

9450 WEST WINGFOOT RD | HOUSTON, TEXAS 77041

Back on the Market

FOR LEASE

- > 170,000 SF
- > 13.96 AC
- > (8) OH CRANES
- > (2) DRIVE THRU BAYS
- > RAIL-SERVED

Easy Access to 290
and Beltway 8

LEASE RATE: CALL BROKER

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A - OFFICE

- > ±20,993 SF
- > Conference room
- > Lunch Room
- > Large training areas
- > Furniture Available
- > Ample parking

B - WAREHOUSE

- > ±142,000 SF (four bays 69' x 450')
- > ±28,000 SF of unenclosed canopy
- > 24' to 46' clear height
- > (8) 10 ton overhead cranes
- > (10) grade level drive-in doors

FACILITY FEATURES

- > Refurbished in 2013
- > ±9 acres of paved and fenced yard
- > Heavy-Power
- > Rail service by Union Pacific RR
- > Deed-restricted industrial park
- > 1.8 miles to US 290
- > 16 miles to Beltway 8

DEMOGRAPHICS - HIGH GROWTH AREA! (3 MILE RADIUS)



Current Population
(2020)
114,569



Average Household
Income (2020)
\$76,558



Total Businesses
6,616
Total Employees
93,174



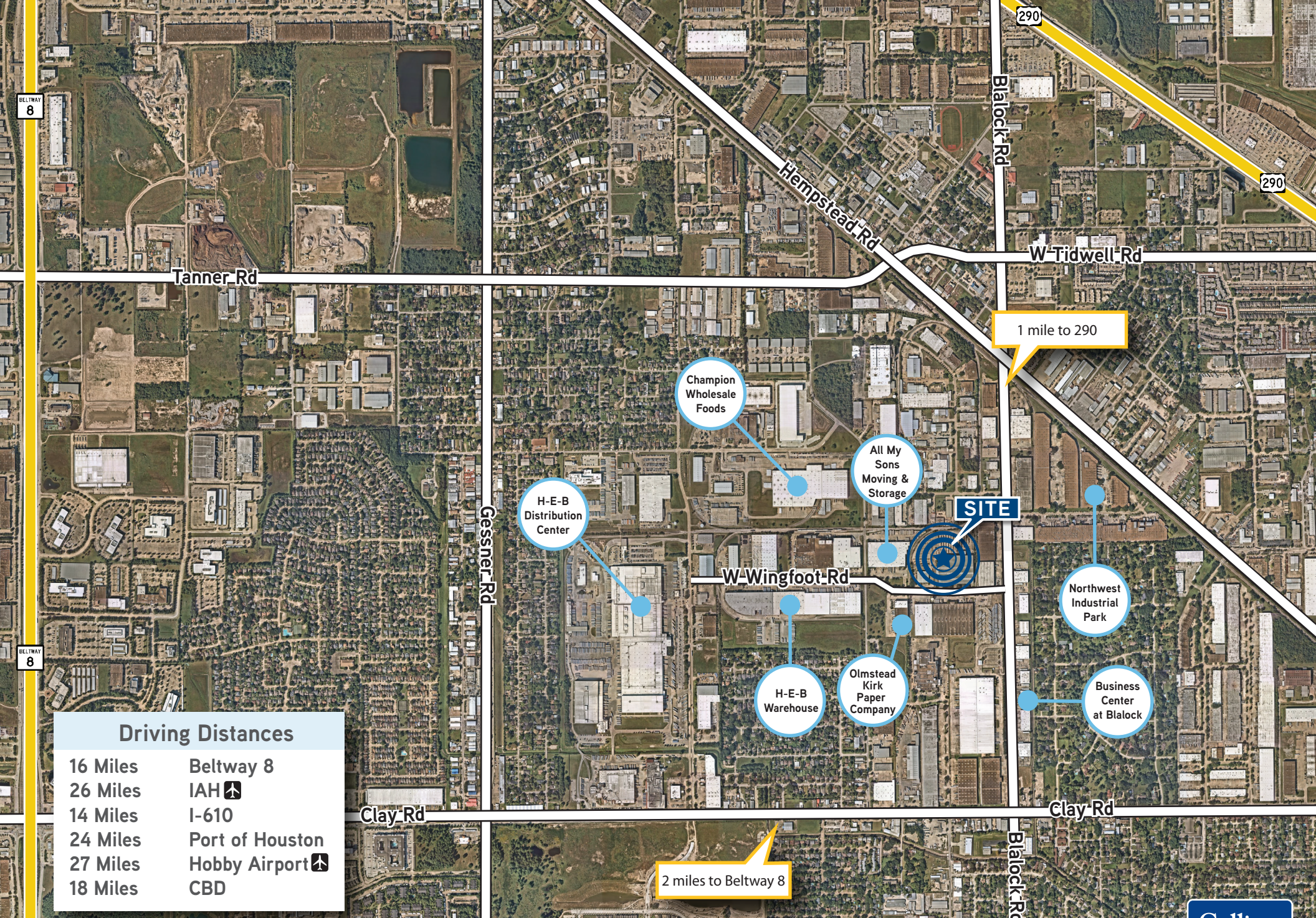
Total Annual Household
Expenditure
\$2.31 B

TAX ENTITIES - COMBINED TAX RATE \$2.73

- > Cypress-Fairbanks ISD - \$1.36
- > Harris Cnty - \$0.39
- > Harris Co Flood Cntrl - \$0.31
- > Port of Houston Authy - \$0.01
- > Harris Co Hosp Dist - \$0.17
- > Harris Co Educ Dept - \$0.005
- > Lone Star College - \$0.11
- > City of Houston - \$0.56
- > Spring Branch Mngmt. Dist - \$0.60

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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.

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