



Leased ±5 AC

Leased  
±69,000 SF on  
±12.75 AC

Available Space  
±14.0 AC  
±430' Water Frontage

## For Lease

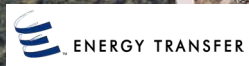
# 16425

Jacintoport Blvd  
Channelview, TX

± 14.0 AC with ± 430' of Barge frontage on Carpenter's Bayou

### Overview

- Fenced, Stabilized yard
- Access to I-10, Beltway 8
- Signage on Jacintoport Blvd
- ± 11' draft
- 1 Mile to the Houston Ship Channel
- ± 2,500 SF of modular buildings
- Heavy Power



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Heavy Power Connections for fabrication



Modular Storage Building



Modular Shop Building



Large Stabilized Yard



# 16425 Jacintoport Blvd.



## Driving Distances:

IAH	27 Mi / 30 Min
Hobby	19 Mi / 26 Min
Bayport Container Terminal	23 Mi / 30 Min
Barbours Cut Terminal	19 Mi / 29 Min
Care Terminal	2 Mi / 5 Min

## Local Businesses

1. Kinder Morgan
2. Texas Deepwater Partners
3. Hunter
4. Tubular Services
5. National Property Holdings
6. New Process Steel
7. SAS
8. Enterprise
9. John W. Stone Oil
10. Beshert Steel / Triple S
11. Port of Houston
12. Enterprise Terminal
13. Stolthaven
14. Energy Transfer (HFOTCD)
15. Patterson
16. S.I. Enterprises
17. Boasso Global
18. Kirby Inland Marine
19. Stolt Nielsen
20. Site
21. Powell Electric
22. G.E. Energy
23. BWC Terminal
24. Cargill
25. Royal White
26. Gulfstream Marine/Care
27. American Commercial Barge
28. Hartree Refining
29. Solar Turbine
30. Monument Chemical
31. CEMEX

## Contact Broker's for Rates

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# 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.

11-2-2015



### 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date