



FOR SALE | ±24,500 SF INDUSTRIAL/FLEX FREESTANDING OFFICE WAREHOUSE

808 RUSSELL PALMER RD, KINGWOOD, TX 77339



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Property **Overview**



808 Russell Palmer Rd
PROPERTY NAME

808 Russell Palmer Rd
Kingwood, TX 77339
ADDRESS

±24,500
IMPROVED SF*

±5,000
COVERED STORAGE SF*

~1.99
LAND SIZE (ACRES)

1993-2002
YEAR BUILT

Industrial/Flex Freestanding
PROPERTY TYPE



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*Per Montgomery Central Appraisal District

Property **Highlights**

Property Includes Two Buildings:

- ±14,500 SF Office
- ±10,000 SF Warehouse

Additional covered outdoor storage: ±5,000 SF

Ideal for owner-occupier or value-add investor

Three (3) grade-level overhead doors in warehouse

Office is currently being used as coworking/small office suites leased to individual tenants

Warehouse portion is occupied by a single tenant (Megaton Brewery)

All leases are short-term or month-to-month

Warehouse and select office spaces are leased substantially below current market rates, with additional potential for optimization of operating expenses

Property is ±80.5% leased overall with in-place cash flow:

- Gross Rents of \$180,000
- NOI of \$64,560

Excellent Kingwood location with convenient access to I-69/US-59, FM 1960, Beltway 8, and George Bush Intercontinental Airport

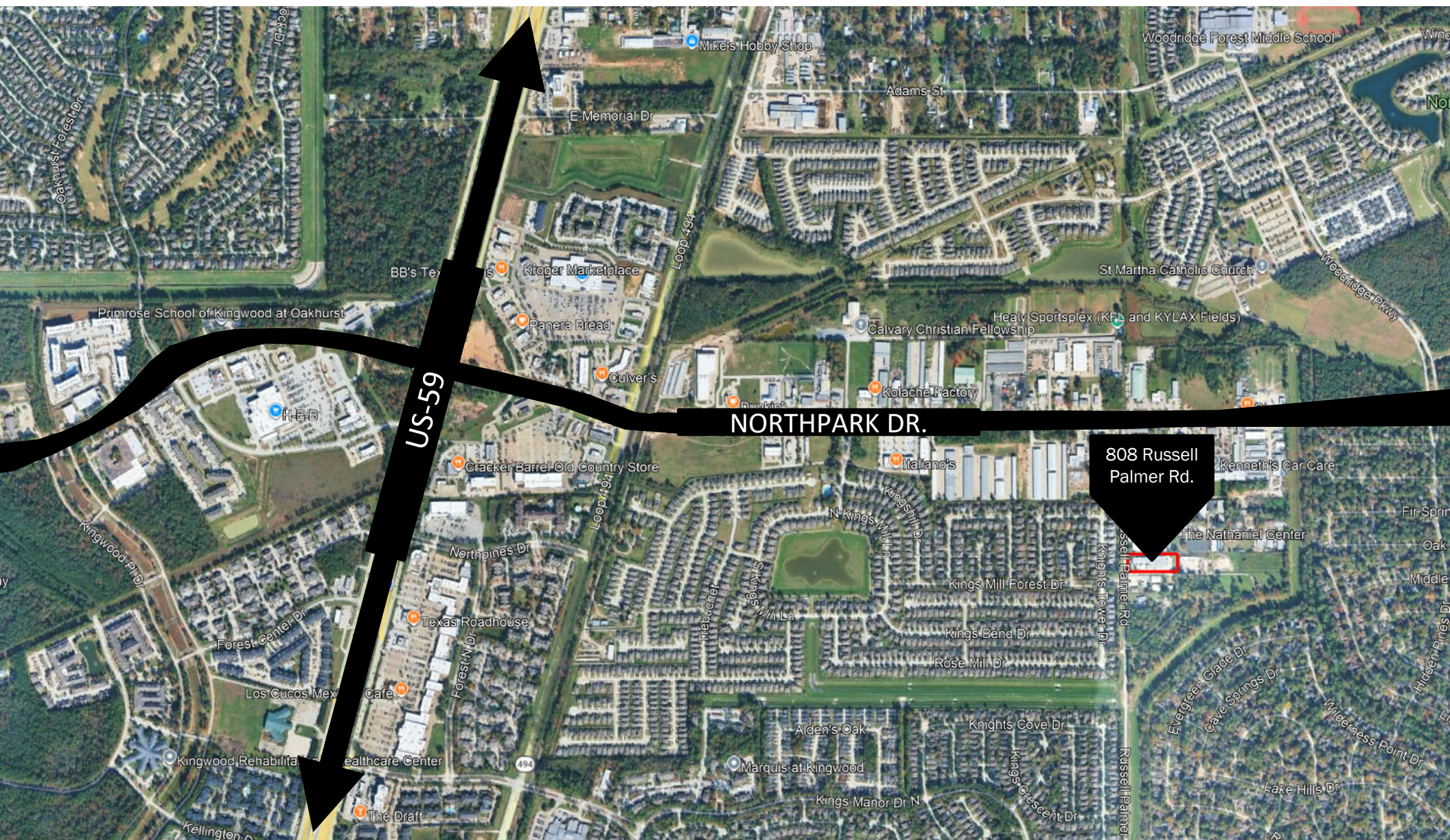


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Property **Aerial**



Neighborhood Aerial

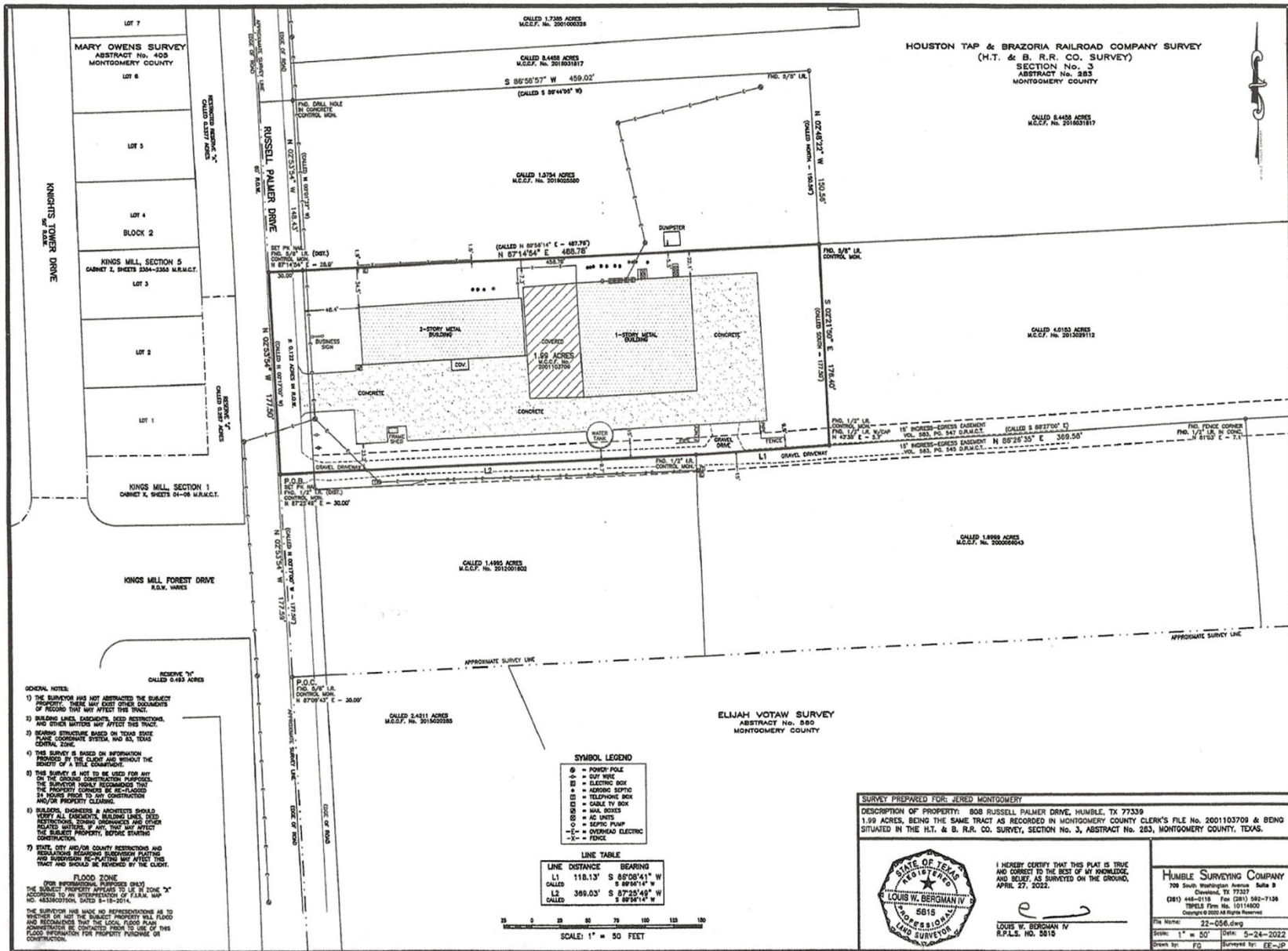


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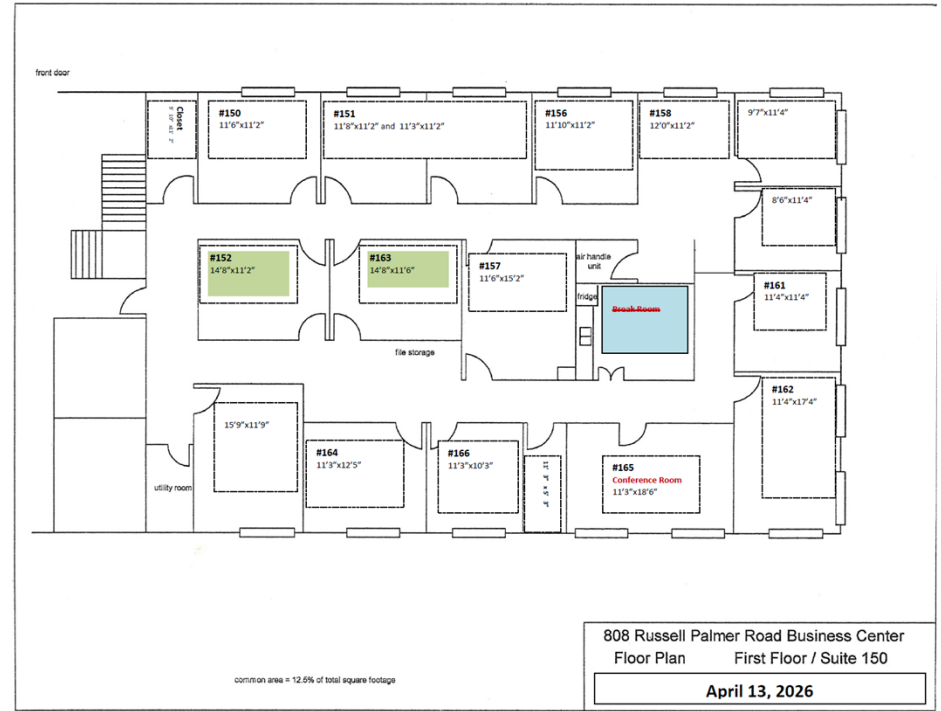
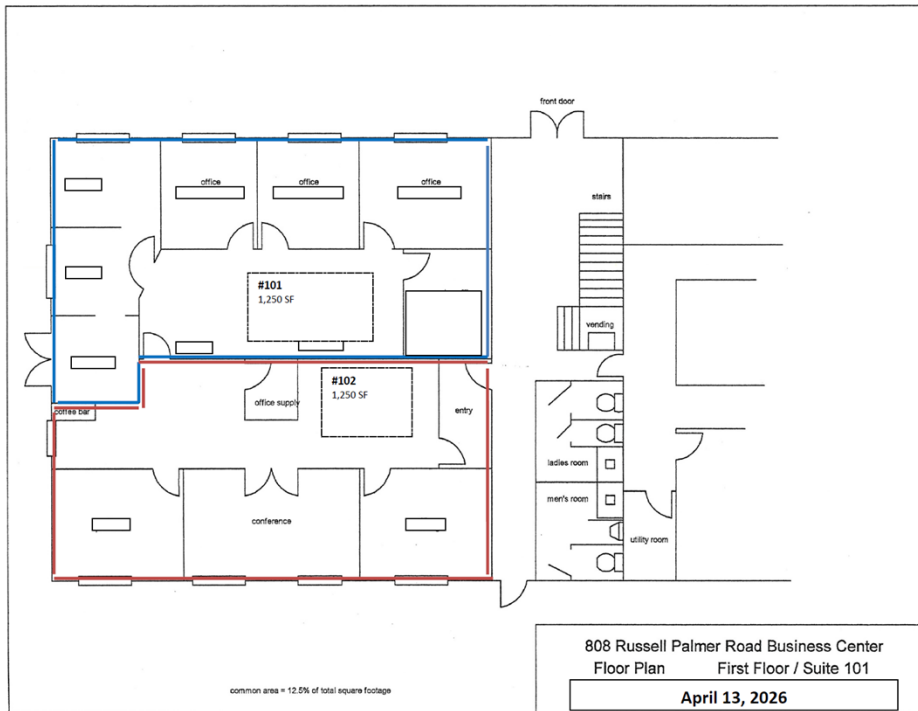
Property Survey



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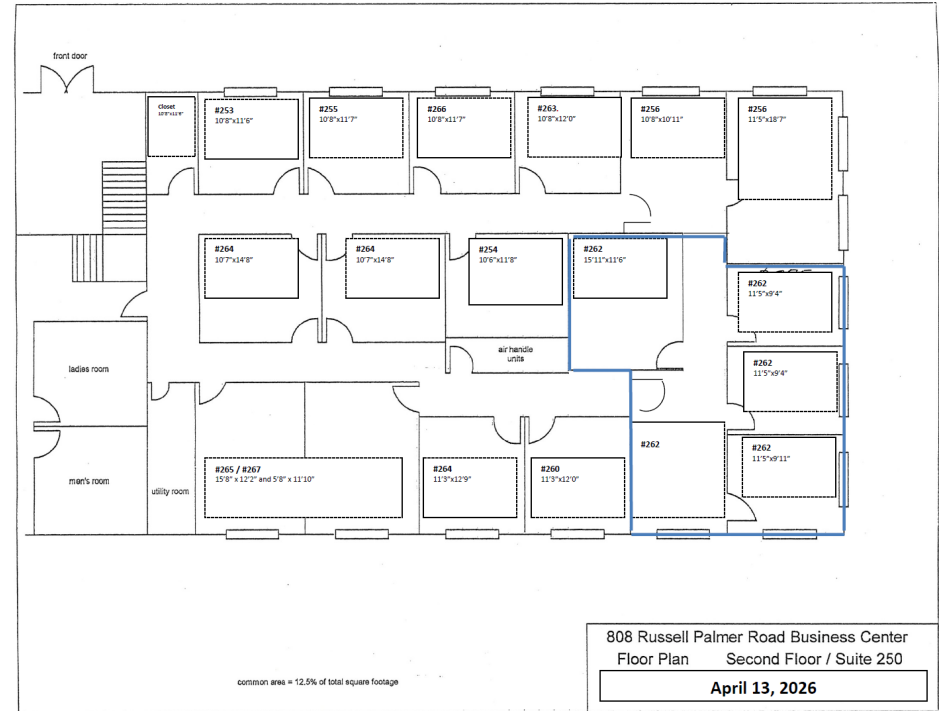
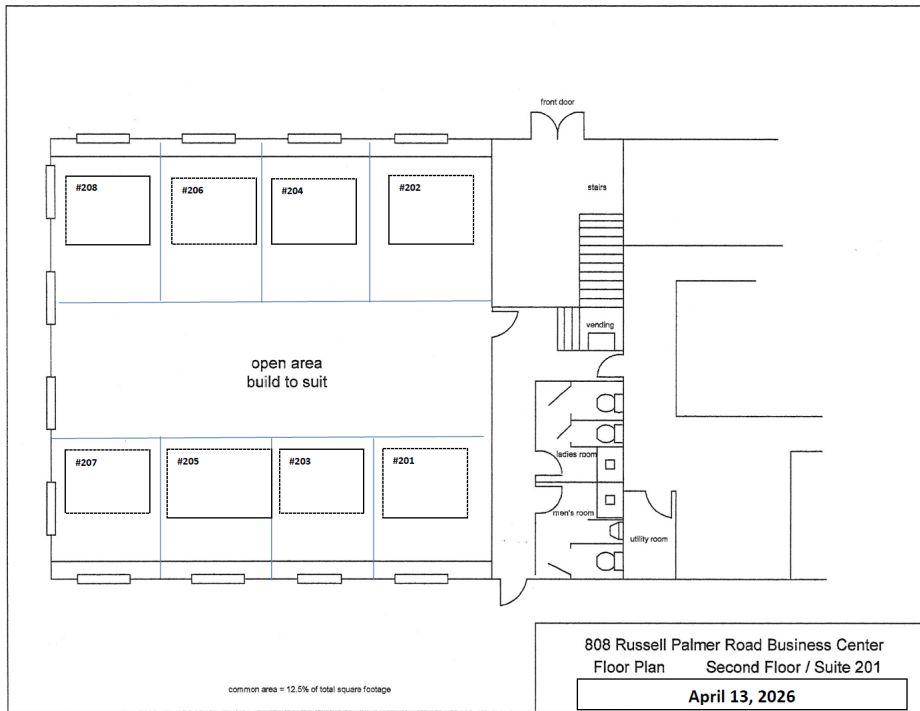


Office Floor Plans (First Floor)

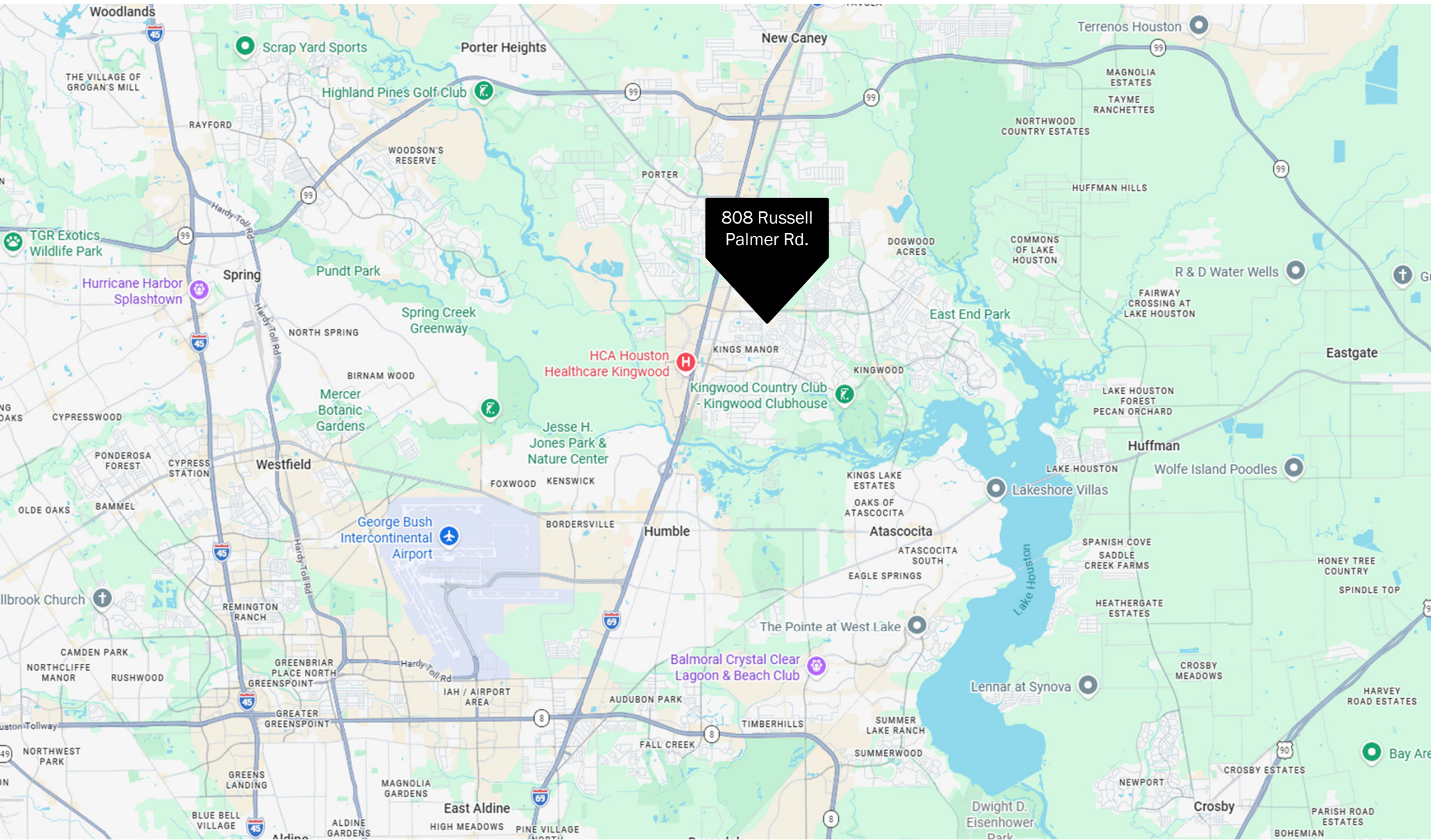


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Office Floor Plans (Second Floor)



Area Map



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Palmer Rd.



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Property Photos



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.

<u>JLS BROKERAGE INC.</u>	<u>607133</u>	<u>JLS@JLSINV.COM</u>	<u>8324364249</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

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

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date



FOR MORE INFORMATION:

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