



FOR SALE

2,700 Square Foot Flex Warehouse

\$398,500

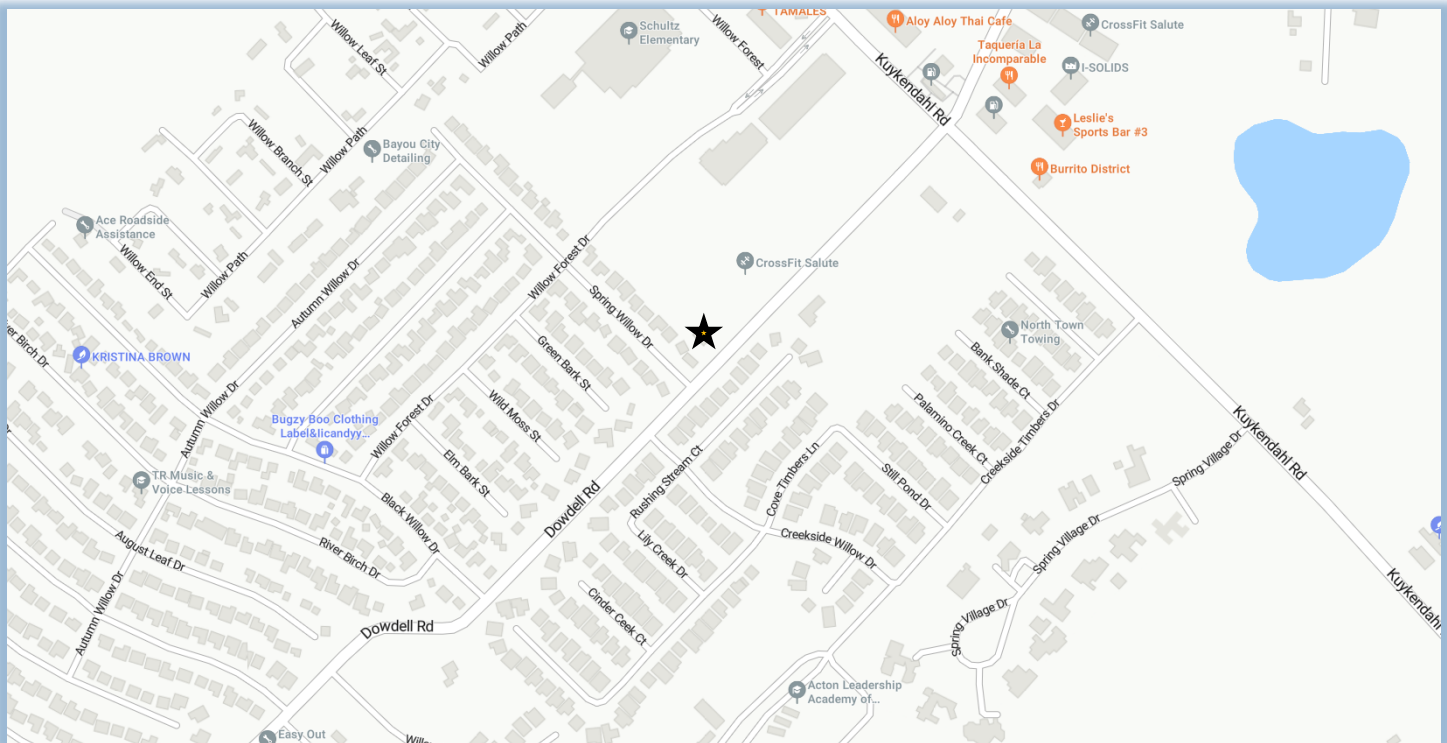
8134 Dowdell, Tomball, Texas 77375

The building footprint is approximately 2,700 square feet with approximately 600 sf of conditioned space on the first floor with a meeting room, kitchen, bathroom and office. There is additional unconditioned space above this area with room for storage and mechanical uses. This property has a fire suppression sprinkler system. This property has three-phase power and a back-up generator available for connection. The property is not in the flood plain, is not encumbered by petroleum pipeline easements and receives water and wastewater services from the Dowdell PUD. The property is surrounded by retail and residential development. The building would be great for a type of service provider, such as an auto mechanic, plumber, electrician, machine shop or other industrial use.

For More Information, please contact:

Merrill Willgrubs mwillgrubs@bdrealty.com **(281)272-2560**
BD Realty Advisors, L.L.C., Broker **5010-F Louetta Rd, #543, Spring, TX 77379**

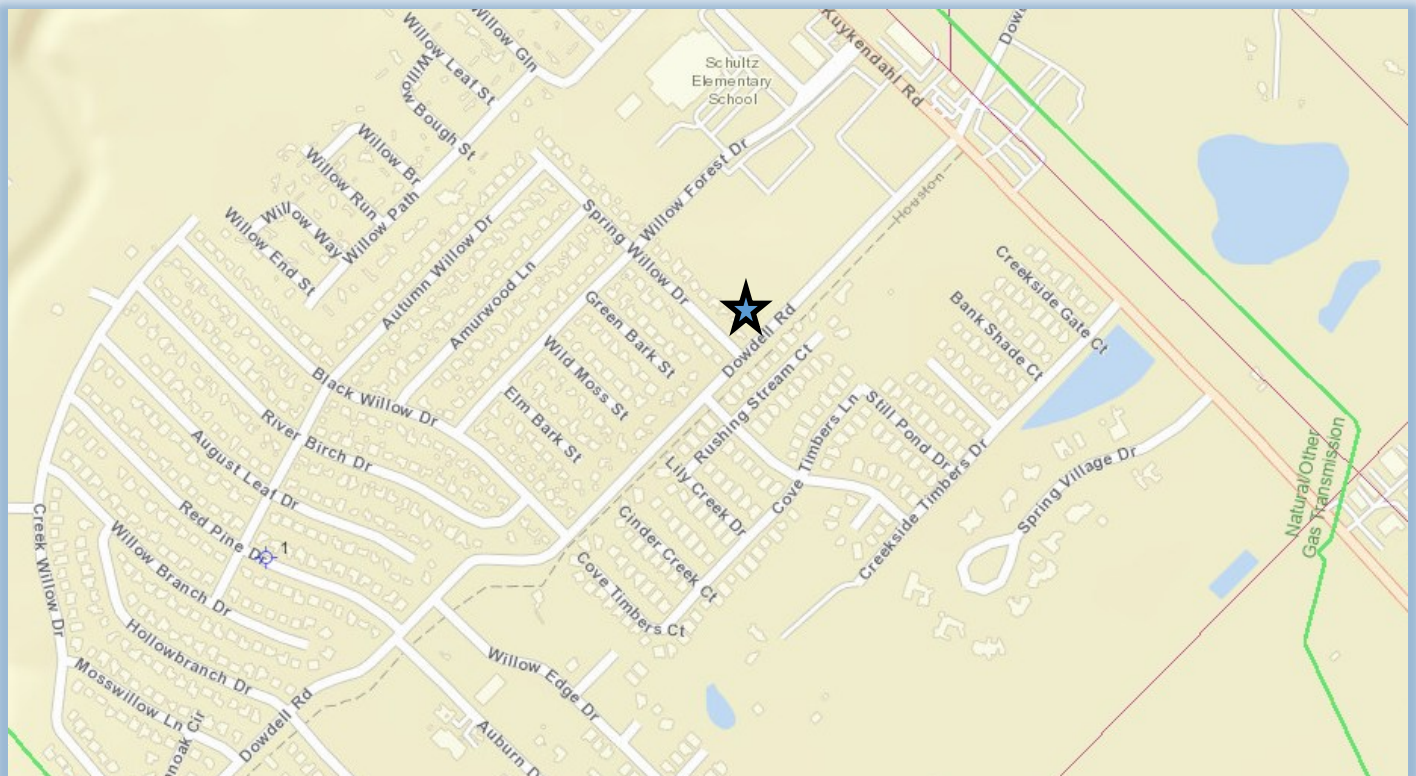
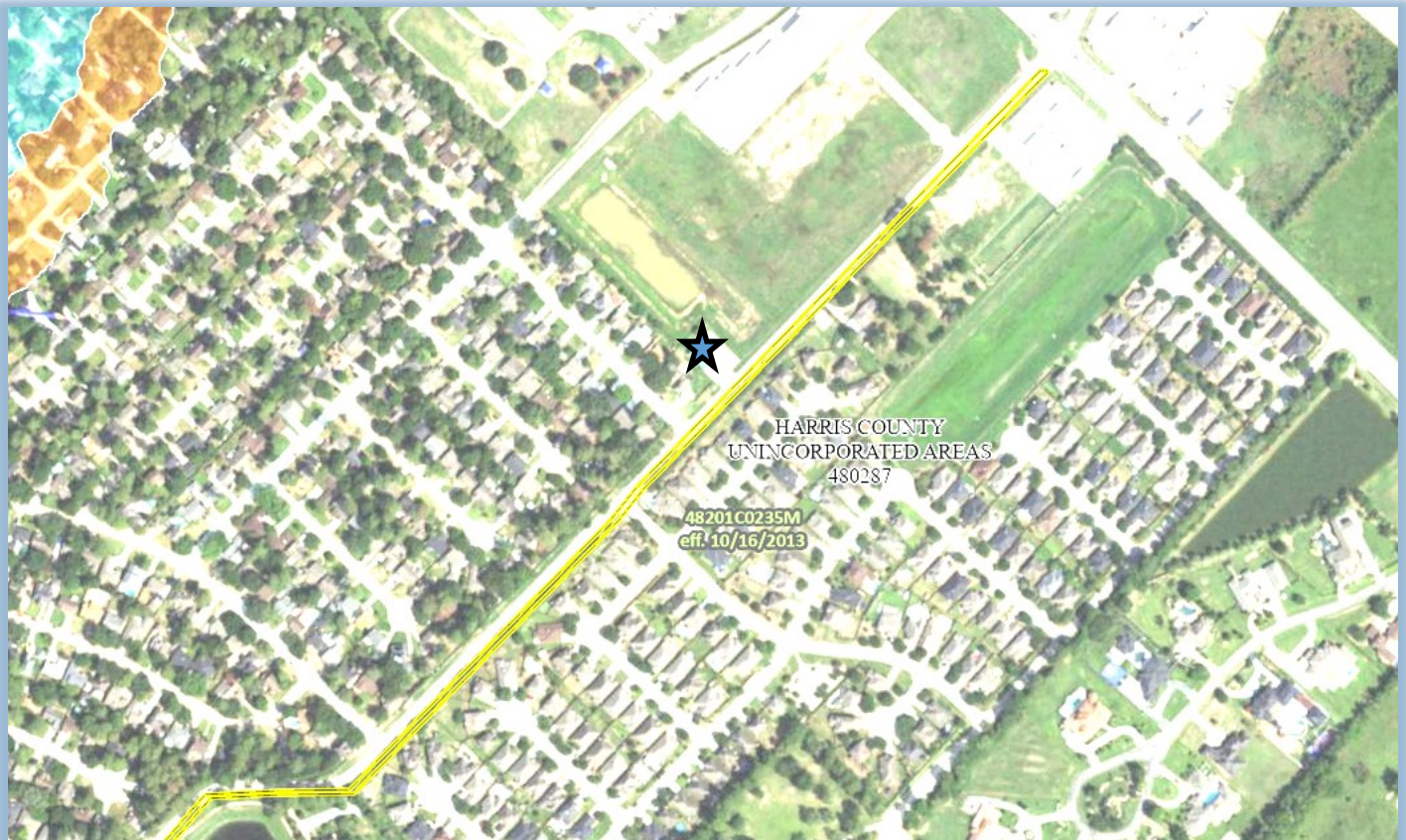
No warranty or representation expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.



For More Information, please contact:

Merrill Willgrubs mwillgrubs@bdrealty.com (281)272-2560
BD Realty Advisors, L.L.C., Broker 5010-F Louetta Rd, #543, Spring, TX 77379

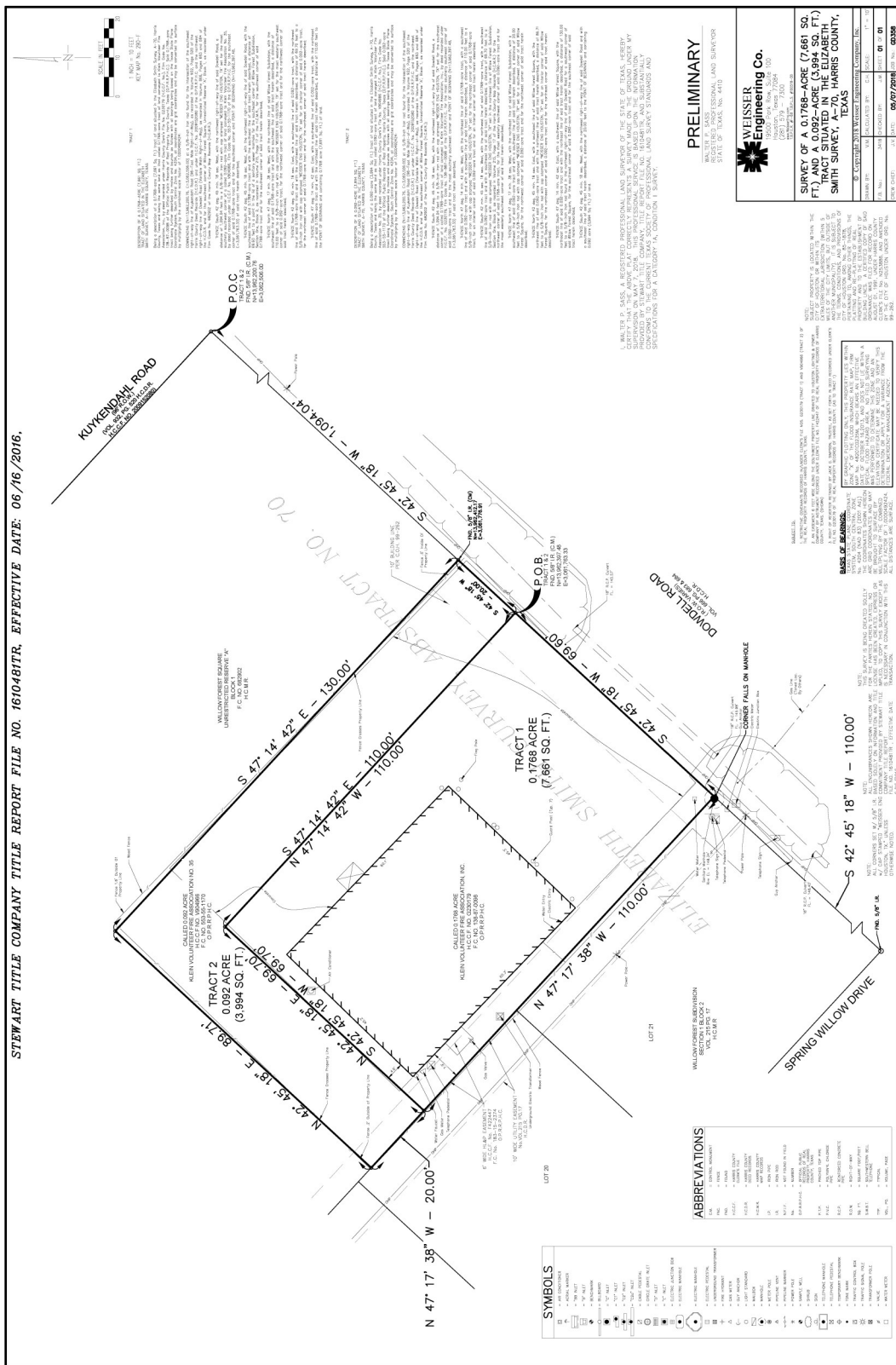
No warranty or representation expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.



For More Information, please contact:

Merrill Willgrubs mwillgrubs@bdrealty.com (281)272-2560
BD Realty Advisors, L.L.C., Broker 5010-F Louetta Rd, #543, Spring, TX 77379

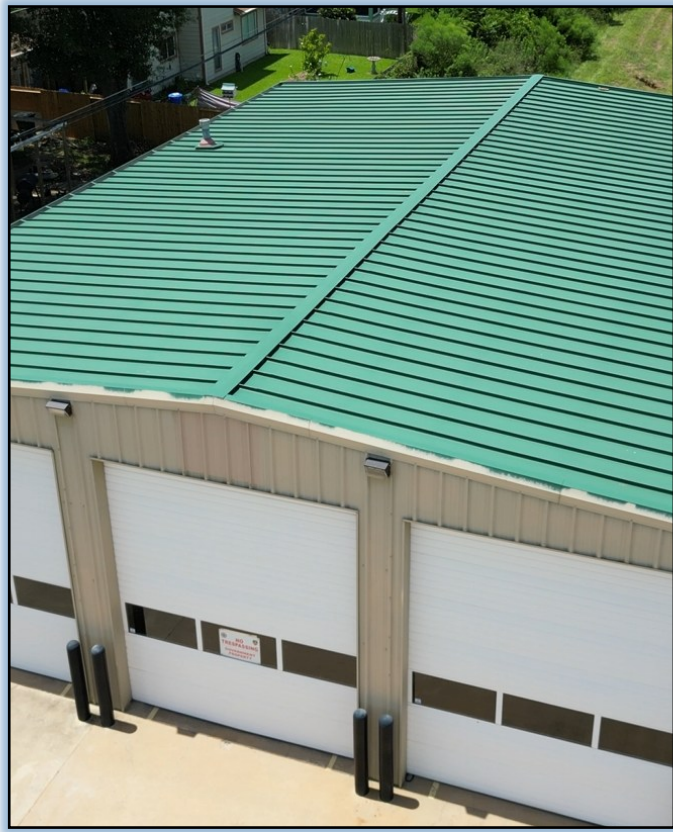
No warranty or representation expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.



For More Information, please contact:

Merrill Willgrubs mwillgrubs@bdrealty.com (281)272-2560
BD Realty Advisors, L.L.C., Broker 5010-F Louetta Rd, #543, Spring, TX 77379

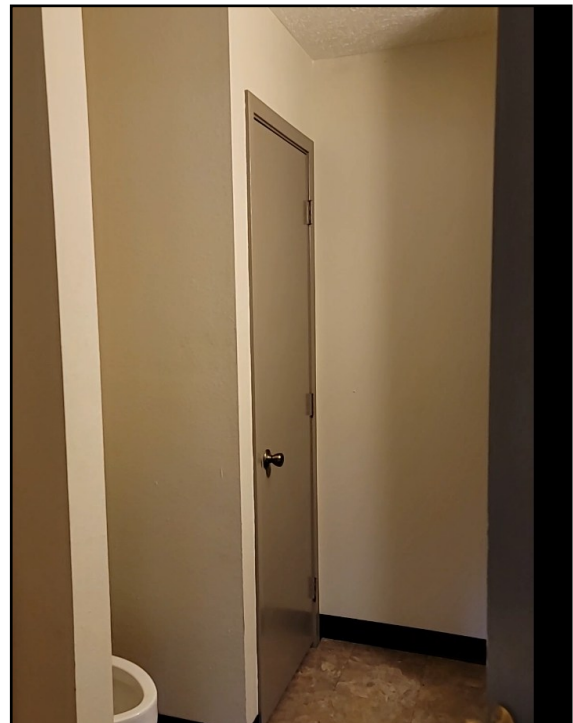
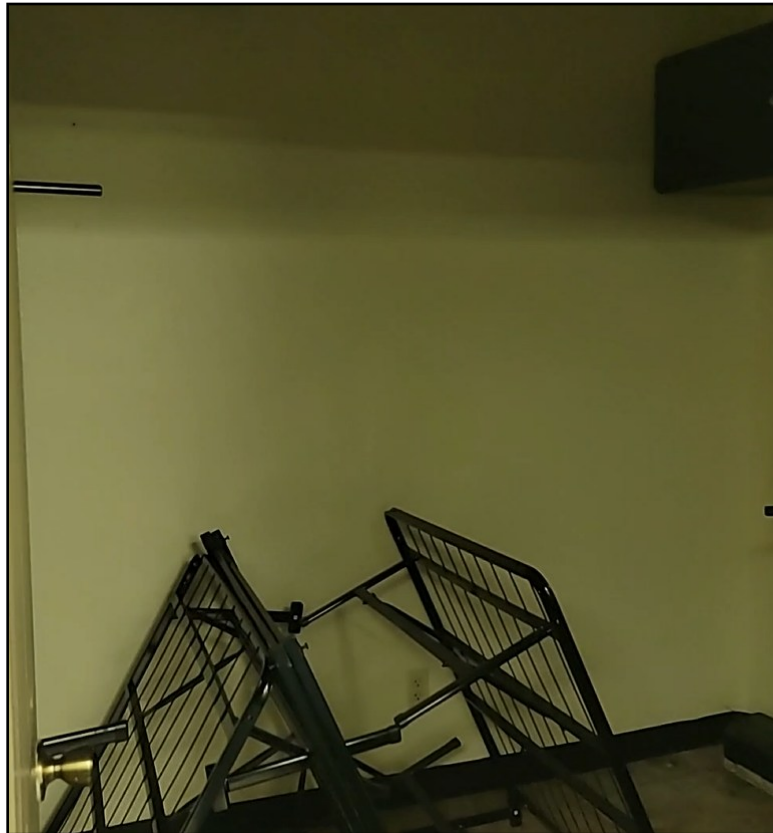
No warranty or representation expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.



For More Information, please contact:

Merrill Willgrubs mwillgrubs@bdrealty.com **(281)272-2560**
BD Realty Advisors, L.L.C., Broker **5010-F Louetta Rd, #543, Spring, TX 77379**

No warranty or representation expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.



For More Information, please contact:

Merrill Willgrubs mwillgrubs@bdrealty.com (281)272-2560
BD Realty Advisors, L.L.C., Broker 5010-F Louetta Rd, #543, Spring, TX 77379

No warranty or representation expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.



For More Information, please contact:

Merrill Willgrubs mwillgrubs@bdrealty.com (281)272-2560
BD Realty Advisors, L.L.C., Broker 5010-F Louetta Rd, #543, Spring, TX 77379

No warranty or representation expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.



11/2/2015

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.

<u>BD Realty Advisors, L.L.C.</u>	<u>452053</u>	<u>mwillgrubs@bdrealty.com</u>	<u>(281)272-2560</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Merrill Willgrubs</u>	<u>553122</u>	<u>mwillgrubs@bdrealty.com</u>	<u>(281)272-2560</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Merrill Willgrubs</u>	<u>553122</u>	<u>mwillgrubs@bdrealty.com</u>	<u>(281)272-2560</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials	 Date		

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date

BLANK

BD Realty Advisors, L.L.C., 5515 Pimberton Lane Spring TX 77379

Phone: (713)870-0208

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com