

West Houston Submarket | High Visibility



±9,800 - 19,600 S.F. AVAILABLE WITH 18-WHEELER TRUCK ACCESS

www.ClayCommercePark.com

FOR MORE INFORMATION:

18535-18545 Clay Road, Houston, TX 77084

Park Plan





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FOR MORE INFORMATION:



LOCATION:

18515-18545 Clay Road Houston, TX 77084

SIZE:

Multiple options and sizes: ±9,800 - 19,600 SF available Build to suit available

PRICE:

Lease - Contact Broker

PROPERTY HIGHLIGHTS:

- Brand new construction
- 20 foot height
- Overhead doors
- 18-wheeler accessible
- Easy access to I-10, Beltway 8, Grand Parkway-99
- Easy in/out access with dedicated turn lane
- Restaurants, supplies, gas closeby



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FOR MORE INFORMATION:



Street View

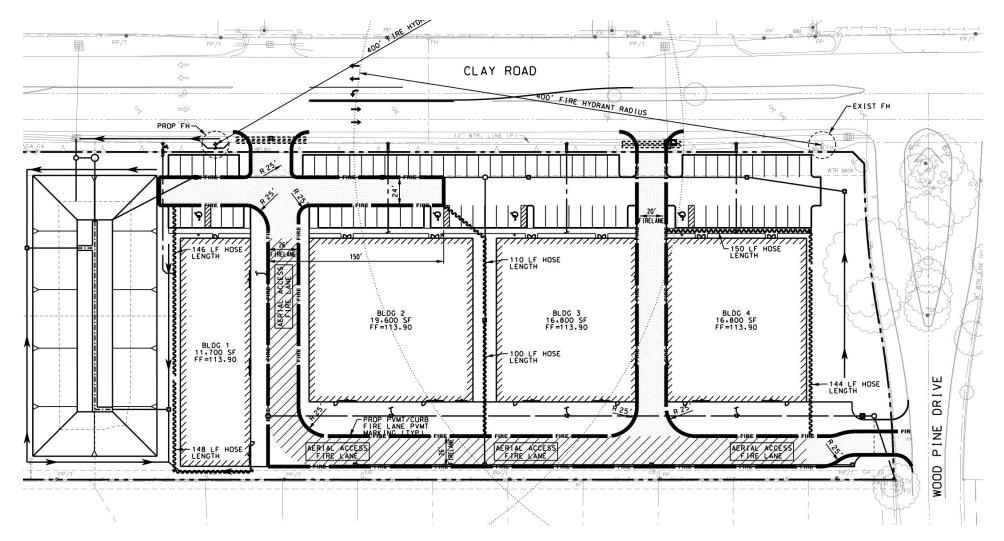


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FOR MORE INFORMATION:



Site Plan



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FOR MORE INFORMATION:



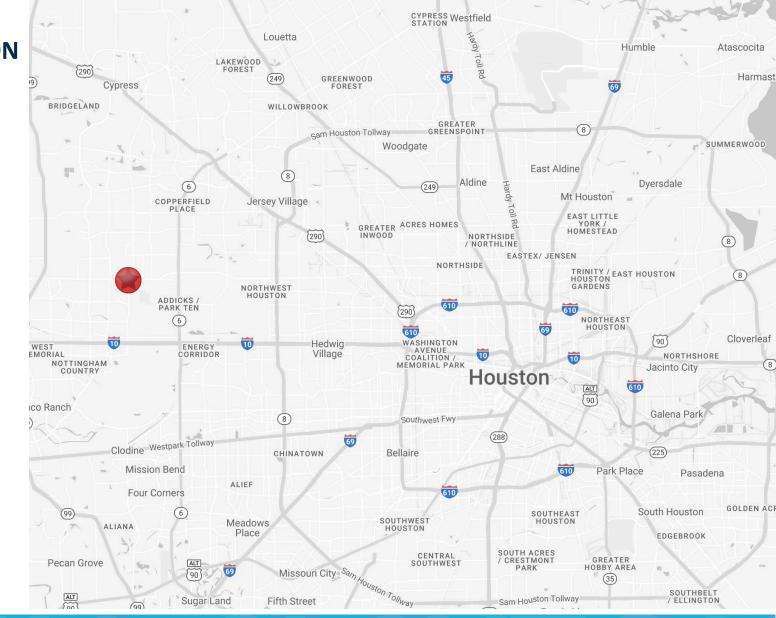
FOR MORE INFORMATION PLEASE CONTACT:

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Disclosure

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FOR MORE INFORMATION:



Information About Brokerage Services

Texas law requires of real estate license holders to give the following information about brokerage services to prospective buyers, tenants, seliers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BREAKEN 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 DECIDER'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 CONNER [SELLEN/LANDLOND]: The braker 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 braker'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 UNIVER/TEMANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent wust perform the broker's minimum duties above and must informative buyer of any material information about the property or transaction brown by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR MOTH - INTERNEDIANY: 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 compictous bold or underfined 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/benant 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 runner first.

TO AVOID DISPUTES, ALL AGREEMENTS DETWEEN 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.

| Michael Blount Jr | 544966 | michael@panopticrealty.com | 832-702-8160 |
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| Ligensed Broker /Broker Firm Name Primary Assumed Business Name | or License Ma. | Enal | Phone |
| - | | | |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | ord Initials Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.tenas.gov