

For Sale ±13.04 Acres

2642 Greens Rd,
Houston, TX 77032

Wes Williams, SIOR

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Colliers

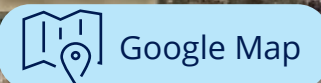
Hardy Toll E

Greens Rd

Aldine Westfield Rd

N Sam Houston Pkwy E

Hardy Toll Rd

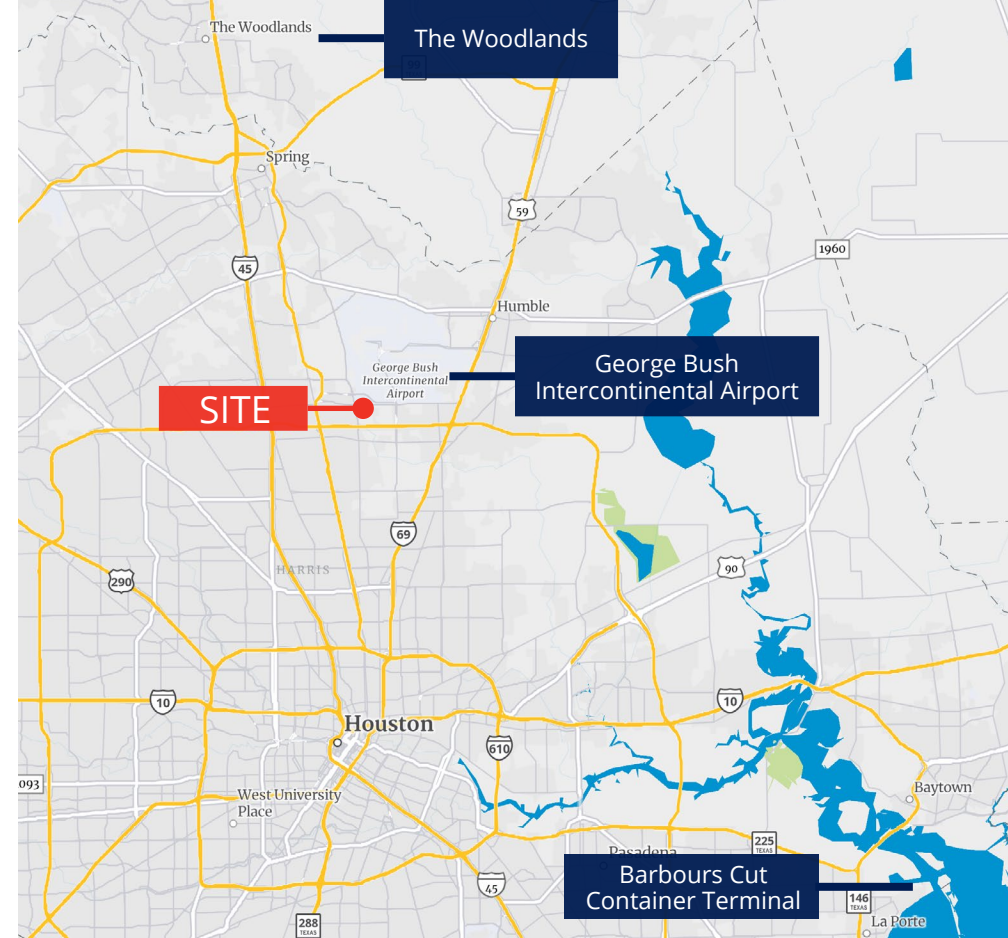


For Sale // 13.04 Acres

Approximately 13.04 acres located in the North Submarket, the subject property fronts on Greens Road between Aldine Westfield Rd and John F Kennedy Blvd. Greens Road recently finished an expansion within this stretch. The road has gone from a two-lane undivided road to a four-lane divided roadway with sidewalks, a raised median, and curb and gutter drainage. A curb cut is in place for access to the site. The site is just minutes from Bush intercontinental airport and air freight along with easy access to major thoroughfares.

Property Features

Site Area	13.0412 Acres
Location	2642 Grees Rd
Restrictions	Unrestricted
Utilities	City of Houston
Detention/Engineering	Required
Pricing	Call Broker



Area Highlights

- Proximity to Bush IAH and air freight
- Rectangular shape, excellent development site
- Abundant industrial and airport parking developments in the immediate area
- Great access to major thoroughfares

5

minutes to
Bush IAH

18

minutes to
The Woodlands

47

minutes to Barbour's Cut
Container Terminal

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Bush IAH

Intercontinental Crossing

Central Green Business Park

Rankin Rd

Greens Road Industrial Park

Greens Airway Logistics Park

World Houston Business Park

Greens Rd

Reed's Landing

Hardy Toll E

Aldine Westfield Rd

John F. Kennedy Blvd

N Sam Houston Pkwy E

BELTWAY 8

Vantage Parkway

Prologis Presidents Park

Interwood Business Park

Hardy Toll Rd

Interbelt Business Center

Aldine Bender Rd

Kennedy Greens Business Park

45

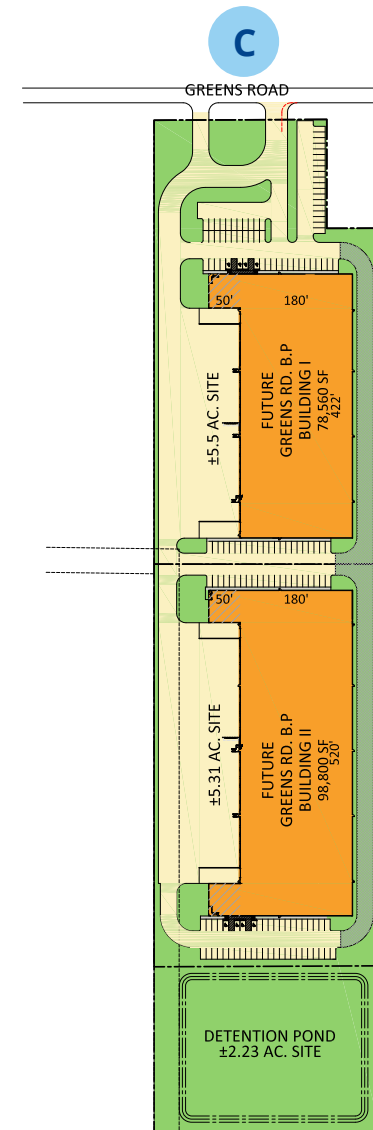
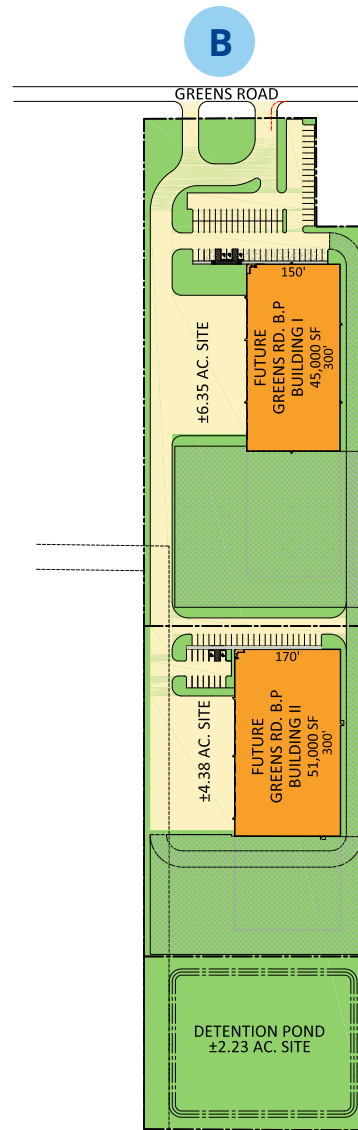
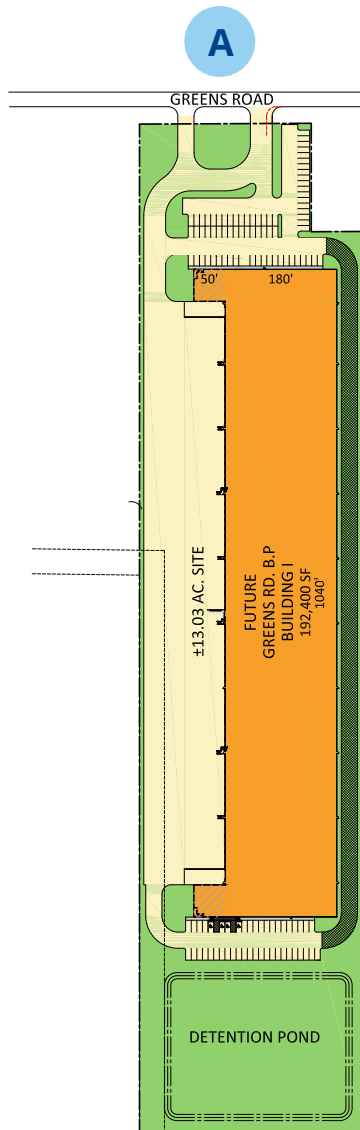


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Potential Development Opportunities

- A** (1) 192,400 SF building
- B** (2) Buildings: 45,000 SF on 6.35 AC & 51,000 SF on 4.38 AC
- C** (2) Buildings: 78,560 SF on 5.5 AC & 98,800 SF on 5.31 AC



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Google Map

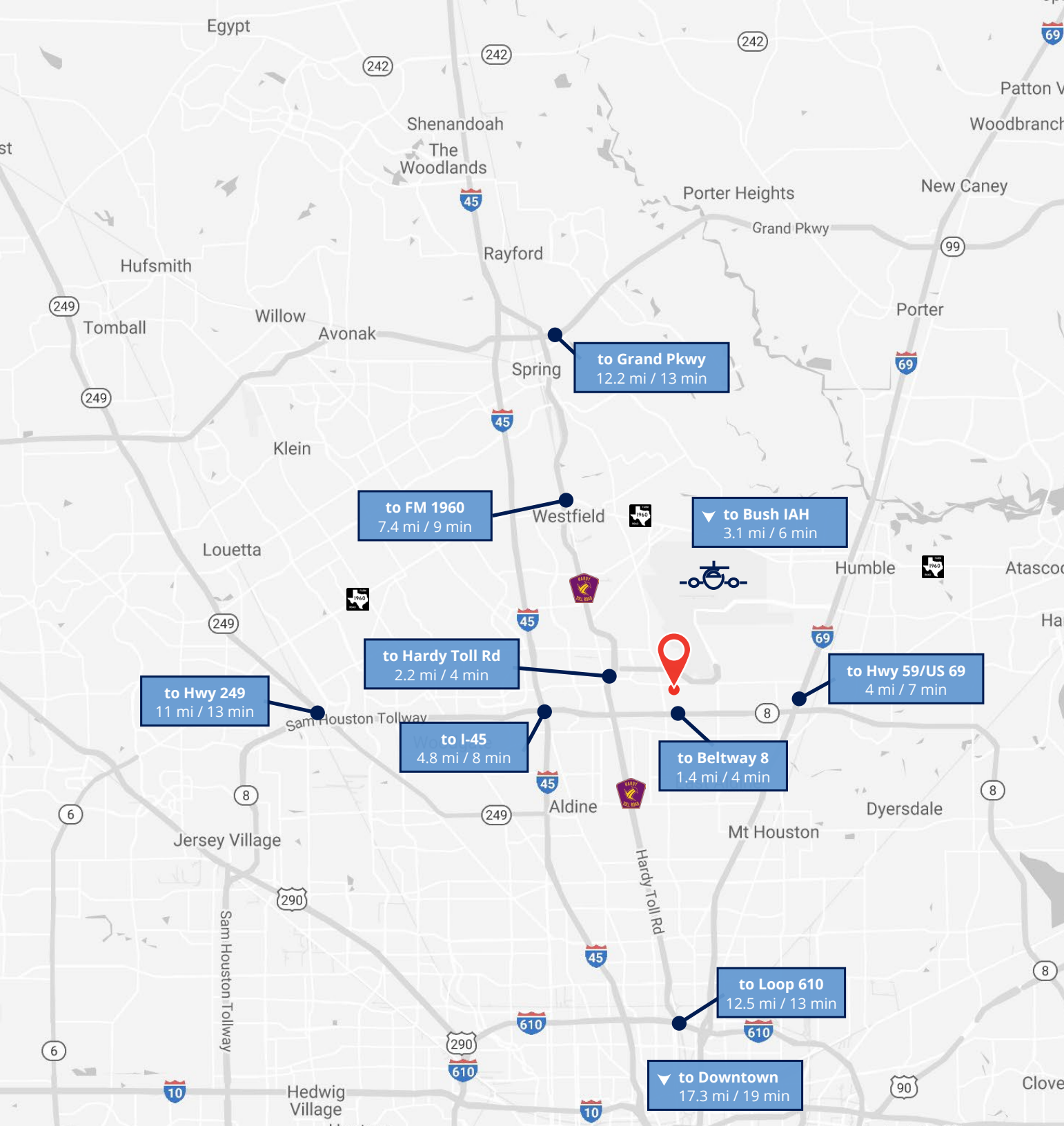
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Information About Brokerage Services

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date