt, 3-phase with 200 Amp. electric panel servicing each unit



- Private restroom
- Quality hardware and finishes
- Roof is SBS modified bitumen roofing system, 2 ply over 2.25" rigid insulation; 15 years warranty manufactured by Certainteed.
- Lush landscaping
- Ample parking
- Security lighting in the parking lot
- Strong Business Owner Association
- Enclosed outdoor common dumpster area



About Vatco Properties

Vatco Properties, Inc. is a full service commercial Real Estate Brokerage and Mortgage firm, operating in the Houston/Katy Real Estate market since 1982. Our company specializes in providing property development, leasing, consulting, and mortgage services. The firm's portfolio of managed and owned properties includes retail centers, industrial warehouses, mixed use development and land. We are committed to honesty, fairness and professionalism in our relationships with our clients and the general public.

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Houston Area Information



- Houston is located in the Southwest United States, approximately 45 miles from the Gulf of Mexico. Houston has a total area of 634 square miles with an average elevation of 49 feet above sea level. The Houston MSA was recently revamped and now includes 10 counties and now called the Houston-Sugar Land-Baytown MSA. The combined population of this area is slightly over 5.5 million, making it the 4th largest Metro area in the United States. Houston's central location gives it a geographic advantage, almost at the midpoint between the East and West Coast markets and business centers.

The information contained herein has, we believe, been obtained from reasonable reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied is made with respect to the accuracy thereof. All such information is submitted subject to error, omissions or changes in conditions, prior to sale, lease or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.

Houston Area Information



- The City of Houston has a population of 2.1 million people, making it the largest city in the South – Southwest area and the 4th largest in the country behind New York, Los Angeles, and Chicago. Houston is also the largest city in America without zoning laws. This has led to unusual growth patterns with multiple business districts throughout the city. Once heavily dependent on oil, Houston has greatly diversified in the last ten years.
- Houston is an international city with large populations of immigrants from around the world. There are Consulates from 82 countries located in the city, which ranks 3rd in the country. The terrain of the area ranges from forested areas to the north in The Woodlands and Conroe area to the sandy Gulf Coast region in the south, and flat prairie land to the West and Katy.

Houston Area Information

Houston – Sugar Land – Baytown MSA
County Populations:

- Harris – 3,886,207
- Ft. Bend – 493,187
- Montgomery – 398,290
- Galveston – 283,551
- Brazoria – 287,898
- Liberty – 75,685
- Waller – 35,185
- Chambers – 28,779
- Austin – 26,407
- San Jacinto – 24,760

