

FOR SALE
OR LEASE

I-10 Frontage

Brookshire, TX 77423



For more information:

KYLE PRATER

713.599.5189

KPrater@ngkf.com

DOUG NICHOLSON

713.599.5135

dnicholson@ngkf.com



**Newmark
Knight Frank**

ADDRESS
**3701 10TH STREET
BROOKSHIRE, TX
77423**

TYPE
**CRANE SERVED
INDUSTRIAL WAREHOUSE**

SIZE
**±1,500 SF OFFICE
±18,000 SF WAREHOUSE**

PRICE
\$2,500,000

LEASE RATE
\$0.78 NNN

LOT LOT
3.05 AC





RENTAL RATE
\$0.78/SF NNN

ASKING PRICE
\$2,500,000

TENANCY
Single

OPPORTUNITY ZONE

NOT IN FLOOD PLAIN



OFFICE SIZE
1,500 SF

POWER
3 Phase, 480V

FENCED
Yes



CRANE SERVED
10 Ton

CONSTRUCTION
Metal

HOOK HEIGHT
23'

CONCRETE SLAB
6 Grade Level Doors





359

362

Stalknecht Rd

Stella Rd

Cardiff Rd

GOYA



S Front St

WELLS FARGO

SUBWAY
ExxonMobil
Shell

COSTCO
WHOLESALE



amazon fulfillment

IQLOO



Koomey Rd

LAQUINTA
HOTELS & SUITES

McDonald's
TACO BELL
Shell
POPEYES
Holiday Inn Express

Chevron
Jack
in the box
Super 8

Waller Ave

3701 10TH STREET



ROOMS
TO GO

Woods Rd

HOUSTON





For more information:

KYLE PRATER

713.599.5189

KPrater@ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information.



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Newmark Real Estate of Houston LLC	537005		713.626.8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Hogan	342405	lhogan@ngkf.com	713.490.9994
Designated Broker of Firm	License No.	Email	Phone
Kyle Prater	537005	kprater@ngkf.com	713.599.5189
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