

**FOR SALE**  
**35,898 SF**

OFFICE &  
WAREHOUSE

FREE  
STANDING  
BUILDING

SOUTHEAST  
SUBMARKET

**SMITH RAINES COMPANY**

(o) 281.486.1400 (c) 713.299.3192

smithraines@yahoo.com

# 7630 Hansen Road, Houston, TX 77041



## Availability:

- Tract Size: 3.44 acres
- 35,898 SF Total
- 5,702 SF Office
- 30,196 SF Warehouse
- 100% Climate Control Shop -See Floorplan
- Sales Price: \$3,325,000
- Annual Taxes: \$67,969
- Owner will consider Lease

## Building Features:

- Freestanding building fully fenced and gated
- Recently remodeled office
- Excellent access to Gulf Freeway and Hobby Airport
- Ten (10) overhead doors in a large fabrication portion
- Three (3) existing cranes - two (2) 3-ton cranes and one (1) 5-ton crane
- 16' Hook height
- 22' Clear height



## Leasing Information:

CAROLYN FINCHER, Broker

(o) 281486.1400 (c) 713.299.3192

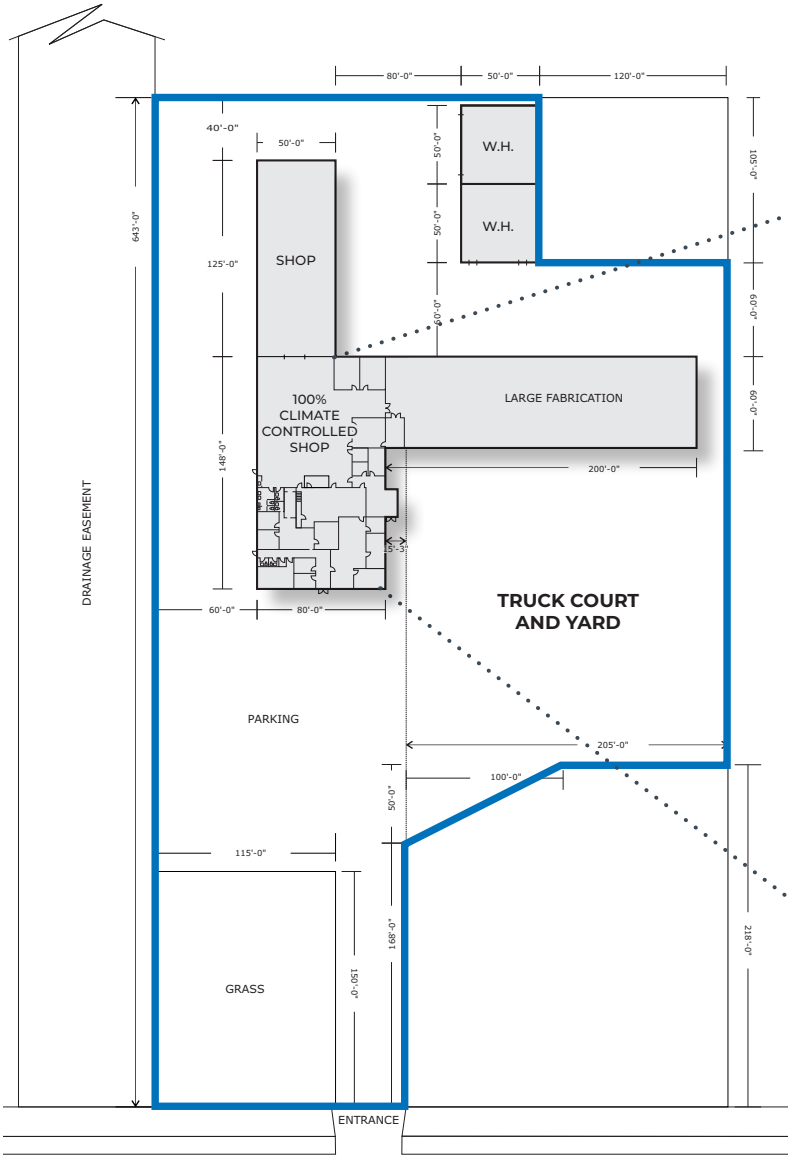
smithraines@yahoo.com

1307 Bluebonnet Dr. 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.

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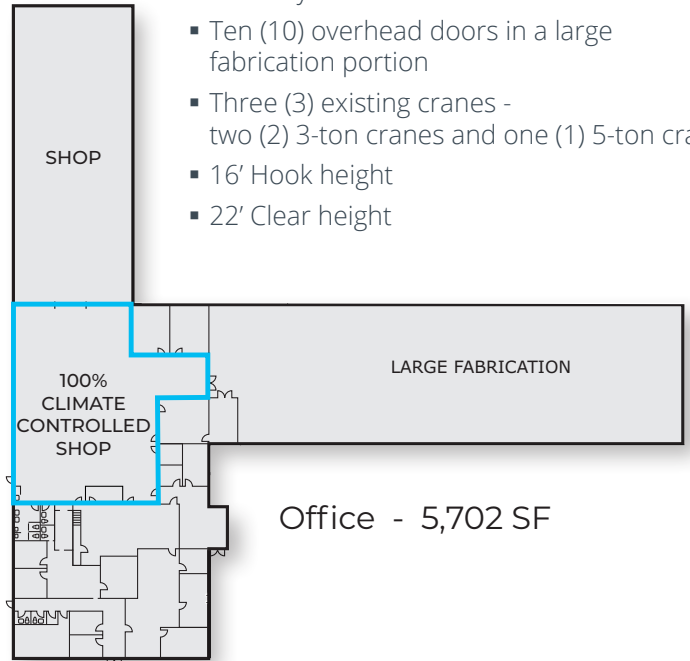
7630 Hansen Road - Houston, TX 77041



**HANSEN ROAD**

## Building Features:

- Freestanding building fully fenced and gated
- Recently remodeled office
- Ten (10) overhead doors in a large fabrication portion
- Three (3) existing cranes - two (2) 3-ton cranes and one (1) 5-ton crane
- 16' Hook height
- 22' Clear height



### Leasing Information:

CAROLYN FINCHER, BROKER

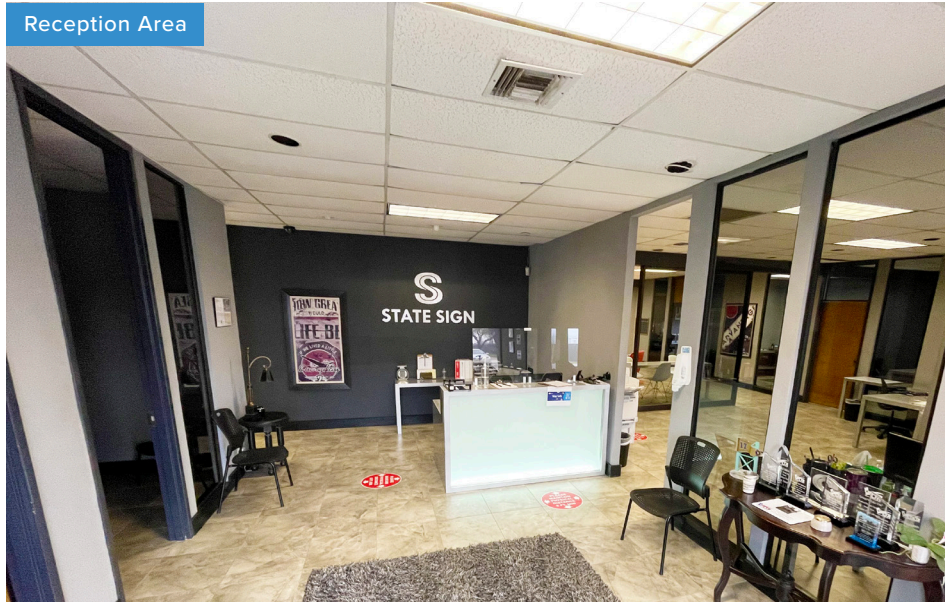
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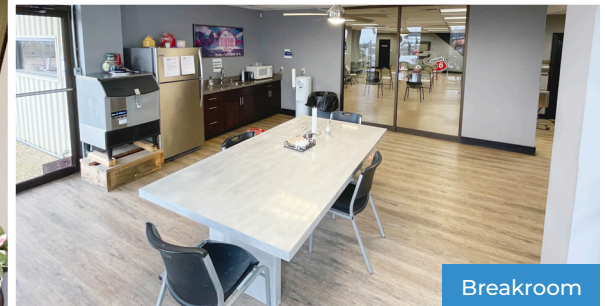
## Interior Photos



Reception Area



Climate Controlled Shop



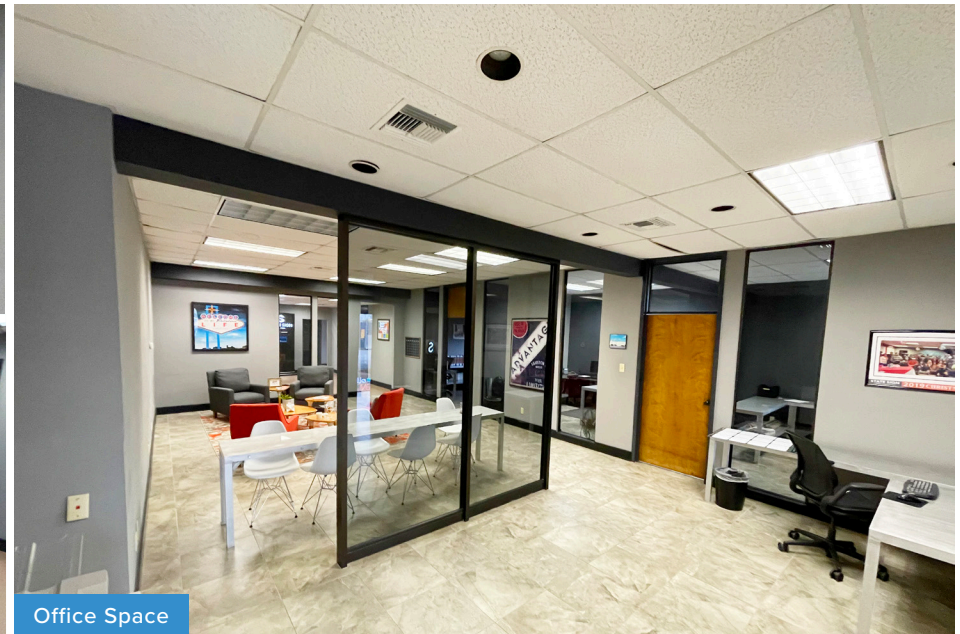
Breakroom



Meeting Space



Conference Room



Office Space

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↔ Ingress   ↔ Egress



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## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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 Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(713)299-3192</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>LeDon Wissner</u>	<u>458007</u>	<u>ledonwissner@gmail.com</u>	<u>(832)818-5092</u>
Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jacob Jones</u>	<u>799684</u>	<u>jacobjones@smithrainescompany.com</u>	<u>(214)552-2974</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Smith Raines Company & Associates, 1307 Bluebonnet Dr Taylor Lake Village, TX 77586  
Carolyn Fincher

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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