
Clay Development & Construction and Katy Area EDC Unveil Plans for New Business Parks / 148,000 sq. ft. Spec Building

By Master site admin

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Lance LaCour | 20-Aug-2008

FOR IMMEDIATE RELEASE

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Plans were unveiled at the Katy Area EDC General Assembly meeting on Tuesday August 12 by Clay Development & Construction for the development of two new business parks and construction of a 148,000 sq. ft. industrial spec building west of the Katy city limits. Clay Development has acquired the Stonegate Business Park (Stonegate) located east of Pederson Road between I-10 and US 90 and a 175 acre rail-served tract located north of US 90.

Clay Business Development Manager Charlie Christ made the presentation at the meeting. "We are developing Stonegate with a focus on distribution space from 17,500 sq. ft. to 148,000 sq. ft. on parcels from three to 25 acres and a total of 40 acres are available," noted Christ.

Clay Development Engineer, Danny Martin noted "the site has been cleared and final plat approval is expected within the next month. The first project will be a dock high, 148,000 sq.ft. spec building, , located on the southern end of the park. Katy Area EDC President Lance LaCour noted how excited he is about the project. "We have been working for quite a while with several industrial developers to facilitate a spec building project such as this. We are excited and pleased that Clay Development is moving forward with the development of Stonegate and this new, state-of the art, 148,000 sq. ft. building. There have been several projects that have located elsewhere because quality industrial building space like this has not been available in the Katy Area," noted LaCour. "This project will definitely fill a need and will help the Katy Area EDC's target market efforts to locate distribution and light manufacturing companies in Katy ISD".

Other features of the Stonegate Business Park include excellent access to US 90 and I-10, regional detention and deed restrictions with professional management.

Clay also has acquired a larger 175 acre tract, named the Pederson Road Business Park, located directly north of Stonegate and north of US 90, adjacent to the Union Pacific Rail Industrial Lead Track. Clay Development's plans call for 17 lots ranging in size from 3 to 15 acres(with the ability to increase the size of the lot to 50 acres)with deed restrictions and provision of regional detention. Charlie Christ and Danny Martin noted in the meeting that they are working closely with Waller County Commissioners Court, Union Pacific Railroad and TXDOT to create a new rail crossing to align with the Stonegate Business Park entrance. Christ noted that "with the assistance of the County and the EDC, we feel we will have a great rail served site and park to offer prospective industrial projects". LaCour echoed Christ's comments and noted that this is the only large, available, rail served tract in Katy ISD. "Having a business park like this will enhance our efforts to recruit quality companies that need rail, noted LaCour."

About Clay Development & Construction

Clay Development & Construction (Clay) is a developer and design/builder of industrial build-to-suit facilities for sale or lease since 1998. We are a turnkey developer of metal and tilt wall projects with a combined 175 years experience in the real estate business. Typically, we purchase the land, design the site, coordinate utilities to the site, construct the facility and sell or lease the project to our client.

Clay's ability to perform in-house architectural, surveying, structural and civil engineering saves our clients thousands of dollars and reduces valuable time during the crucial project planning phase. We have the financial strength and lender relationships that allow us to quickly start construction to meet tight schedules. Our number one goal per Robert Clay is to **"Provide clients with the best possible product, at the lowest price possible, and on time"**! Clay has developed projects that range from a 10,000 square foot office building to a 160,000 square foot, 54' eave freezer building to a 900,000 square foot distribution facility. During the first 10 years of operation, we have developed over 120 industrial and office buildings comprising approximately 7,300,000

square feet with costs exceeding \$325 million. In addition to single building development, Clay has developed 21 industrial parks totaling over 1,000 acres and has purchased many other smaller tracts for development. For more information about Clay Development and these projects visit: www.claydevelopment.com and/or the Katy Area EDC website at www.katyedc.org

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