BLACK LABEL COMMERCIAL GROUP

FLEX SPACE FOR SALE

8214 HOMESTEAD RD
HOUSTON, TX 77028

Flex Warehouse Spaces Available for Sale
(2) 3,600 SF Flex Warehouse Buildings
600 SF Office Build Out Per Building
Contact Broker For Pricing

Unique opportunity to own a new multi-purpose flex space in a prime location.

*****The images depicted herein are conceptual representations of a future site and may not accurately reflect the final design, layout, or appearance. All renderings are for illustrative purposes only.*****

Hunter Spielman / 817-233-6663/ / HSpielman@BlackLabelCommercial.com - Beau Harris / 936-523-0483 / 936-441-2610 / Beau@BlackLabelCommercial.com

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All Civil & Site Work Is Complete
Building Slabs Have Been Poured
All Utilities Are In Place And Stubbed
Expected To Be Shell Ready April 1st, 2026

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FOR LEASE OR SALE

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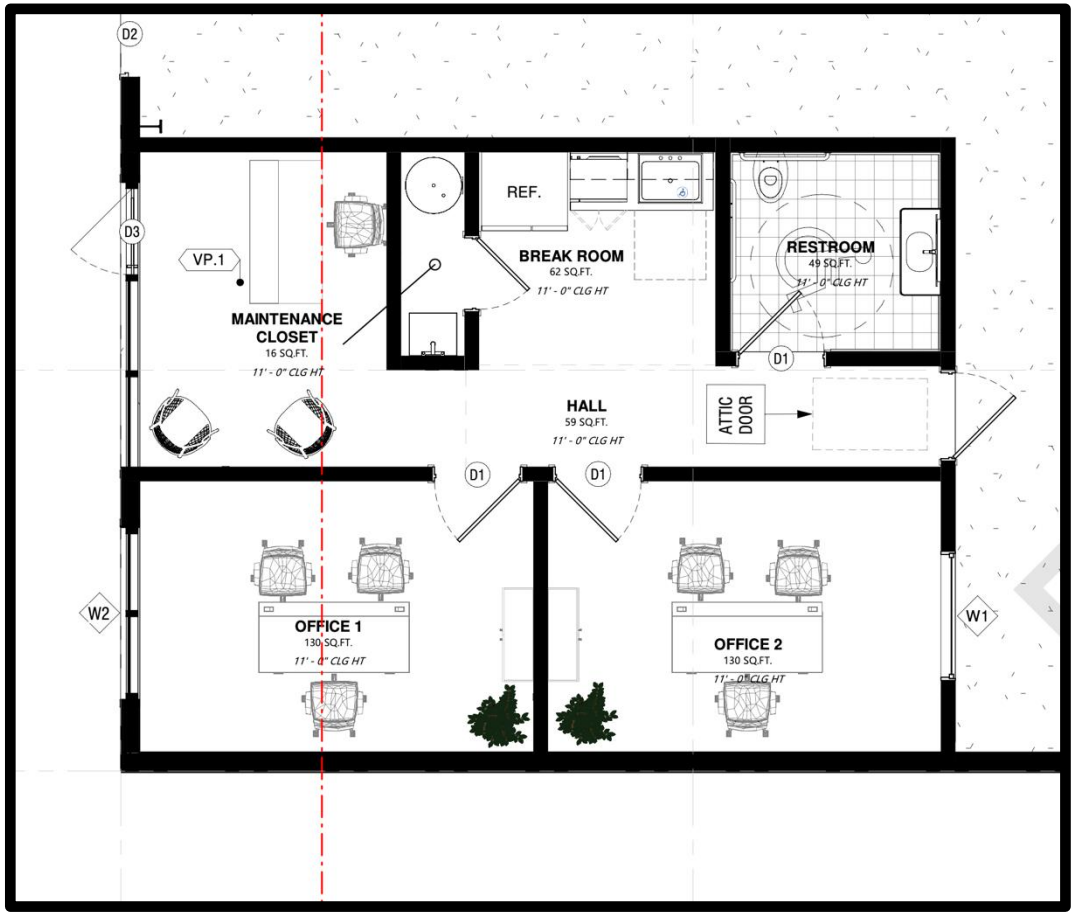
ADDITIONAL DETAILS

- 3 phase – 480 volt power
- 20’ clear height
- 14’ W x 14’ T grade level door
- ~2 miles to I – 610
- ~2.5 miles to I – 59
- 600 SF spec office build out
- High quality office with HVAC
- Storefront glass with facade

OFFICE LAYOUT



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ARCO 3D

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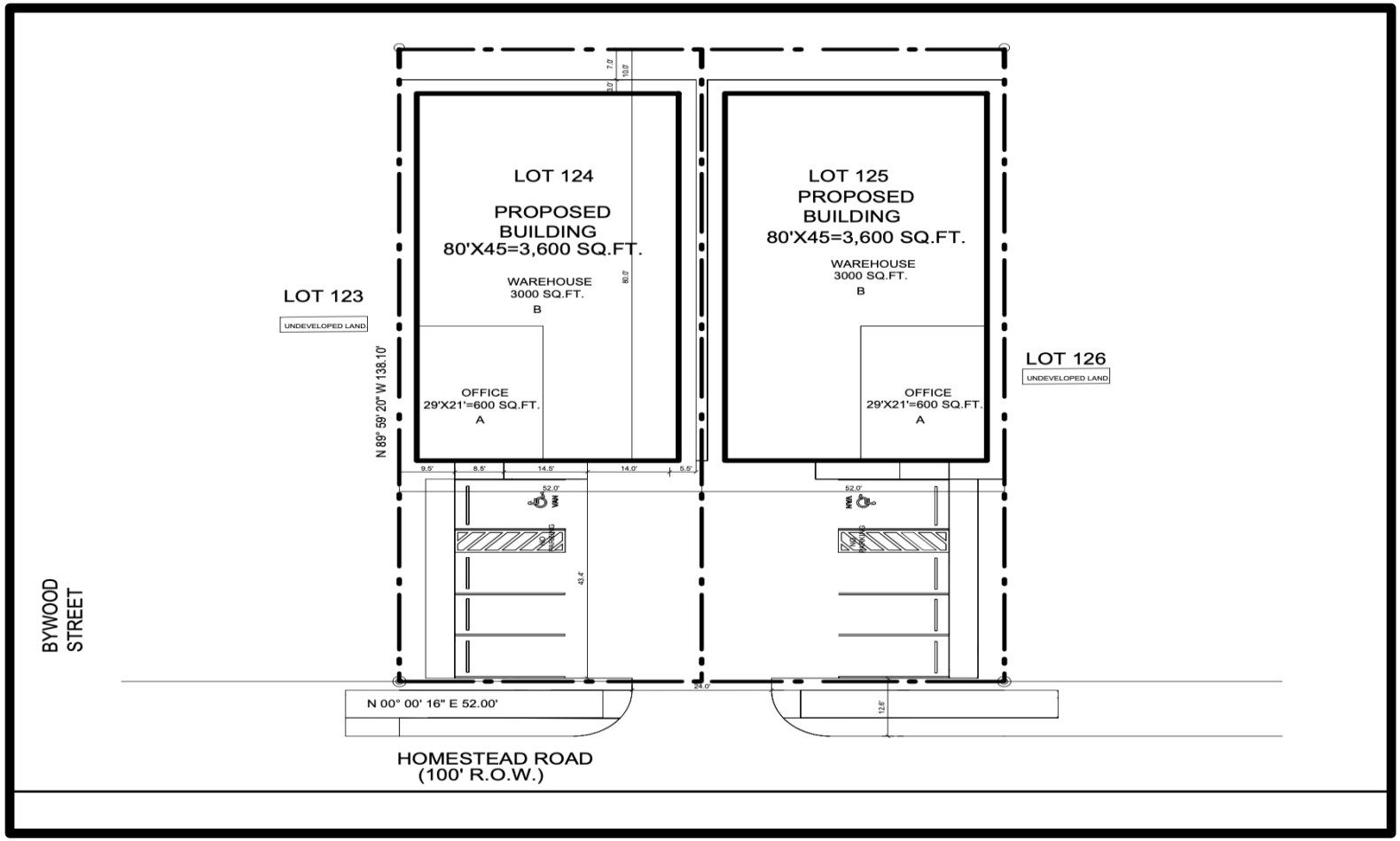
SITE PLAN



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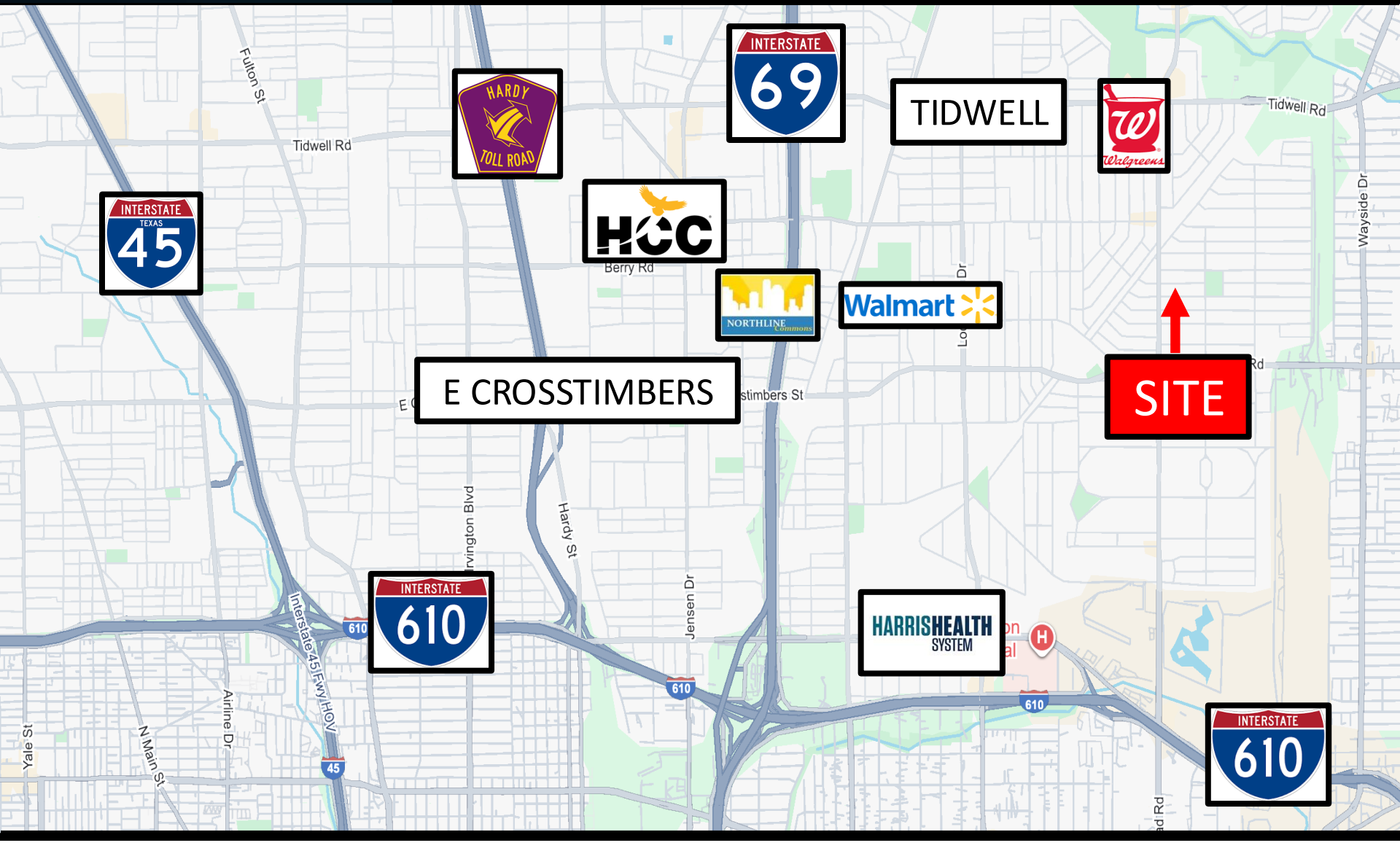

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Downtown Houston — 8.2 miles / 14 minutes

Denver Harbor / Port Houston — 5.5 miles / 10 minutes

Harris Health Lyndon B. Johnson Hospital — 2.8 miles / 7 minutes

Walgreens (Tidwell Rd.) — 1.1 miles / 2 minutes

Home Depot — 4.7 miles / 10 minutes

Harbor Freight (Aldine Mail Rd.) — 6.5 miles / 14 minutes

Northline Commons Shopping Center — 6.2 miles / 12 minutes

Walmart Supercenter (Eastex Fwy.) — 4.3 miles / 9 minutes

George Bush Intercontinental Airport (IAH) — 13.8 miles / 20 minutes

William P. Hobby Airport (HOU) — 13.7 miles / 22–25 minutes

Interstate 610 Loop — 3.5 miles / 6 minutes

US-59 Eastex Freeway — 2.5 miles / 5 minutes

Union Pacific Englewood Yard — 5 miles / 9 minutes

Houston Ship Channel Industrial Corridor — 6–8 miles / 12–15 minutes

Amazon Fulfillment Center (HOU3, Aldine Bender Rd.) — 12 miles / 18 minutes

Coca-Cola Southwest Beverages Plant — 8 miles / 15 minutes

Houston Community College – Northline Campus — 6.5 miles / 12 minutes

University of Houston – Downtown — 8 miles / 14 minutes

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TREC
TEXAS REAL ESTATE COMMISSION

2-10-2025

EQUAL HOUSING OPPORTUNITY

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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Black Label Commercial Group	501129		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Casey Butaud	461484		
Designated Broker of Firm	License No.	Email	Phone
Beau Harris	577566	beau@blacklabelcommercial.com	(936) 523-0483
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
W. Hunter Spielman	743547	Hspielman@blacklabelcommercial.com	(817) 233-6663
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**

IABS 1-1

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