

8505 S LOOP EAST HOUSTON, TX 77017

± 8,166 SF INDUSTRIAL OFFICE /WAREHOUSE

EXCEPTIONAL LOCATION MEETS INDUSTRIAL EXCELLENCE

Discover this outstanding industrial property strategically positioned in Houston's thriving commercial corridor. With premium access to major highways and comprehensive facilities, this property delivers unmatched value for your business operations.



Property Details & Highlights

Land & Infrastructure

- ± 3.63 Acres of prime industrial land
- Stabilized Yard engineered for heavy equipment operations
- Lighted Fenced Perimeter with secure sliding gate access
- Small Cranes Available for operational efficiency

Building Portfolio

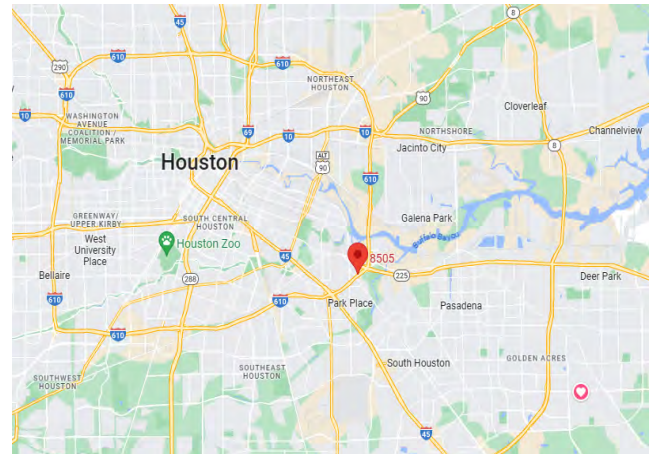
Building 1: Executive Offices

- ± 1,472 SF of professional office space
- Climate-controlled environment
- Modern layouts for business operations

Building 2: Industrial Operations Center

- ± 6,694 SF shop facility with integrated offices
- High-ceiling design for equipment and storage
- Versatile space configuration

Total Industrial Office/Warehouse: ± 8,166 SF



STRATEGIC LOCATION ADVANTAGES

- Highway Access Excellence
- Less than 1 mile east of I-45 and Loop 610 Interchange
- Quarter-mile west of Loop 610 and Highway 225 Interchange
- Direct connectivity to Houston's transportation network
- Seamless access for logistics and distribution

Business Benefits

- Prime visibility from major thoroughfares
- Excellent employee commute access
- Strategic position for supply chain operations
- Growing commercial district with supporting amenities

INVESTMENT OPPORTUNITY

Sales Price: \$4,800,000

This turnkey industrial facility represents an exceptional opportunity to acquire a fully operational property in one of Houston's most accessible locations. The combination of substantial acreage, versatile buildings, and premium location creates immediate value for owner-occupiers and investors alike.

SMITH RAINES COMPANY

Carolyn Fincher, Broker

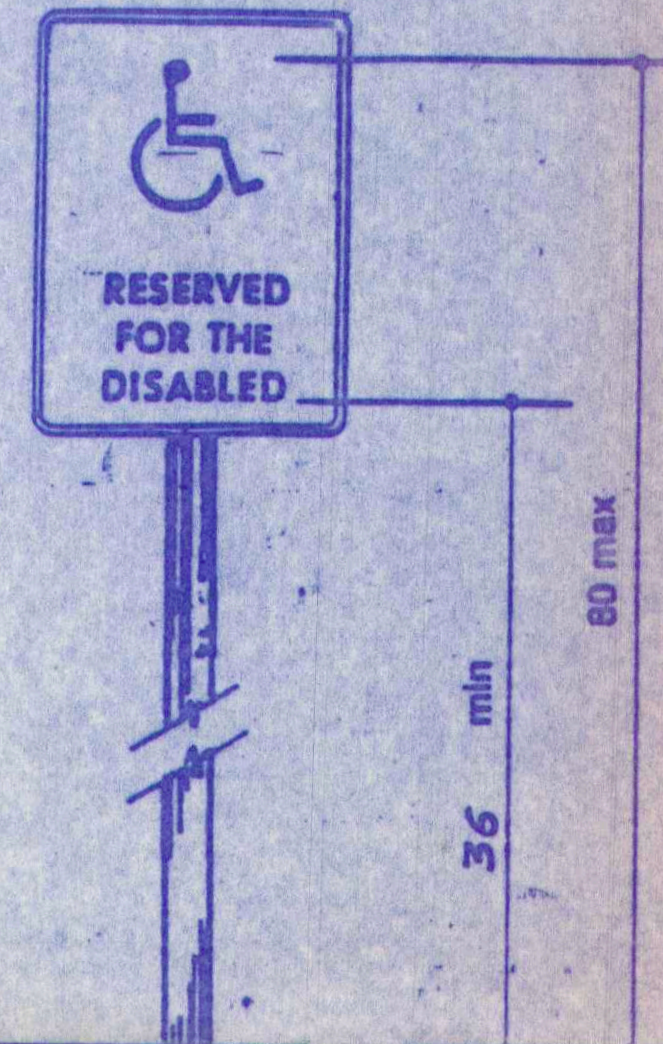
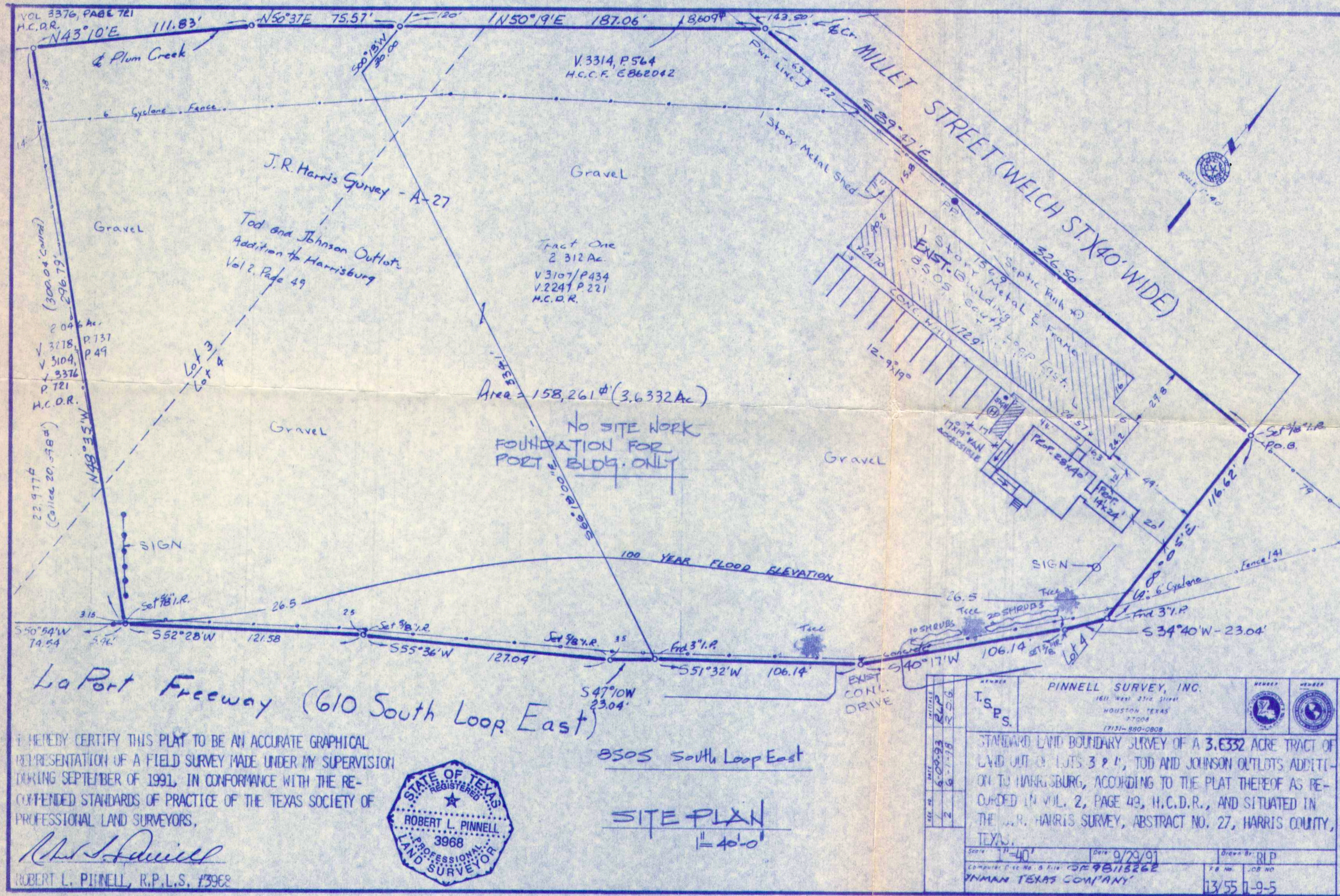
1307 BLUEBONNET DRIVE

TAYLOR LAKE VILLAGE, TX 77586

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SKIN HANDICAPPED PARKING
NTS

PARKING
1456th OFFICE BLDG. 3.75 CARS
SHOW 12 - 9'x19' REGULAR
1 - 17'x19' FOR DISABLE

LANDSCAPING
3 TREES - 1 1/2" LIVE OAK
30 SHRUBS - INDIAN HANTHORN

Note
EXISTING MORGAN BLDG. TO BE
MOVED FROM 7230 LONG DRIVE
TO 8507 SOUTH LOOP EAST
FOUNDATION ONLY FOR PORT BLDG.

SMITH RAINES COMPANY
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TRAINING ROOM



OFFICES



BREAKROOM



Information About Brokerage Services

Texas law requires all real estate licensees 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 others, including the broker's own interests;
- 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 buyer/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 opinions 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 ESTABLISH:

- 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 purposes. 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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|---|---------------|--|----------------------|
| Carolyn Fincher dba Smith Raines Company | 264787 | smithraines@yahoo.com | (713)299-3192 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| LeDon Wissner | 458007 | ledonwissner@gmail.com | (832)818-5092 |
| Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Jacob Jones | 799684 | jacobjones@smithrainescompany.com | (214)552-2974 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Smith Raines Company & Associates, 1307 Bluebonnet Dr Taylor Lake Village, TX 77586
Carolyn Fincher

Information available at www.trec.texas.gov
IABS 1-0 Date

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