

WESTBELT PLAZA

1450 W SAM HOUSTON PARKWAY N, HOUSTON, TEXAS 77043
10696 HADDINGTON DRIVE, HOUSTON, TEXAS 77043



PROPERTY HIGHLIGHTS

- 65,619 SF Total
- Northwest Outerloop Submarket
- Great Access to Beltway 8 & I-10
- Drive-Up Surface Parking
- 14' Clear Height
- 3-Phase Power (480 Volt)
- Grade-Level and Semi-Dock Loading
- On-Site Restaurant (Aunt Pookies BBQ)
- 1,263 SF - 5,449 SF Suites Available
- Contact Broker for Pricing



Henry M. Landwermeyer

713.599.3414 • hlandwermeyer@boydcommercial.net

Beau Luther

713.599.3420 • bluther@boydcommercial.net

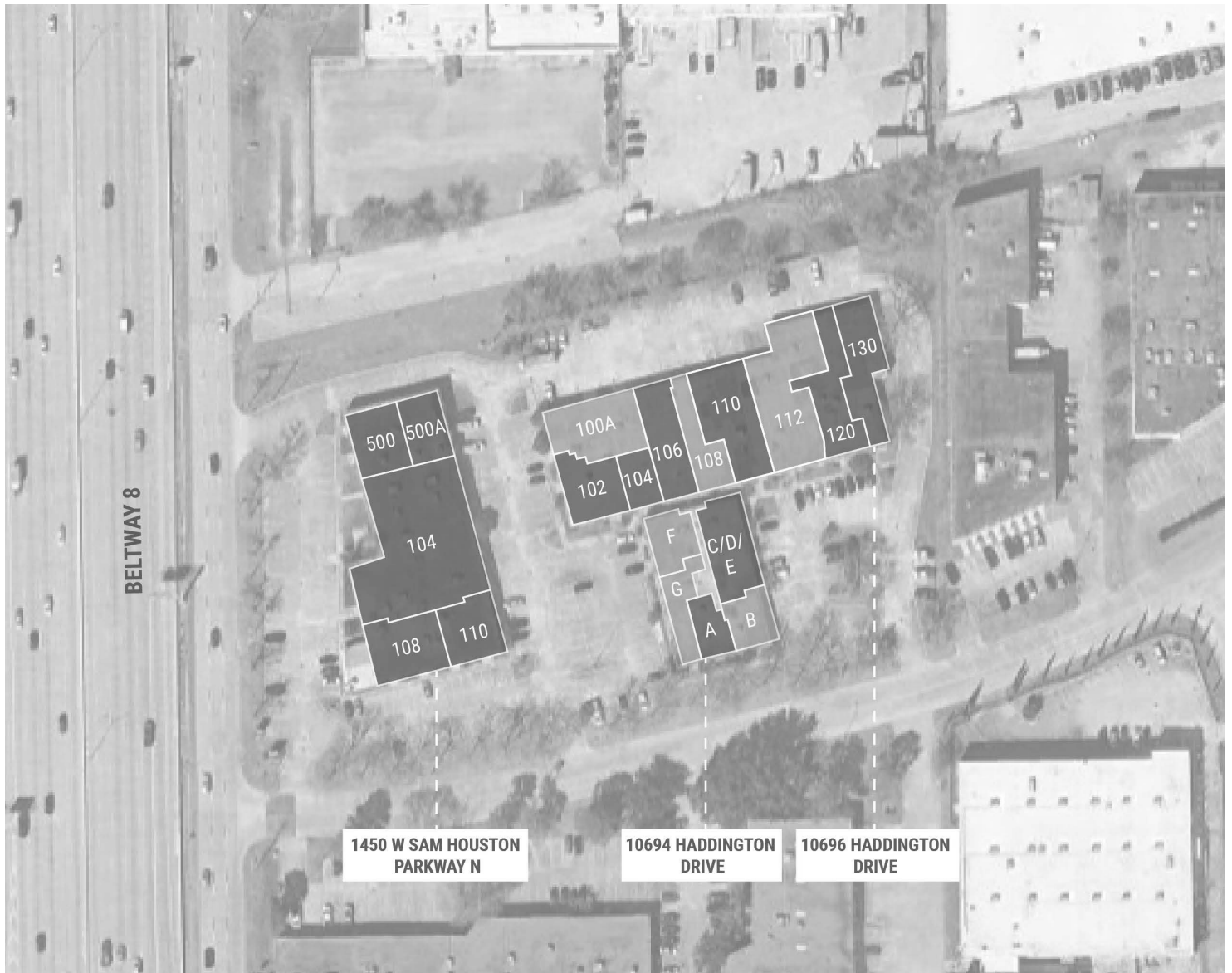
BOYD
COMMERCIAL

CORFAC
INTERNATIONAL

WESTBELT PLAZA

1450 W SAM HOUSTON PARKWAY N &
10696 HADDINGTON DR,
HOUSTON, TX 77043

SITE PLAN



Henry M. Landwermeyer

713.599.3414 • hlandwermeyer@boydcommercial.net

Beau Luther

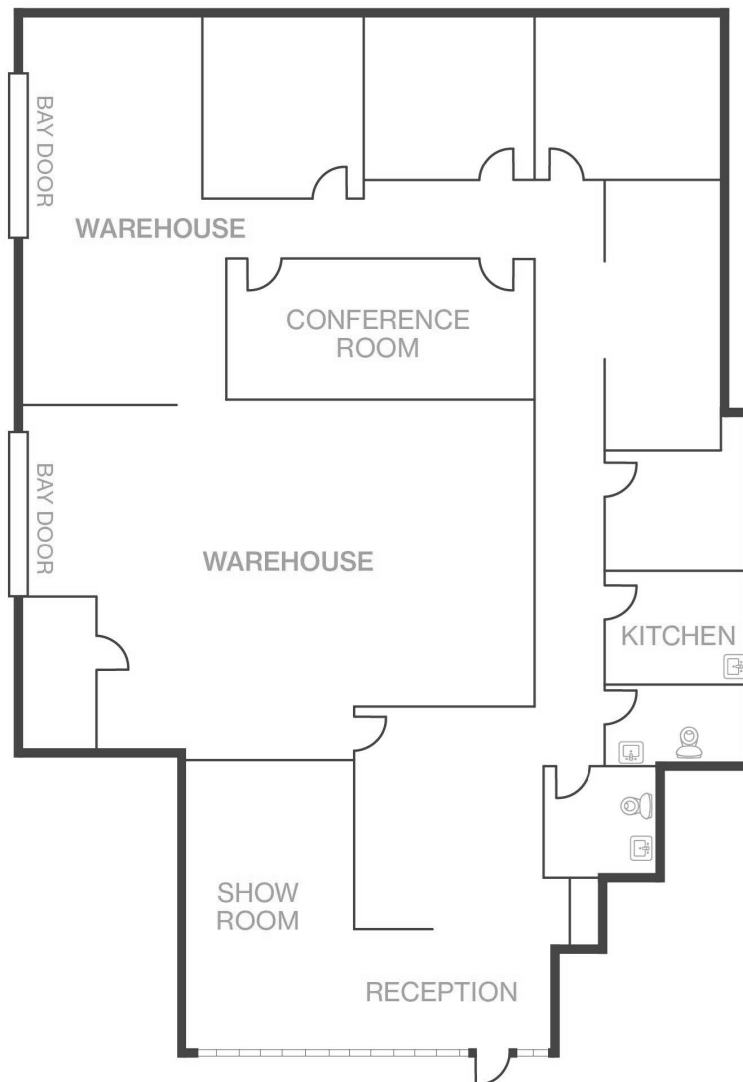
713.599.3420 • bluther@boydcommercial.net



UNIT 3-100 - 3,632 SF

2,324 SF OFFICE / 1,308 SF WAREHOUSE

- 12' Clear Height
- (2) Grade Level Doors
- Conference Room



Henry M. Landwermeyer

713.599.3414 • hlandwermeyer@boydcommercial.net

Beau Luther

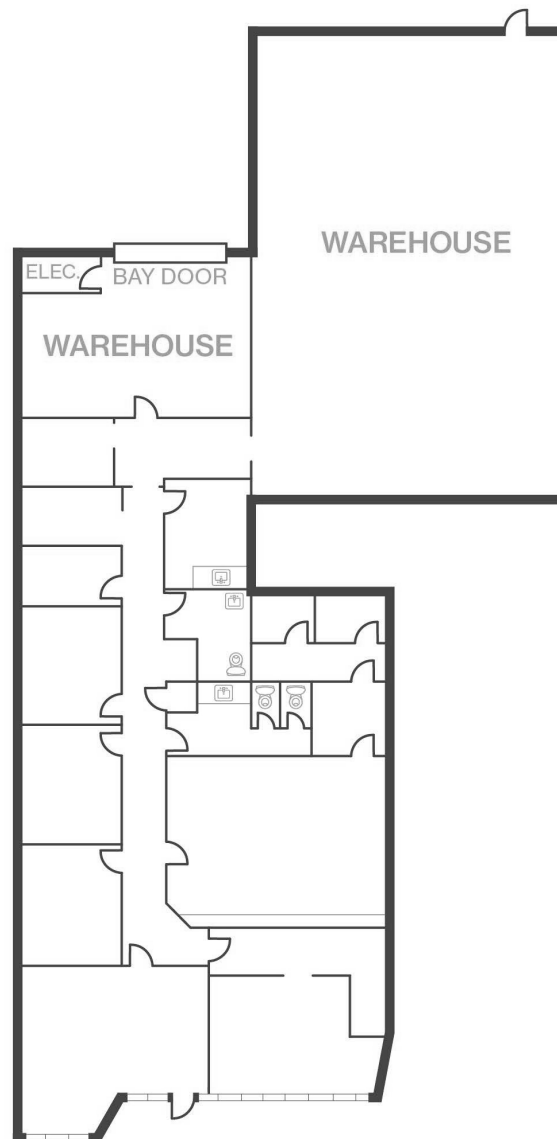
713.599.3420 • bluther@boydcommercial.net



UNIT 3-112 - 5,449 SF

3,596 SF OFFICE / 1,853 SF WAREHOUSE

- 12' Clear Height
- (1) Grade-Level Door
- (3) Bathrooms



Henry M. Landwermeyer

713.599.3414 • hlandwermeyer@boydcommercial.net

Beau Luther

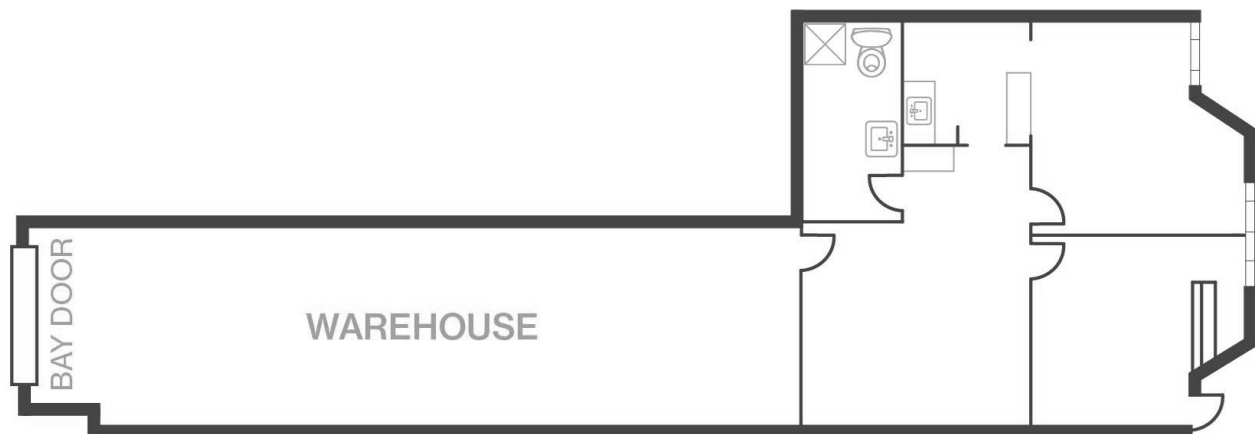
713.599.3420 • bluther@boydcommercial.net



UNIT 3-108 - 2,302 SF

1,243 SF OFFICE / 1,059 SF WAREHOUSE

- 12' Clear Height
- (1) Grade-Level Door
- (1) Bathroom



Henry M. Landwermeyer

713.599.3414 • hlandwermeyer@boydcommercial.net

Beau Luther

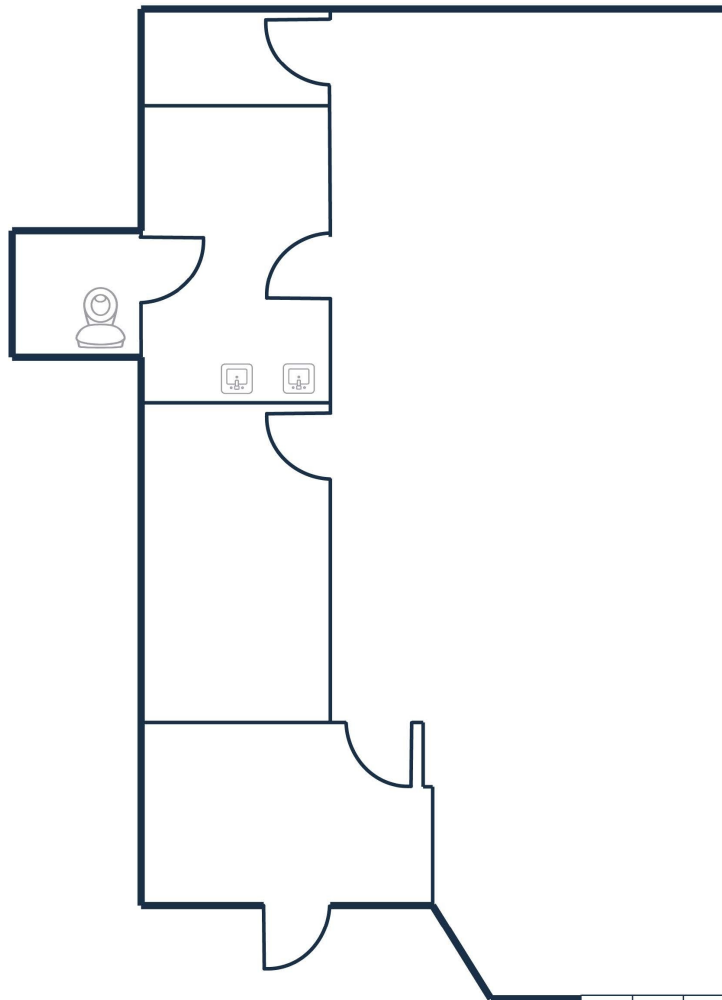
713.599.3420 • bluther@boydcommercial.net



UNIT 2-B - 1,263 SF

758 SF OFFICE / 505 SF WAREHOUSE

- 12' Clear Height
- (1) Bathroom



Henry M. Landwermeyer

713.599.3414 • hlandwermeyer@boydcommercial.net

Beau Luther

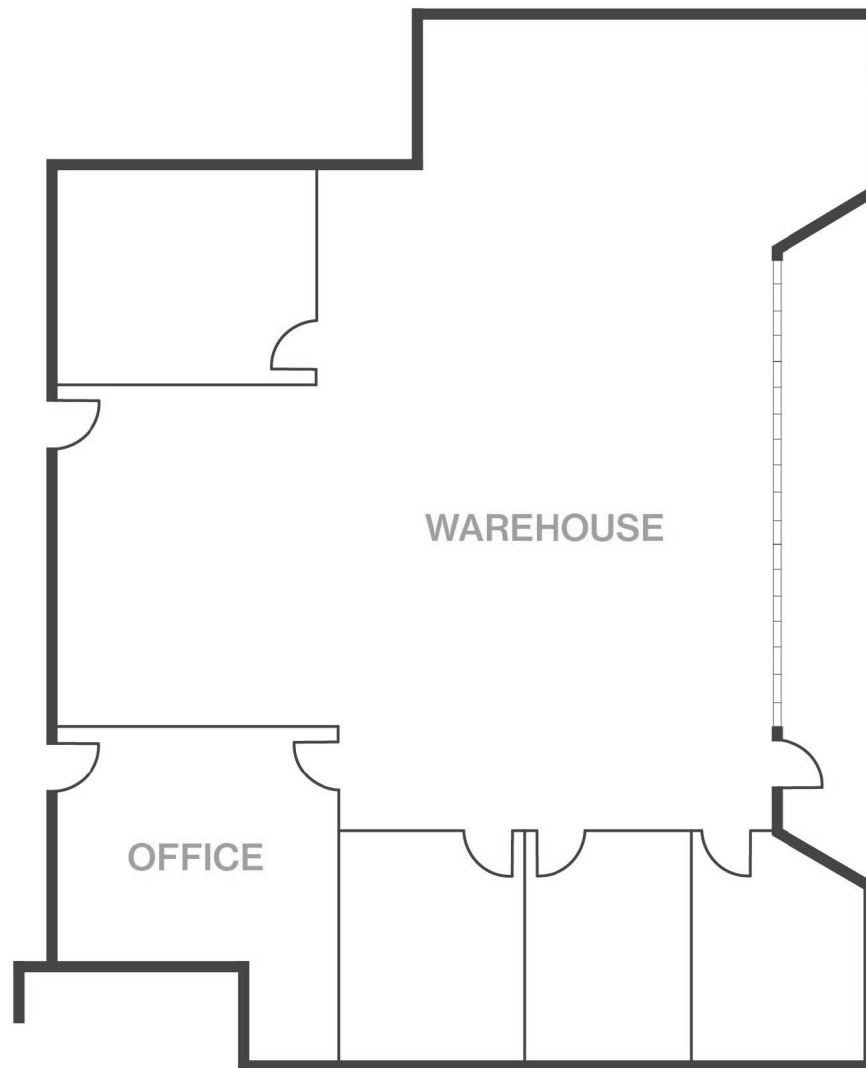
713.599.3420 • bluther@boydcommercial.net



UNIT 2-F - 1,970 SF

1,182 SF OFFICE / 788 SF WAREHOUSE

- 12' Clear Height
- Private Offices



Henry M. Landwermeyer

713.599.3414 • hlandwermeyer@boydcommercial.net

Beau Luther

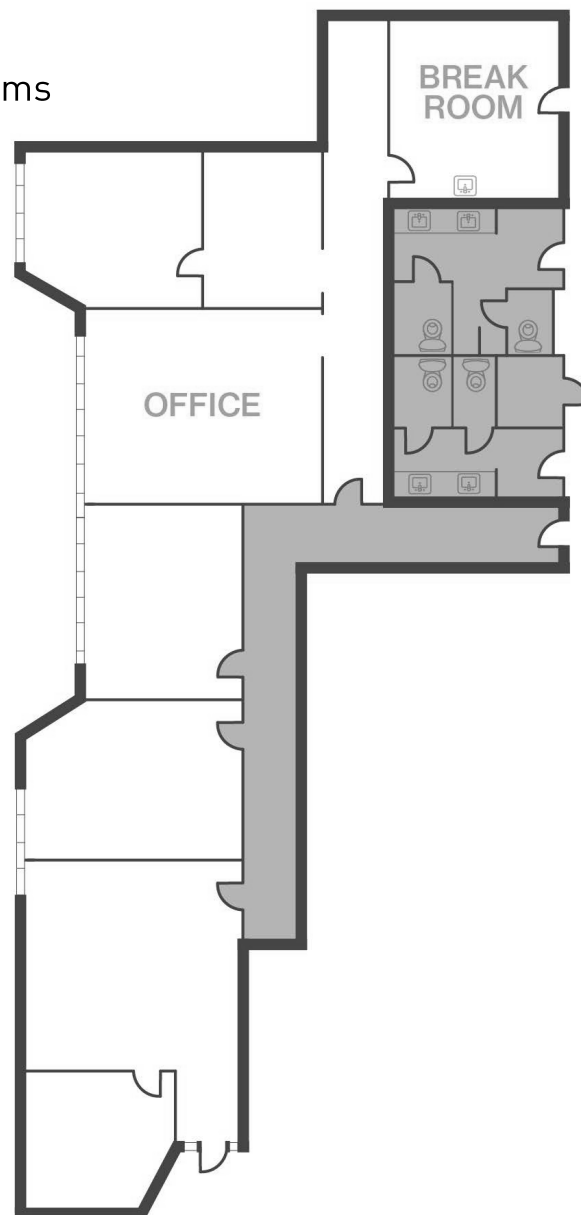
713.599.3420 • bluther@boydcommercial.net



UNIT 2-G - 2,002 SF

2,002 SF OFFICE / 0 SF WAREHOUSE

- Private Offices
- Break Room
- Open Office Area
- Common Area Bathrooms



Henry M. Landwermeyer

713.599.3414 • hlandwermeyer@boydcommercial.net

Beau Luther

713.599.3420 • bluther@boydcommercial.net





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.

1450 W Sam Houston Parkway N & 10696 Haddington Drive, Houston, Texas 77025

Property Address

<u>Boyd Commercial LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>511967</u> License No.	<u>dmboyd@boydcommercial.net</u> Email	<u>(713) 877-8400</u> Phone
<u>David M. Boyd</u> Designated Broker of Firm	<u>419382</u> License No.	<u>dmboyd@boydcommercial.net</u> Email	<u>(713) 877-8400</u> Phone
<u>Henry Landwermyer</u> Licensed Supervisor of Sales Agent/ Associate	<u>789856</u> License No.	<u>hlandwermyer@boydcommercial.net</u> Email	<u>(713) 877-8400</u> Phone
<u>Beau Luther</u> Sales Agent/Associate's Name	<u>827858</u> License No.	<u>bluther@boydcommercial.net</u> Email	<u>(713) 877-8400</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov