



# FOR LEASE | ROXIE BUSINESS CENTER

12112 Roxie Dr



## Property Description

Great value office warehouse on the free portion of 183. All brand new construction with new overhead LED lighting. The Roxie Business Center offers budget conscious business owners a versatile commercial space that can suit a wide variety of uses.

## Property Highlights

- All Suites Have:
- 9 FT. interior office/work space ceilings and 13.5 FT warehouse ceilings
- ADA Rest Rooms
- Break Room / Coffee Bars
- Modern Tile Floors in HVAC area
- 16 Ft. roll up doors in the rear of all Suites
- 12 Ft. roll up doors in the front of Suite E & F

## Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,150 SF
Lot Size:	1.075 Acres
Building Size:	9,586 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,147	35,896	75,275
Total Population	13,170	80,359	173,152
Average HH Income	\$68,672	\$82,652	\$88,291

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CSA Realty Group



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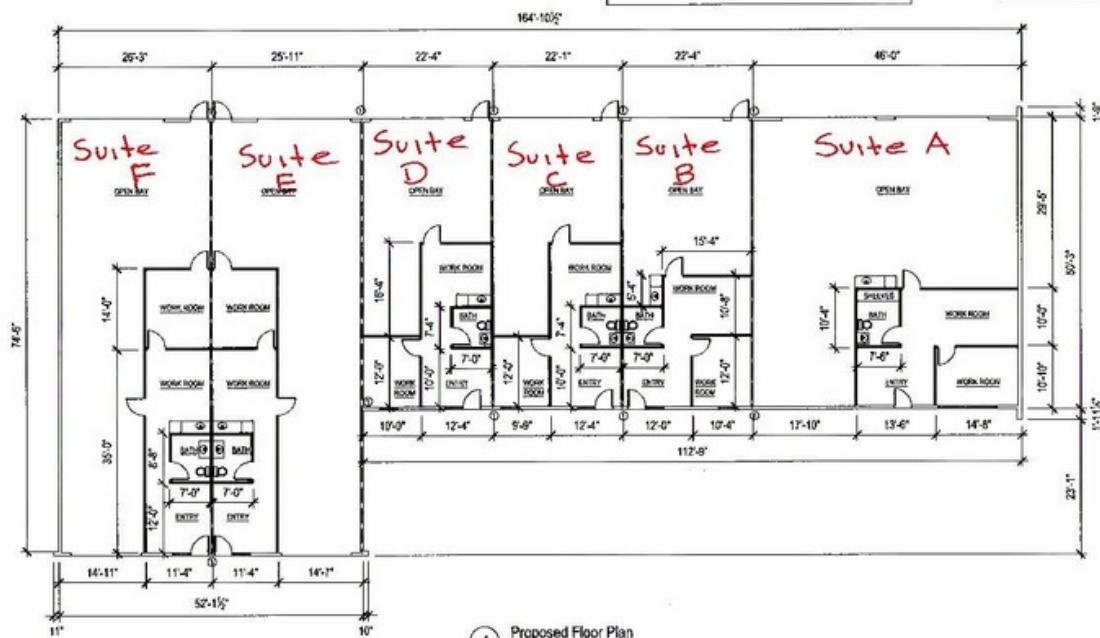
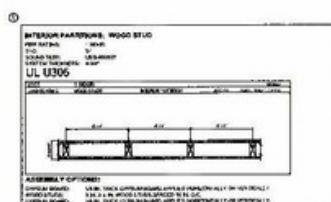
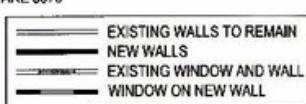
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## GENERAL NOTES

1. THESE DRAWINGS ARE "BUILDING PLANS" INDICATING GENERAL DESIGN INTENT ONLY. IT IS THE BUILDER'S RESPONSIBILITY TO PROVIDE ANY ADDITIONAL CONSTRUCTION DETAILS REQUIRED AND TO DICTATE METHODS OF CONSTRUCTION. THE BUILDER SHALL VERIFY ALL DIMENSIONS OF MANUFACTURED COMPONENTS AND RELATIONSHIPS BETWEEN MATERIAL OR COMPONENTS. THE BUILDER SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS INCLUDING ALL EXISTING GRADES AT THE SITE.

## **CONSTRUCTION NOTES**

1. ALL ROOMS HAVE 9'-0" CEILINGS EXCEPT OPEN BAYS
2. ALL ROOMS HAVE HVAC EXCEPT OPEN BAYS.
3. ALL INTERIOR DOORS ARE 3068
4. ALL EXTERIOR DOORS ARE 3070



**PROPOSED FLOOR PLAN**

SHEETNUMBER  
A102

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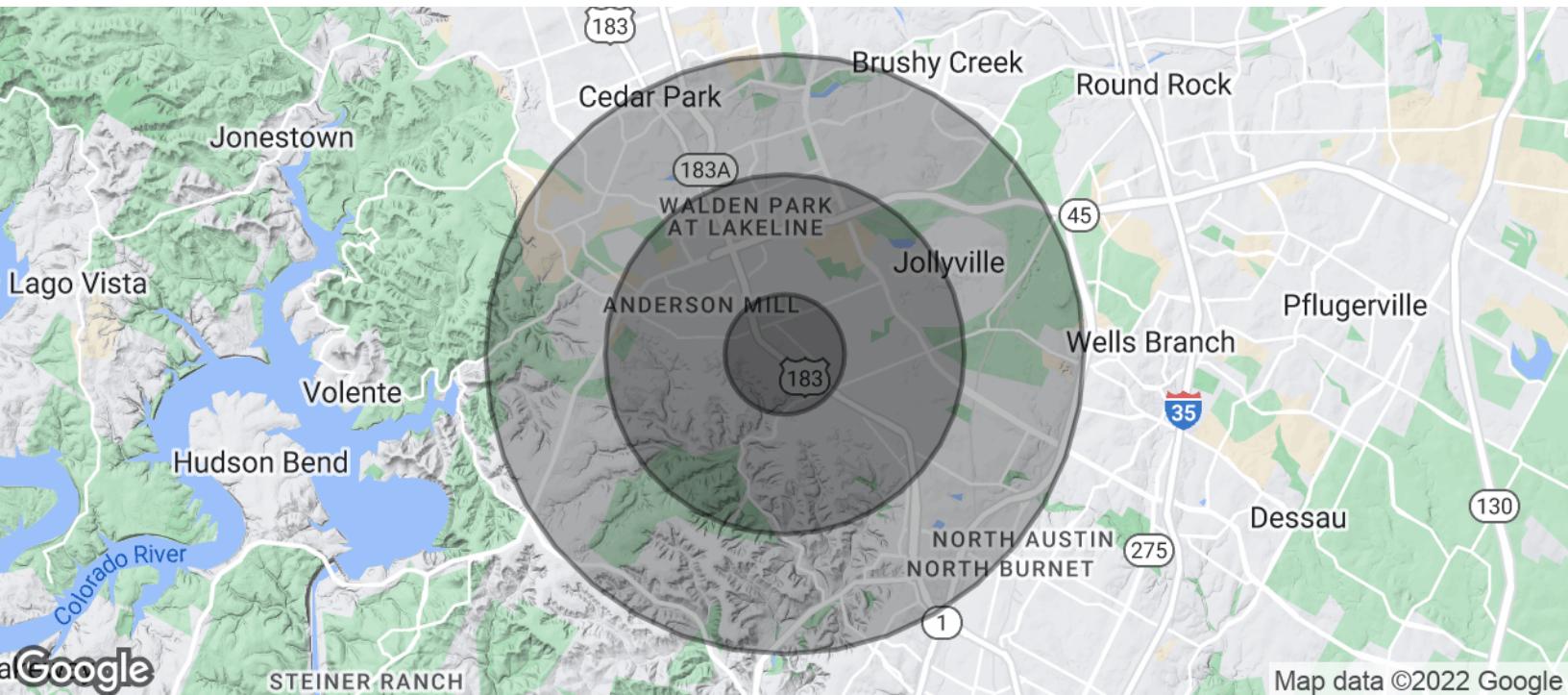
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,170	80,359	173,152
Average Age	34.0	35.0	35.1
Average Age (Male)	32.7	34.5	34.6
Average Age (Female)	36.4	36.1	36.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,147	35,896	75,275
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$68,672	\$82,652	\$88,291
Average House Value	\$300,152	\$278,795	\$283,887

\* Demographic data derived from 2020 ACS - US Census

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## 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.

<b>Andres Creixell/CSA Realty Group, Inc.</b>	<b>475342</b>	<b>Andrew@csarealtygroup.com</b>	<b>(512)447-2222</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Andrew Creixell</b>	<b>475342</b>	<b>andrew@csarealtygroup.com</b>	<b>(512)447-2222</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Andrew Creixell</b>	<b>475342</b>	<b>andrew@csarealtygroup.com</b>	<b>(512)447-2222</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date  
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