



PROPERTY DETAILS

- » NNN Leased Single Tenant Investment Sale
- » +/- 28,097 Total SF on 7.542 Acres
- » New Construction: 2022

Office

- » 16,097 SF of Professional Office
- » Class A finish out throughout
- » Large Training/Event Room
- » Large executive office with passthrough wall to Conference Room

Economics

- » Tenant: ADV Integrity, Inc. (acquired by Acuren in 2023)
- » 7 year initial term with 3/31/2031 expiration
- » (3) five or seven year renewal options
- » NOI: \$420,000.00

Warehouse

- » 12,000 SF Total
- » 1,710 SF Lab/Office
- » Crane Capacity XX Tons
- » (1) 10 Ton Bridge Crane,
- » (1) 5 Ton Bridge Crane
- » Hook Height: 20'
- » Floor Drains
- » 27' Eave Height; 30" Center Height
- » Mezzanine Storage above office/lab
- » 3 phase / 480 Volt / 1200 Amps
- » (3) 16'W X 14'T Grade Level Overhead Doors
- » Insulated and Air Conditioned

[CLICK HERE FOR PHOTOS](#)

FOR SALE
CALL FOR MORE INFORMATION

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

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The map displays the Magnolia area in Texas, with various neighborhoods and roads labeled. A red arrow points to a specific location on FM 1774 Rd, near the intersection with FM 1488 Rd. The inset image shows a large industrial facility, likely a refinery, surrounded by trees and water.

ABOUT THE TENANT



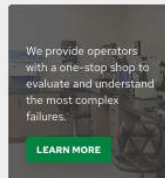
The **ADV** Advantage

We assist oil and gas operators through seamless integration of full-scale testing, numerical modeling, and failure analysis to assess, validate, and predict performance of critical components.

Our Services

WHY USE ADV?

We excel in providing custom solutions for asset integrity of oil and gas equipment. By integrating advanced technologies and using our extensive experience, we provide detailed data and recommend performance solutions to ensure the safety and integrity of clients' assets. Continuous improvement drives our commitment to innovation and excellence in all areas of our services.



Solutions for asset integrity management.

Safeguarding pipeline assets: Preserving legacies, ensuring resilience.

WHAT OUR CLIENTS SAY



I have enjoyed watching ADV Integrity grow over the past few years. Their passion to engineering excellence, and commitment to client service is world class. The team works tirelessly to find solutions that help the customers achieve their desired outcomes timely, and cost effectively.

HATEM HAIDAR

FORMER GLOBAL VP FLEXIBLE PIPE SYSTEMS - ONSHORE AT BAKER HUGHES



Chris and his team at ADV have the ability to test and provide highly technical feedback on almost any application. Their support and input have been a critical component to not only our product development programs, but also in moving the industry forward as a whole and ensuring the long term success of everyone involved.

CHIP EDWARDS

PRESIDENT OF ALLAN EDWARDS



ADV Integrity is trusted by technology developers, operators, and regulators at the state and federal levels for two very simple reasons: they are technically brilliant and brutally honest. "Integrity" is in their name and their DNA. Chris and his team can't be bought, fooled or intimidated.

GARY LITTLESTAR

CEO OF SMARTPIPE TECHNOLOGIES



ADDITIONAL PICTURES

[CLICK HERE FOR ADDITIONAL PHOTOS](#)





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>Clark Gaines Properties, LLC</u>	<u>9003957</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)322-2200</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Nathan Gaines, CCIM, SIOR</u>	<u>592262</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)678-0854</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Clark, CCIM, SIOR</u>	<u>609429</u>	<u>jclark@clarkgaines.com</u>	<u>(713)678-0852</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Clark Gaines Properties, 13333 Northwest Freeway Suite 130 Houston TX 77040
Nathan Gaines

Information available at www.trec.texas.gov

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