



**Don't wait to buy real estate,
buy real estate and wait.**



**photo of nearby property with similar layout*

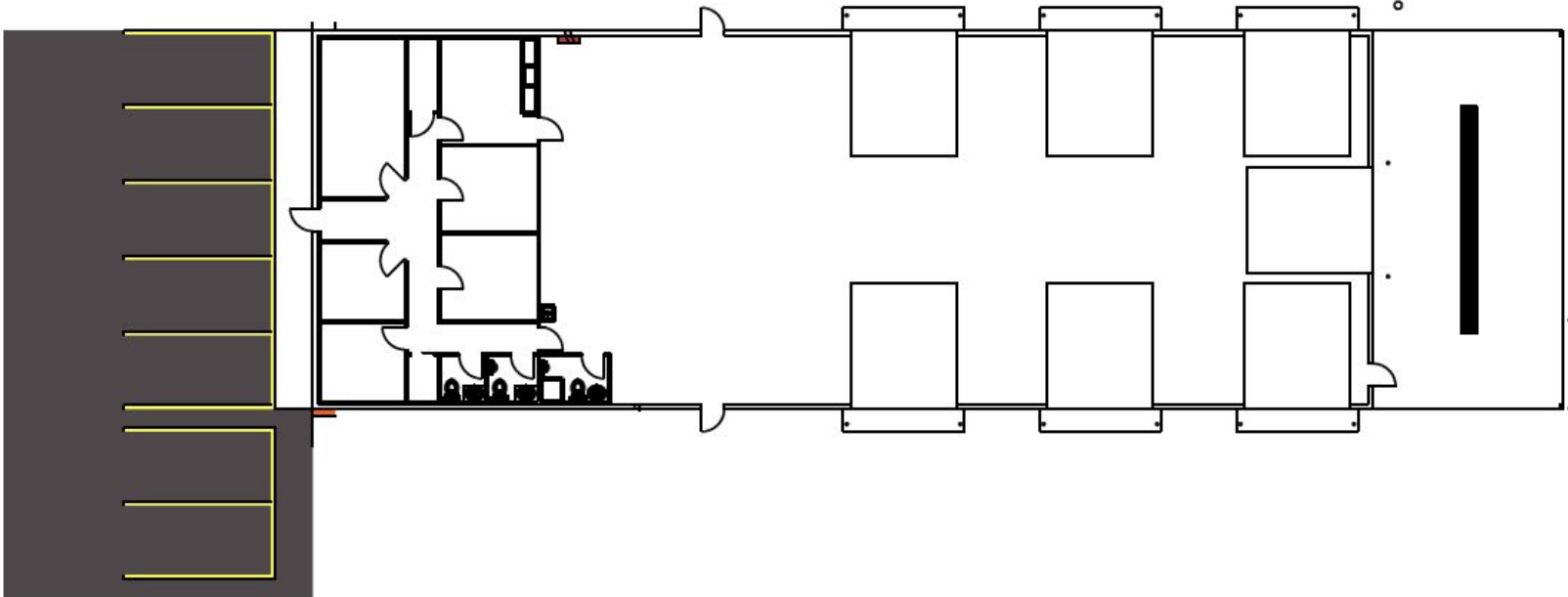
Highlights

Now under construction, this brand-new industrial property includes 8,750 SqFt sitting on 3 acres.

Estimated completion date is July 1.

Property	
Lease Rate	\$18.51/SF/YR
Monthly Rate	\$13,500/Month
Building Size	8,750 SqFt
Lot Size	3 Acres
Lease Term	5+ Years
Move-in Ready	July 1

Floor Plan







**photo of nearby property with similar layout*



**photos of nearby property with similar layout*





2316 ECR 130

ELITE PIPE SERVICES & RENTAL, LLC

KAYDEN
ENVIRONMENTAL SERVICES

TROVEC

UJAN
welding

ALLEN'S
ELECTRIC MOTOR SERVICE, INC.

FLOGISTIX

Builders
FirstSource

DAILY TRAFFIC

- 2,000 - 5,000
- 20,000 - 30,000



**photos of nearby property with similar layout*





Creating Wealth Through Real Estate

Invest Texas Real Estate, LLC is a premier commercial brokerage dedicated to delivering tailored, client-focused solutions across investment, land, and commercial transactions, leveraging deep market expertise, innovative strategies, and a commitment to accountability, integrity, and long term relationships.

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Investment



Land



Commercial