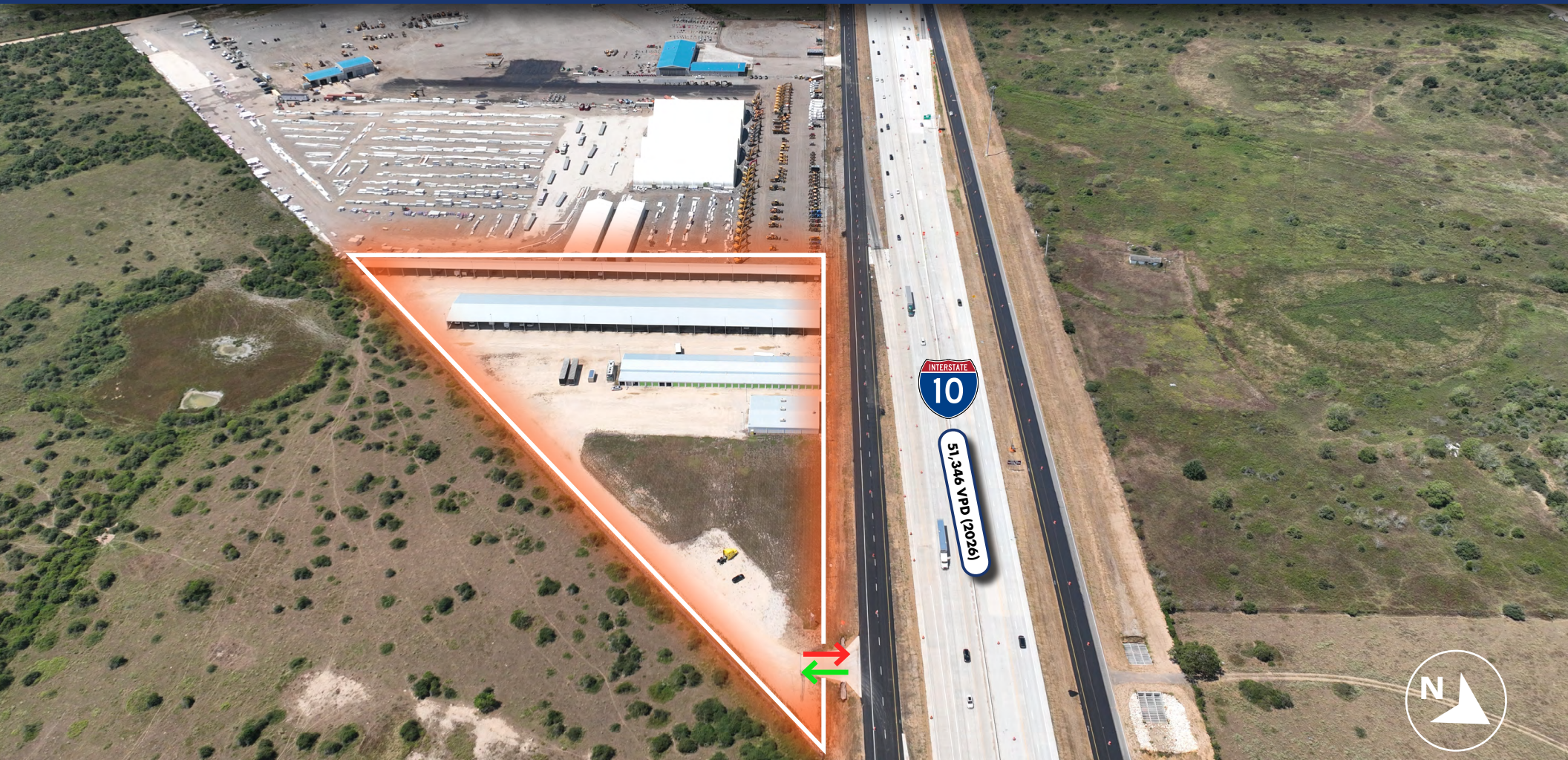


I-10 SEALY-COLUMBUS BUILD-TO-SUIT LIGHT INDUSTRIAL

72,000 SF OF CANOPY READY FOR BTS + LAY YARD

7106 I-10, Cat Spring, TX 78933



MARK HANSEN | 512.699.9874 | mark@dealvision.com

Dealvision



PROPERTY INFORMATION

Physical Address: 7106 I-10, Cat Spring, TX 78933

Lease Rate: \$8-\$12/SF/YR NNN

Available SF: 72,000 SF

Minimum Divisible: 2,250 SF

Land Size: 9.28 ac

Year Built: 2026

County: Colorado County

Ingress/Egress: NE Corner



SE Triangle off I-10



Multiple uses from BTS light Industrial, storage, and lay yard



I-10 corridor West of Sealy/Katy area



3 phase power is available to NW corner of property



80' x 600' canopy structure



30' x 800' canopy structure



Large drive aisle



A

OPEN / FLEX YARD

+/- 1.3 AC

\$3,000/mo as-is

Approx. 56,000 SF. May be fenced or stabilized for a qualified tenant.

B

COVERED STORAGE

Bldg 3: +/- 48,000 SF | 80' x 600'

\$5/SF/YR NNN

Open canopy that can be customized for tenant needs.

C

COVERED STORAGE

Bldg 4: +/- 24,000 SF | 30' x 800'

\$4/SF/YR NNN

Open canopy that can be customized for tenant needs.

BUILD-TO-SUIT LIGHT INDUSTRIAL

Up to +/- 72,000 SF

From \$8-12/SF/YR NNN

Ownership will consider walls, roll-up doors, partitions and basic industrial improvements for qualified tenants.





EXISTING INDUSTRIAL CANOPIES & LAY YARD



M. A. POSEY SURVEY, A-701 COLORADO COUNTY, TEXAS

**PLAT OF A SURVEY OF 9.985 ACRES OF
LAND OUT OF AND PART OF A 81.23 ACRE
PARENT TRACT SITUATED IN THE M. A.
POSEY SURVEY, ABSTRACT NO. 701,
COLORADO COUNTY, TEXAS.**

GRID NORTH: WGS84, GPS

INTERSTATE HIGHWAY 10

9.985 ACRES

PUPO INVESTMENTS, INC.
TO
MC ESTATES, LLC.
81.23 ACRE TRACT
VOL. 765 PG. 366 OPRCCT.

57.39 ACRES
(EQUIFY LOT)

JO ANN VASUT
71.20 ACRE TRACT
VOL. 163 PG. 544 DRCCT.

P.O.B.
THE EASTERLYMOST OR
NORTHEAST CORNER OF
81.23 ACRE PARENT TRACT

FLOOD HAZARD STATEMENT

The Property and improvements described above are in Flood Zone "X" which is defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the "Flood Insurance Rate Map", Community Panel No. 48089C0325D for an unincorporated area of Colorado County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated 02/04/2011.

Property may be subject to the following right of ways or easements:
(1) San Bernard Electric Coop. Inc., R/W Vol. 413 Pg. 49 OPRCCT.
(2) San Bernard Electric Coop. Inc., R/W Vol. 555 Pg. 212 OPRCCT.
(3) Limitation of direct access to Interstate Highway No. 10, except by feeder roads and/or interchanges.
(4) Rights and authority of the Colorado County Groundwater Conservation District, including, but not limited to the right to levy taxes and issue bonds.

LEGEND:
X FOUND IRON ROD
O SET 1/2" REBAR WITH SURVEY CAP # 5085
— DESCRIBED TRACT
— FENCE LINE
— SURVEY LINE

WILLIAMSON SURVEYING, INC.
201 WEST MAIN, SUITE 302
EASTLAND, TEXAS 76448
254 629 8151
williamson@txbusiness.com

JB8860 9.985 ACRE 01/19/2016 MC ESTATES, LLC.

GRAPHIC SCALE 1"=200'



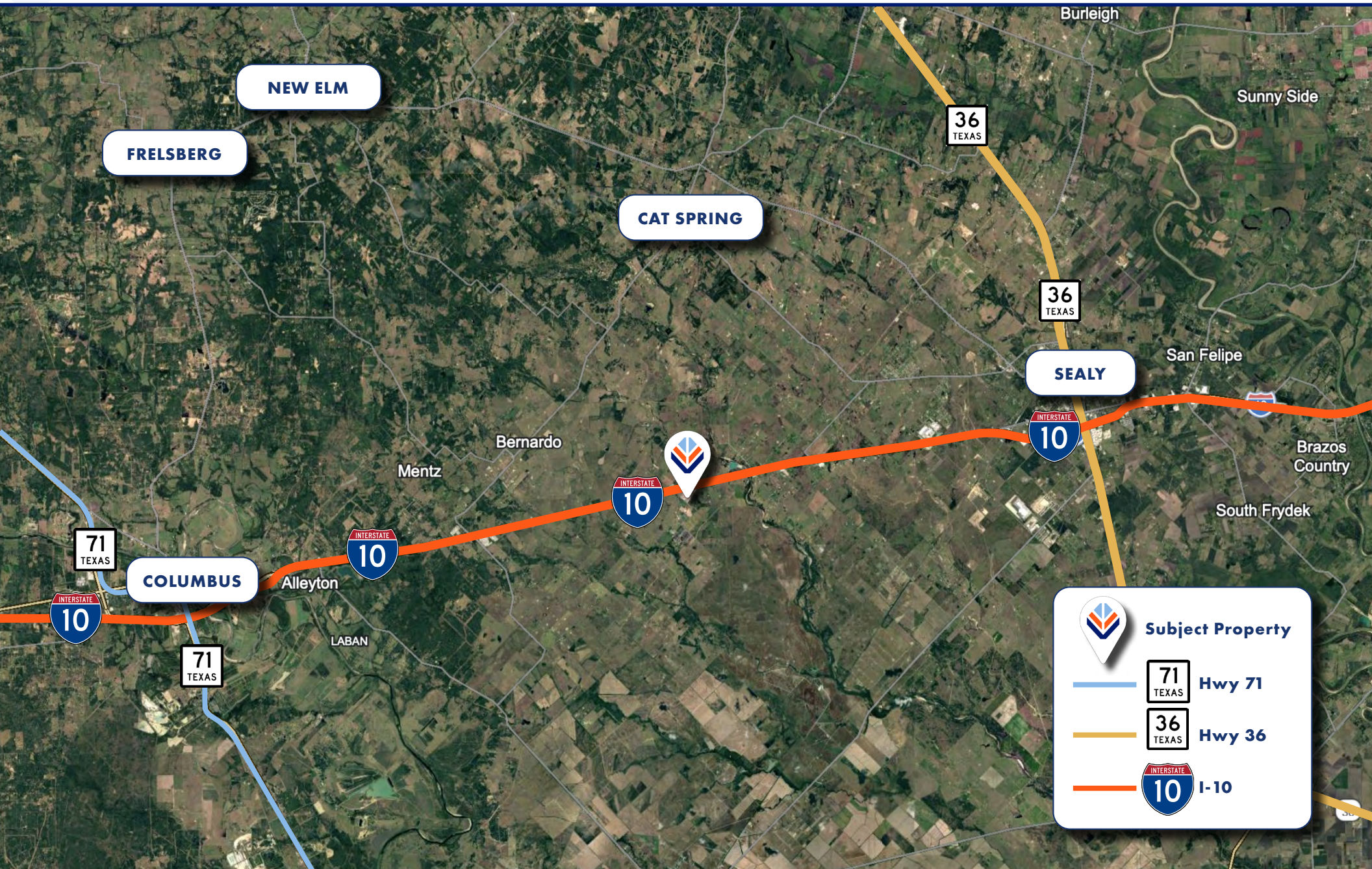
I, LYNN WILLIAMSON DO HEREBY CERTIFY
THAT THIS PLAT REPRESENTS A TRUE AND
CORRECT SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION ON THE
8TH DAY OF JANUARY, 2016.

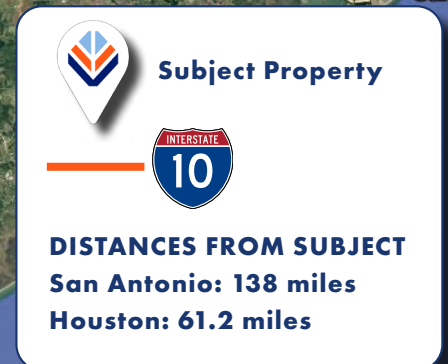
Lynn Williamson



LYNN WILLIAMSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5085
01/19/2016

NOTE: THIS PLAT IS ONLY VALID WITH ORIGINAL
RED SIGNATURE, STAMP AND EMBOSSED SEAL.







178,182
2026 Employees



273,542
2031 Households



\$157,324
2026 Median
Household Income



\$9,644,348,827
2026 Retail Expenditures



243,954
2026 Households



623,720
2026 Daytime
Population

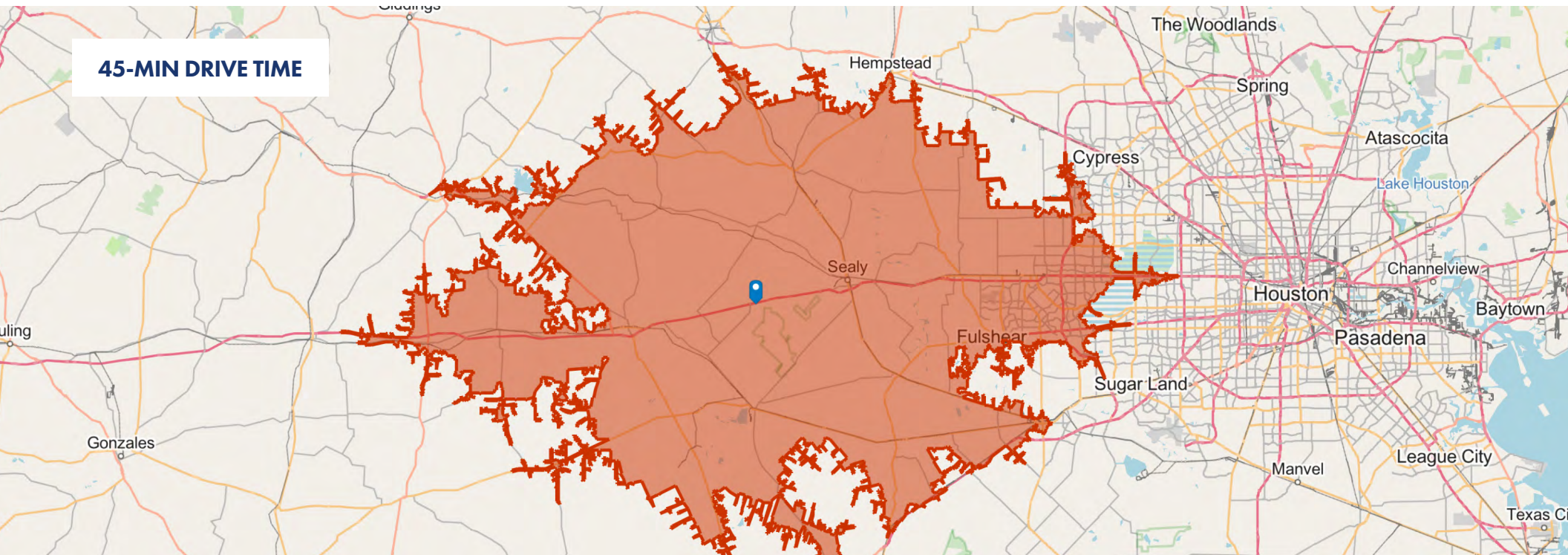


87,175
2026 Graduate or
Professional Degree



\$849,734,650
2026 Medical Care

45-MIN DRIVE TIME



7106 I-10, CAT SPRING, TX 78933

EXCLUSIVELY LISTED BY:



MARK HANSEN

Advisor

m: 512.699.9874

e: mark@dealvision.com

License No. 841178 (TX)



BROKER OF RECORD: Nick Nelson, CCIM - License No. 9014392



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Deal Vision, LLC</u>	<u>9014392-BB</u>	<u>nick@dealvision.com</u>	<u>(512)906-6757</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Nick Nelson, CCIM</u>	<u>603416-B</u>	<u>nick@dealvision.com</u>	<u>(512)906-6757</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
 Name of Licensed Supervisor of Sales Agent/Associate, if applicable	 License No.	 Email	 Phone
<u>Mark Hansen</u>	 <u>mark@dealvision.com</u>	<u>(512)699-9874</u>	
Name of Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission	Buyer/Tenant/Seller/Landlord Initials	Date	IABS 1-2 TXR 2501
		Information available at www.trec.texas.gov	