

# FOR LEASE

## 31,850 SF ON 5 ACRES – AVAILABLE Q1 2025

7738 WRIGHT RD • HOUSTON, TX 77041



\*Construction Progress as of 9/27/24\*

WRIGHT RD

The information contained herein was obtained from sources believed to be reliable. However, neither Boyd Commercial nor the property owner make any guarantees, warranties or representations as to the completeness or accuracy thereof. The property is submitted subject to errors, omissions, change of price or conditions and, is subject to prior sale, lease or withdrawal from the market without notice.

Henry Landwermer

713.599.3414

hlandwermer@boydcommercial.net

David M. Boyd, CCIM, SIOR

713.599.3454

dboyd@boydcommercial.net





## PROPERTY HIGHLIGHTS

- 31,850 SF ON 5 ACRES AVAILABLE FOR LEASE
- 4,000 SF of Pre-Finished Office (2-Story Mezz Office)
- Built in 2024, Brand New Construction
- (4) Grade-Level Doors, (1) Dock-Well
- 22' - 27' Eave Height
- 3-Phase Power
- LED Warehouse Lighting Installed
- Full Building Insulated & Sprinklered
- Metal, Clear Span Standalone Building
- Fenced & Gated
- Close Proximity to 290, BW 8, & Hwy 6
- Competitive Tax Rate: 1.72% (2023)
- Available January 1, 2025
- Lease Rate: Contact Broker



The information contained herein was obtained from sources believed to be reliable. However, neither Boyd Commercial nor the property owner make any guarantees, warranties or representations as to the completeness or accuracy thereof. The property is submitted subject to errors, omissions, change of price or conditions and, is subject to prior sale, lease or withdrawal from the market without notice.

Henry Landwermeyer

713.599.3414

hlandwermeyer@boydcommercial.net

David M. Boyd, CCIM, SIOR

713.599.3454

dboyd@boydcommercial.net





# AERIAL OVERVIEW

# 7738 WRIGHT ROAD

## HOUSTON, TX 77041



\*Construction Progress as of 9/27/24\*

**31,850 SF AVAILABLE**  
**4,000 SF 2-STORY OFFICE**

**5.00 AC TOTAL SITE**

**DETENTION  
POND**

The information contained herein was obtained from sources believed to be reliable. However, neither Boyd Commercial nor the property owner make any guarantees, warranties or representations as to the completeness or accuracy thereof. The property is submitted subject to errors, omissions, change of price or conditions and, is subject to prior sale, lease or withdrawal from the market without notice.

Henry Landwermeyer

713.599.3414

hlandwermeyer@boydcommercial.net

David M. Boyd, CCIM, SIOR

713.599.3454

dboyd@boydcommercial.net

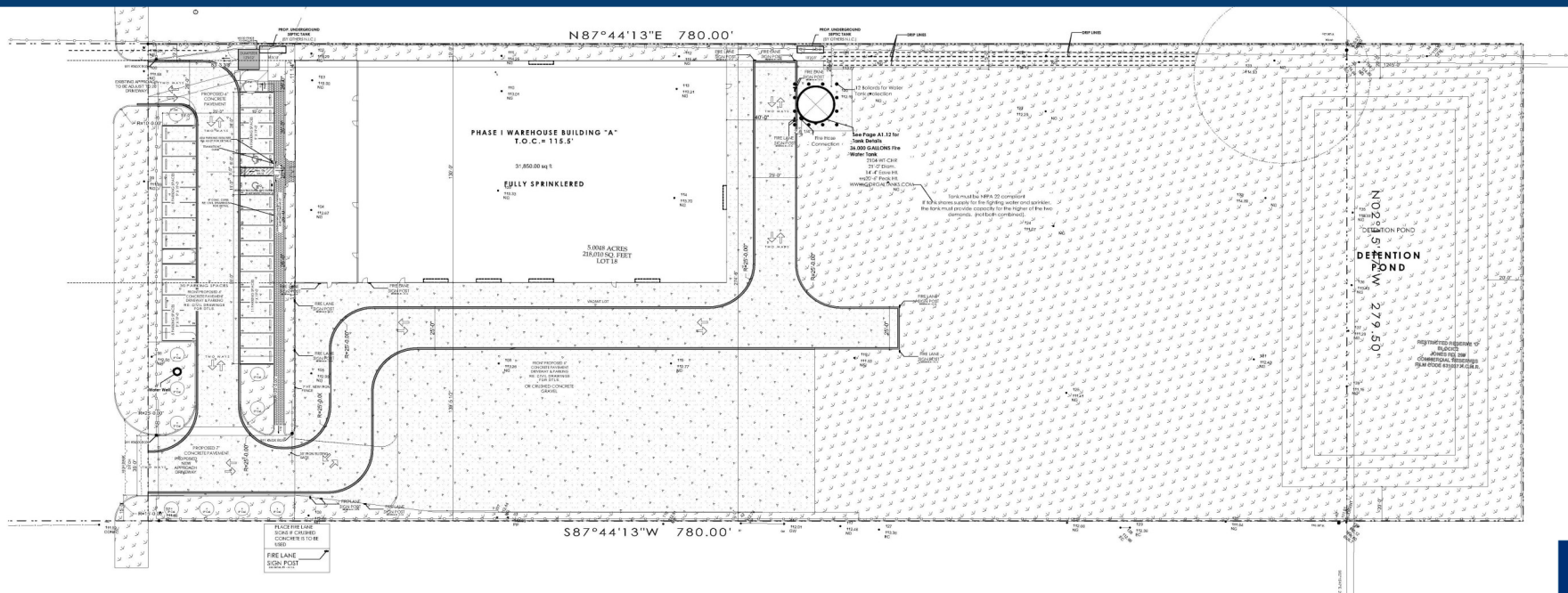
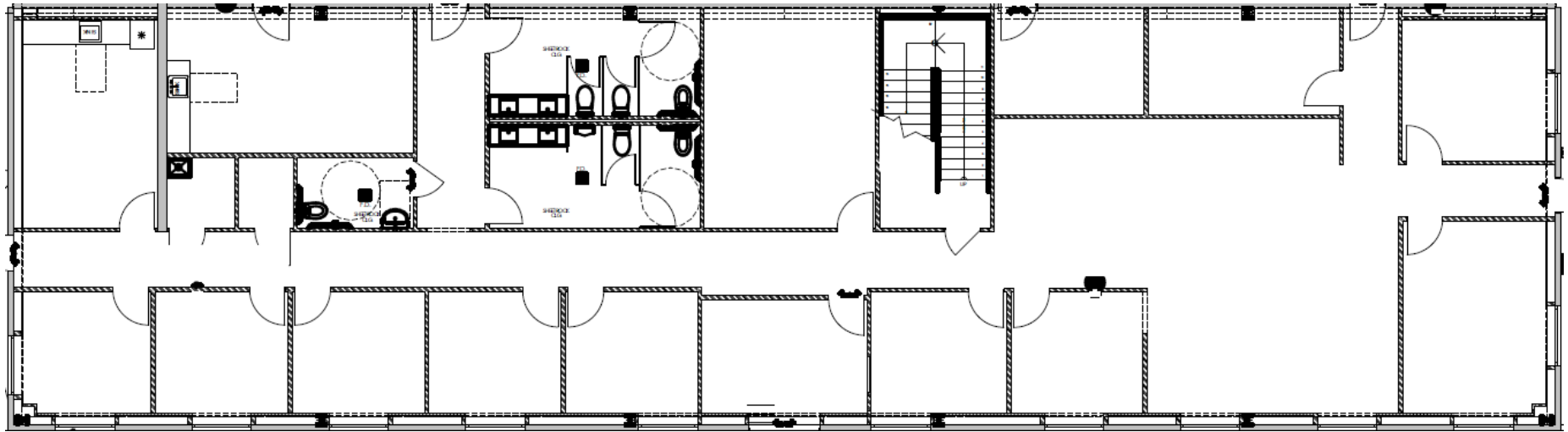




# OFFICE FLOORPLAN & MASTER SITE PLAN

7738 WRIGHT ROAD

HOUSTON, TX 77041



The information contained herein was obtained from sources believed to be reliable. However, neither Boyd Commercial nor the property owner make any guarantees, warranties or representations as to the completeness or accuracy thereof. The property is submitted subject to errors, omissions, change of price or conditions and, is subject to prior sale, lease or withdrawal from the market without notice.

Henry Landwermeyer

713.599.3414

hlandwermeyer@boydcommercial.net

David M. Boyd, CCIM, SIOR

713.599.3454

dboyd@boydcommercial.net





# MAP OVERVIEW

# 7738 WRIGHT ROAD

## HOUSTON, TX 77041



The information contained herein was obtained from sources believed to be reliable. However, neither Boyd Commercial nor the property owner make any guarantees, warranties or representations as to the completeness or accuracy thereof. The property is submitted subject to errors, omissions, change of price or conditions and, is subject to prior sale, lease or withdrawal from the market without notice.

Henry Landwermeyer

713.599.3414

[hlandwermeyer@boydcommercial.net](mailto:hlandwermeyer@boydcommercial.net)

David M. Boyd, CCIM, SIOR

713.599.3454

[dboyd@boydcommercial.net](mailto:dboyd@boydcommercial.net)





Approved by the Texas Real Estate Commission for Voluntary Use

Texas Law requires all real estate licensees to give the following information about brokerage service to prospective buyers, tenants, sellers and landlords.

# Information about Brokerage Services

### 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.

Property: 7738 Wright Road, Houston, TX 77041

Boyd Commercial, LLC Licensed Broker/Broker Firm Name or	511967 License No.	mboyd@boydcommercial.net Email	713-877-8400 Phone
David M. Boyd, CCIM, SIOR Designated Broker of Firm	419382 License No.	dmboyd@boydcommercial.net Email	713-877-8400 Phone
Licensed Supervisor of Sales Agent/ Associate Henry Landwermeyer Sales Agent/ Associate's Name	License No. 789856 License No.	Email hlandwermeyer@boydcommercial.net Email	Phone 713-877-8400 Phone

Buyer/Tenant/Seller/Landlord Initials

Date