

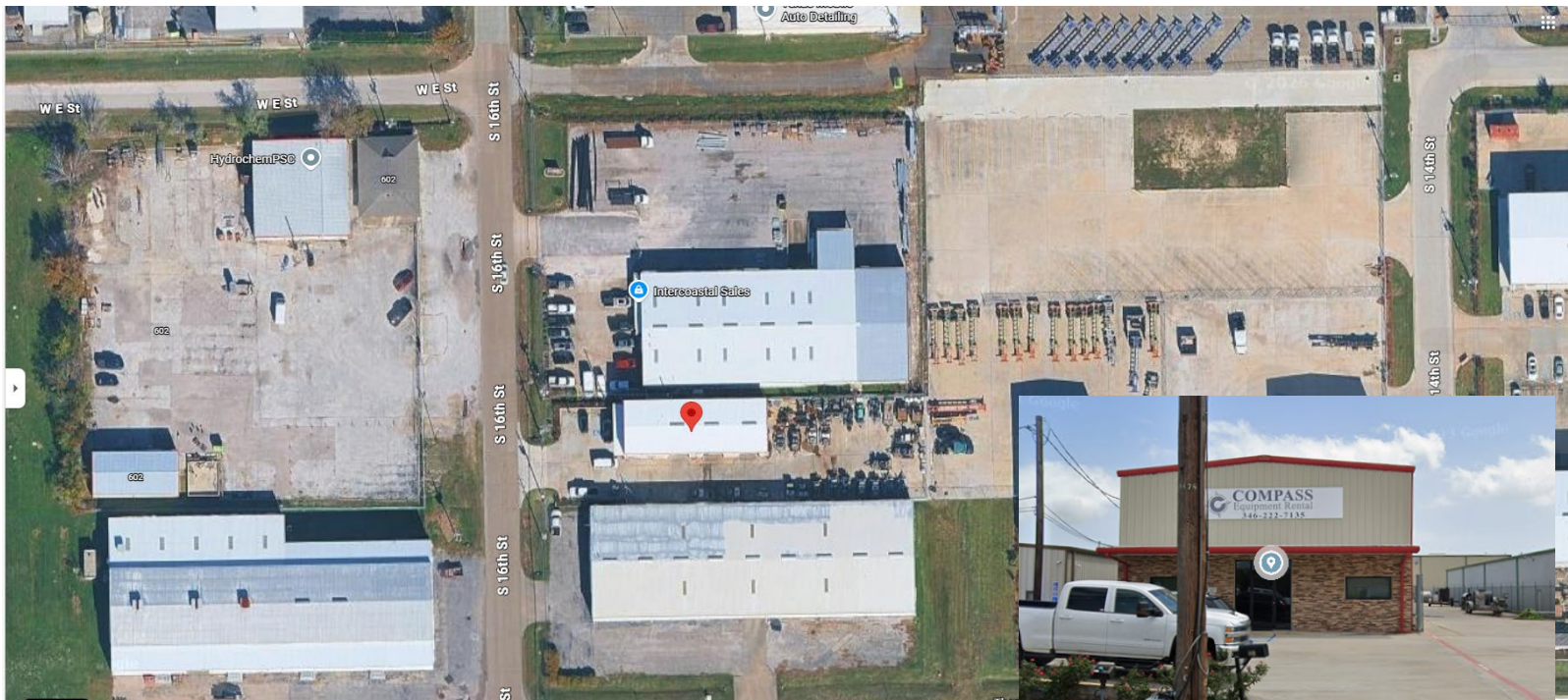
FOR LEASE
(Working Flyer)

605 S 16th Street La Porte, TX 77571

± 3,800 SF OFFICE/WAREHOUSE

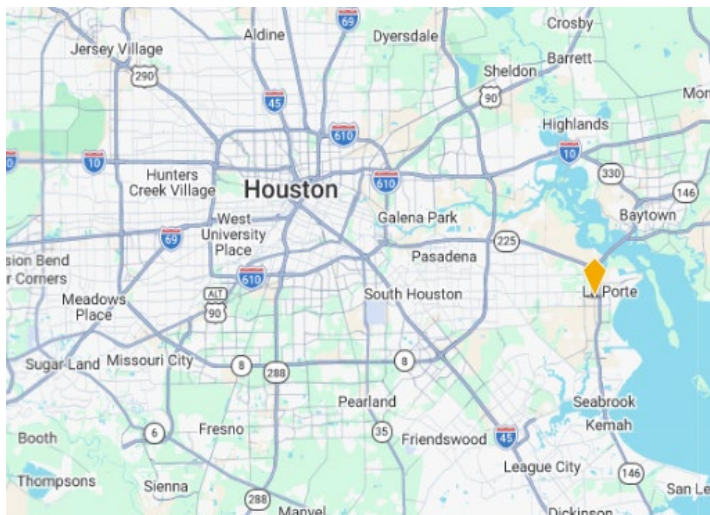
LIGHT INDUSTRIAL

SMITH RAINES COMPANY



PROPERTY DESCRIPTION

Free-Standing Metallic w/ Brick Facade
Fenced Stabilized Yard
Tract Size: ± 0.34 acres
Building Size: ± 3,800 SF including:
 Office: ± 950 SF plus Shop: ± 2,850 SF
Multiple Over Head Doors
480 V/ 3 Phase
Eave: 20'



Location:

Lease Rate: \$5,329 per month plus
NNN's T & I: +/- \$1,429

SMITH RAINES COMPANY

Carolyn Fincher, Broker

(o) 281.486.1400 (c) 713.299.3192

smithraines@yahoo.com

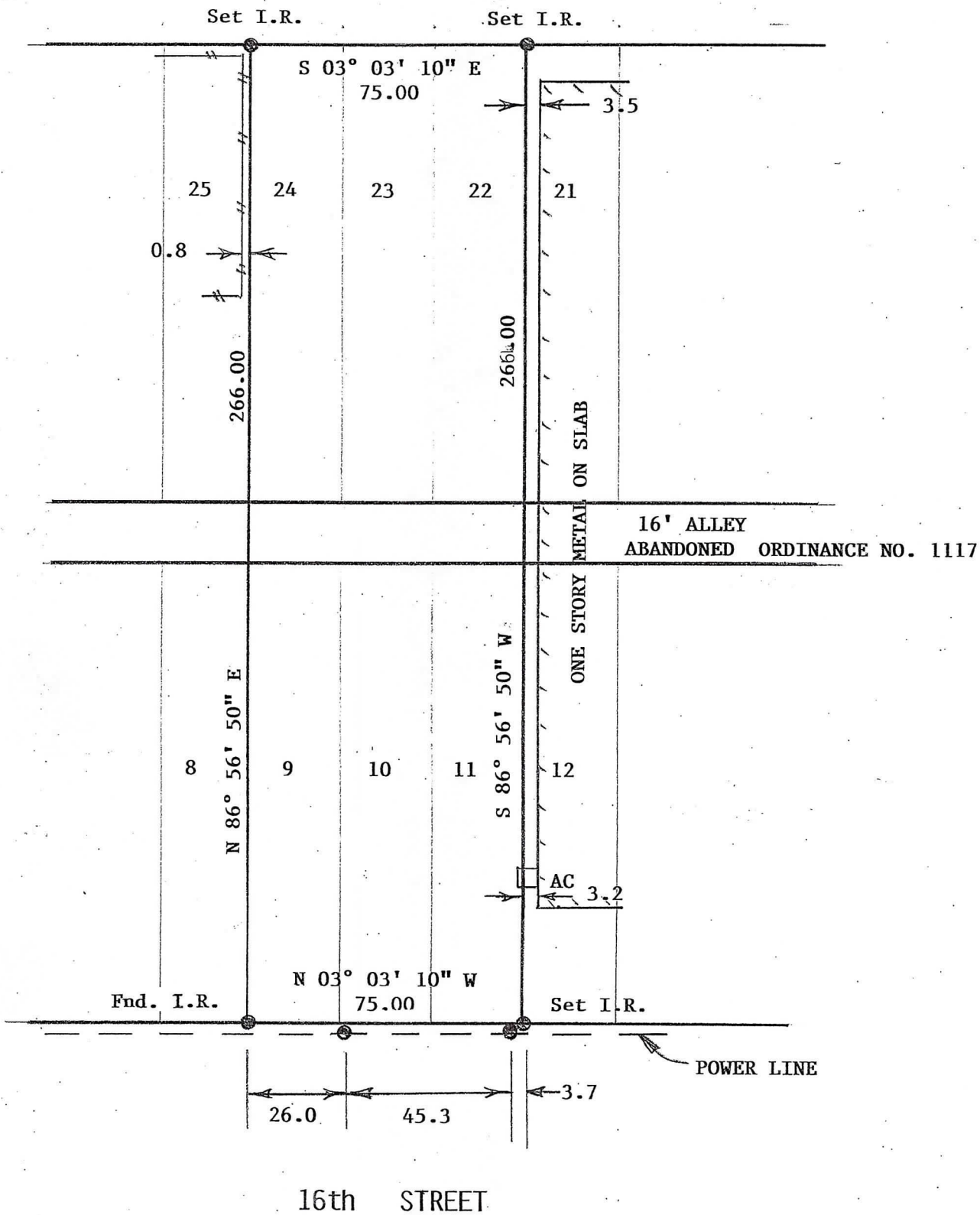
1307 Bluebonnet Drive, Taylor Lake Village, TX 77586

The Information above has been obtained from the Owner & sources deemed reliable. While Smith Raines Company does not doubt its accuracy, we make no guarantee, warranty or representation. All information should be verified while conducting a careful, independent investigation of the property to determine the suitability for your intended use before executing a lease or purchase.

MAP OR PLAT RECORDED IN V. 58, P. 462. HARRIS COUNTY MAP RECORDS.
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
BEARINGS BASED ON RECORDED PLAT. FOUND OR SET IRON RODS AT ALL CORNERS.



15th STREET (NOT OPEN)



SURVEY OF
LOTS 9, 10, 11, 22, 23, & 24, BLOCK 825, INCLUDING
ALLEY, TOWN OF LAPORTE, HARRIS COUNTY, TEXAS

SCALE: 1"=40'
DATE: 10/31/13
REVISED:
SURVEY BY: B.L.S.
DRAWN BY: B.L.S.
FOR: AMERICAN TITLE
1229-13-1795
PURCHASER:

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS
ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY,
EXCEPT AS SHOWN HEREON.

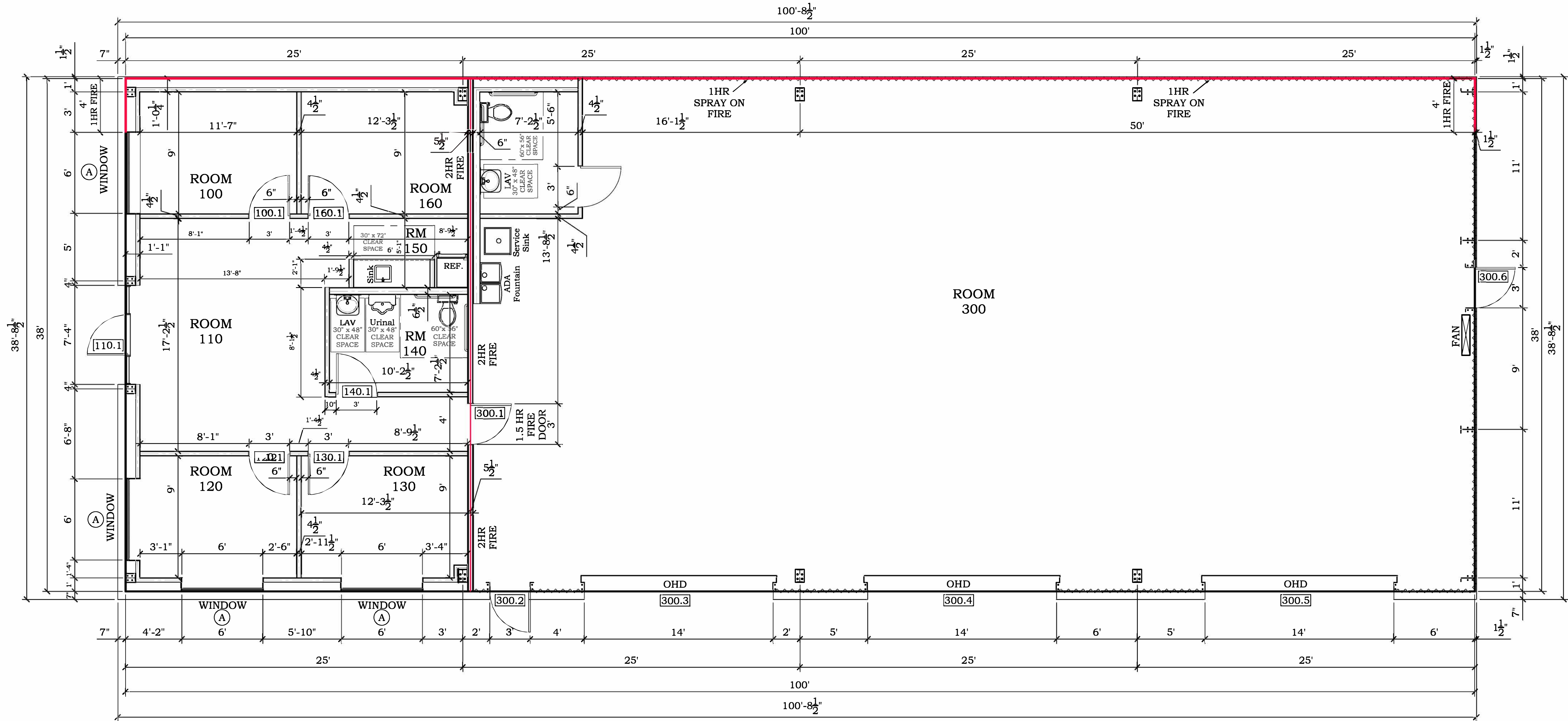
Billy L. Shanks

JOB NO. 33580
BILLY L. SHANKS

BILLY L. SHANKS RPLS NO. 1821
1414 WAVECREST LANE
HOUSTON, TEXAS 77062

281 488 1486
FAX 281 488 5526

Fri, Sep 08 2017 10:35am L:\2014\Oakland Land and Development, LLC\14-0004-400 S 16TH STREET\Drawings\A1.dwg



JOB NO. 14-0004		DATE: 6/28/17	
DRWN BY: RC		REV. DESCRIPTION	
CKD BY: PEJ		1	REVISE OUTFALL TO EXISTING DITCH ALONG 15TH
FILE: A1.0.dwg			
SCALE:			
DATE: Fri, Sep 08 2017			
DWG:			
Oakland Land & Development 605 S. 16th Street, LA PORTE, TX 77571		ACW CONSTRUCTION, LLC 1404 N. SAM HOUSTON PKWY E #140 HOUSTON, TX 77032 281.449.6300, 281.449.6335 FAX, AES9000@AOL.COM	
FLOOR PLAN		Sitework Consulting Engineer FIRM NO 13756	



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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>Carolyn S Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(281)486-1400</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Carolyn Fincher, Broker</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(713)299-3192</u>
Designated Broker of Firm	License No.	Email	Phone
<u>LeDon Wissner, Broker Associate</u>	<u>458007</u>	<u>ledonwissner@gmail.com</u>	<u>(832)818-5092</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov