



Accelerating success.



**For Sale or Lease**

**66,500 SF | IOS Facility | 15+ Acres**

9803 Sheldon Road | Houston, Texas 77049



**Prime Location | Northeast Hwy 90 Submarket**



**Class A IOS Facility**

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# Property Overview

Colliers is pleased to exclusively offer for sale or lease a class A, single-tenant manufacturing facility located at 9803 Sheldon Road in Houston, TX. The total site consists of one building, totaling ±66,500 SF and situated on ±15.16 acres, including a ±10-acre stabilized yard, just north of Highway 90.

The site is situated in the Northeast Hwy 90 submarket of Houston, which includes an impressive roster of oilfield service companies in the neighboring properties. 9803 Sheldon Road's location is within eight miles of Interstate-10 and less than one mile northeast of U.S. Hwy-90, offering exceptional access to George Bush Intercontinental Airport, Houston Ship Channel and all major freeways via Beltway 8.

## Asset Profile

Address	9803 Sheldon Road Houston, TX 77049
Sales Price	Contact Broker for Details
Lease Rate	Contact Broker for Details
Asset Type	Industrial Outdoor Storage
RBA	±66,500 SF
Office Area	±6,000 SF
Land Area	±15.16 Acres
Stabilized Yard	±10 Acres
Year Built	2008
Construction	Tilt Wall Panel
Hook Height	28 ft
Doors	4 grade level, 1 dock high
Cranes	375 linear ft of craneways to accommodate a 5-ton, 10-ton and a 15-ton bridge crane



Sales Price & Lease Rate:  
Contact Broker for Details

## Asset Highlights

- Ready for Occupancy June 2024
- ±10 Acre Stabilized Yard - Suited for a multitude of industrial storage uses
- On-Site Detention
- Strategic Location - Located in the Northeast Hwy 90 submarket, an energy-focused industrial sector in Houston
- Tilt Wall Panel Construction
- Property Functionality - This ±66,500 square-foot building is situated on a ±15.16 acre lot. It was constructed in 2008 with four (4) grade level doors and one dock high door on three sides of the warehouse. ±6,000 SF (9%) configured as high finished office area. This IOS property (Industrial Outdoor Storage, current 2.40% building-to-lot ratio) allows for future expansion with extensive frontage on Sheldon Road on the north end of the site.

Quick  
Links



Visit Property  
Website





**Travel Times | Distances**

➤ Hwy 90	1 min	0.4 mi	South
⬅ Beltway 8	5 min	3.5 mi	West
➤ I-10	13 min	8.7 mi	South
⬅ Eastex Fwy	19 min	14.9 mi	West



**Surrounding Industrial Companies**

Apache Industrial Painting	NOV Tuboscope
Apache Industrial Services	OFS International
Arctic Pipe Inspection	Patriot Pipe Services
Baker Hughes	QA Pipe & Rail Services
Big Bend Pipe Yard	SeAH Steel USA
Conestoga	Technical Industrial
Edgen Murray	Texans Metal & Scrap
Kelly Pipe	Uni-Form Components
Lyondellbassell	Satellite Shelters
Magris Talc USA	United Casing
National Oilwell Varco	

[View Map](#)

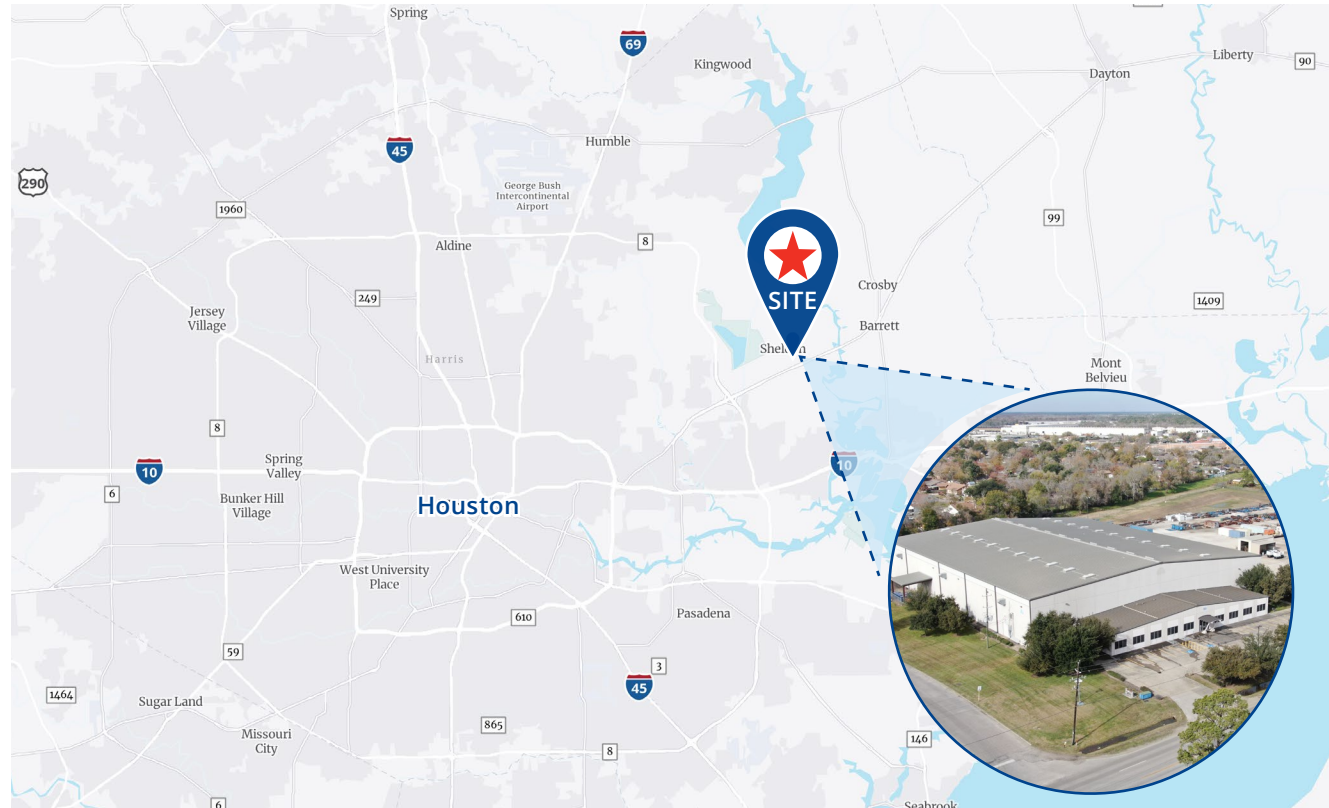




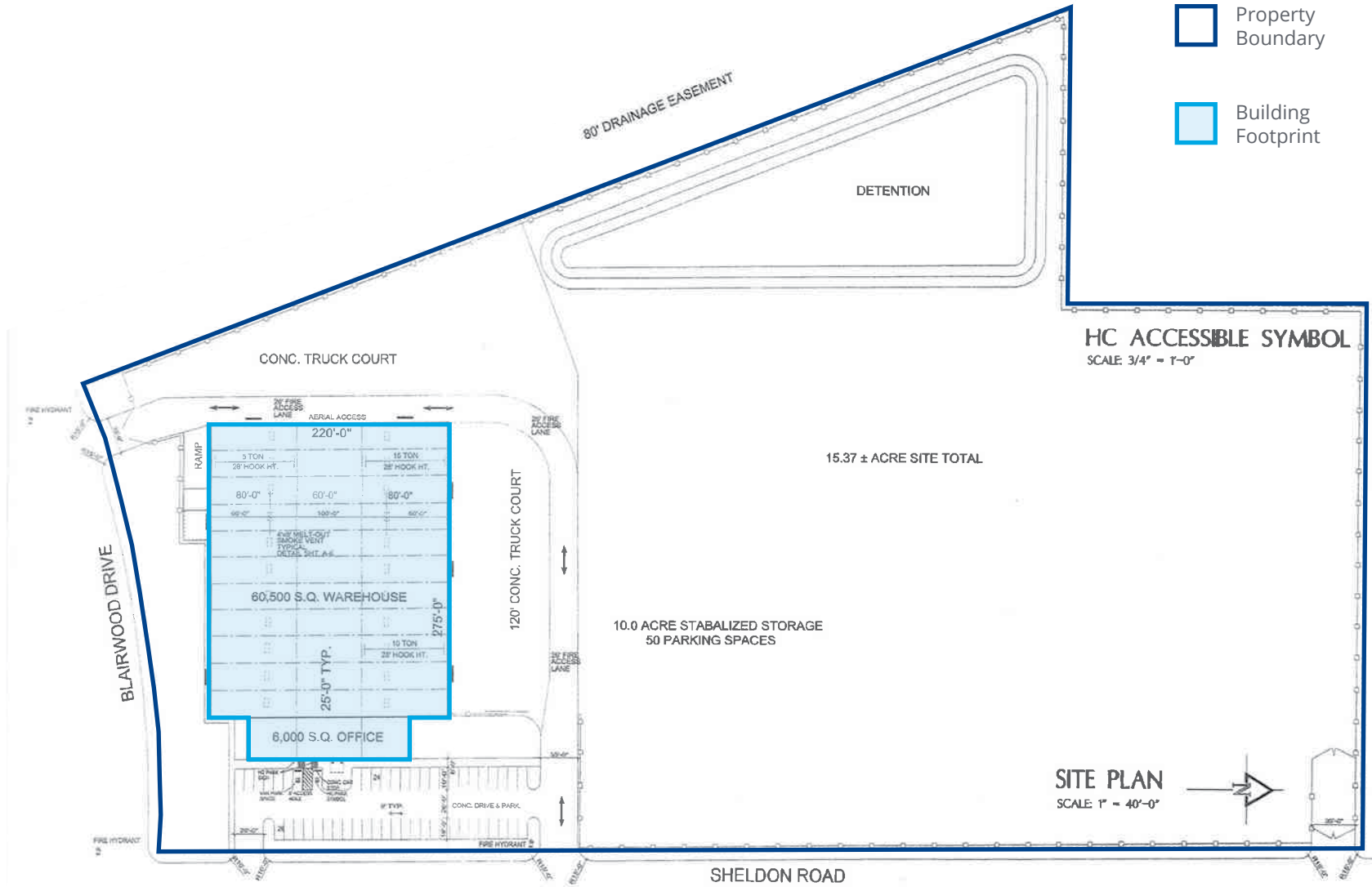


## Location

The subject property, originally an industrial build-to-suit building and outdoor storage site located at 9803 Sheldon Road, Houston, Texas is ideally best suited for a single tenant with needs for a large stabilized yard that is fully fenced and lighted with drainage throughout.



# Site Plan





# Aerial View



## Contact us

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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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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date