

10,000 SQFT WAREHOUSE + OFFICE

Turn Key Warehouse

14141 Interdrive E, Houston, TX 77032





# 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.

<b>Century 21 Olympian</b>	<b>0569020</b>	<b>OlympianBroker@Yahoo.com</b>	<b>(832)553-8300</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Stephen Williams</b>	<b>0529036</b>	<b>OlympianBroker@Yahoo.com</b>	<b>(832)553-8300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Stephen Williams</b>	<b>0529036</b>	<b>OlympianBroker@Yahoo.com</b>	<b>(832)553-8300</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Toktam Ettehadieh</b>	<b>0577559</b>	<b>Toke@tokeproperties.com</b>	<b>(713)398-5009</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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





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# THE SPACE

Location	14141 Interdrive E Houston, TX 77032
County	Harris
APN	116-202-000-0024
Square Feet	10080
Annual Rent PSF	\$9.00
Lease Type	NNN

**Notes** \$9900/ month gross rent

## HIGHLIGHTS

- Turn key 10,000 SQFT warehouse
- Functional & Secure Lot
- Well-Equipped Building
- ideal for distribution, storage, or light manufacturing
- sits on over an acre of fully fenced land, entirely paved with concrete, providing secure outdoor space for truck maneuvering,
- 24-ft ceiling height, two 14-ft loading doors, and a mix of warehouse and office amenities, the space is designed for operational efficienc
- nside, you'll find a two-story office, 2 bathrooms for office/client use, and a dedicated warehouse restroom



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,985	56,355	193,435

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$87,052	\$62,520	\$67,712

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
824	16,960	60,765

## PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	10,080
LAND SF	49,275
LAND ACRES	1.13
YEAR BUILT	2002
YEAR RENOVATED	2012
ZONING TYPE	Industrial
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	280x180
NUMBER OF PARKING SPACES	50+
CEILING HEIGHT	24 FT
DOCK HIGH DOORS	14
GRADE LEVEL DOORS	2
FENCED YARD	Metal
OFFICE SF	2000
OFFICE TO WAREHOUSE RATIO	20%

## MECHANICAL

HVAC	Electrical
ELECTRICAL / POWER	avaialble
LIGHTING	available

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Metal sheet + Brick
PARKING SURFACE	Concerete
ROOF	Metal
LANDSCAPING	grass

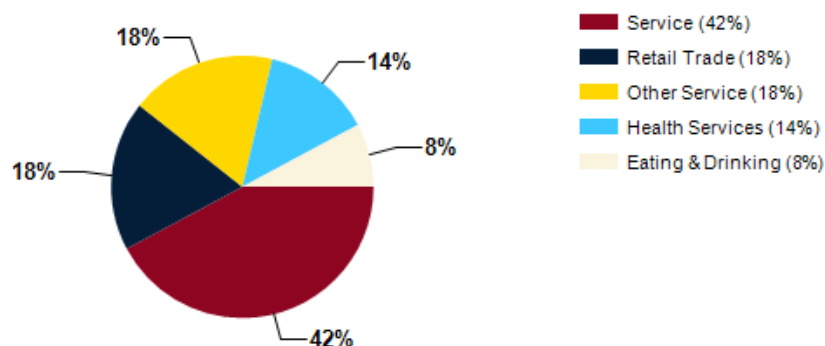
## TENANT INFORMATION

LEASE TYPE	NNN
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## Prime Transportation Access AND Safe

- Strategically located near the airport and major highways including Sam Houston Parkway (Beltway 8) and I-45, the property offers excellent connectivity for logistics, distribution, and regional operations.
- Safe & Secure Setting**  
 Situated in a well-maintained industrial community, the site benefits from a Homeowners Association (HOA) with 24/7 patrol security, providing peace of mind for businesses requiring additional safety.
- Ideal for Industrial Operations**  
 The combination of proximity to transport hubs and round-the-clock security makes this location perfectly suited for industries where safety and ease of access are critical to daily operations

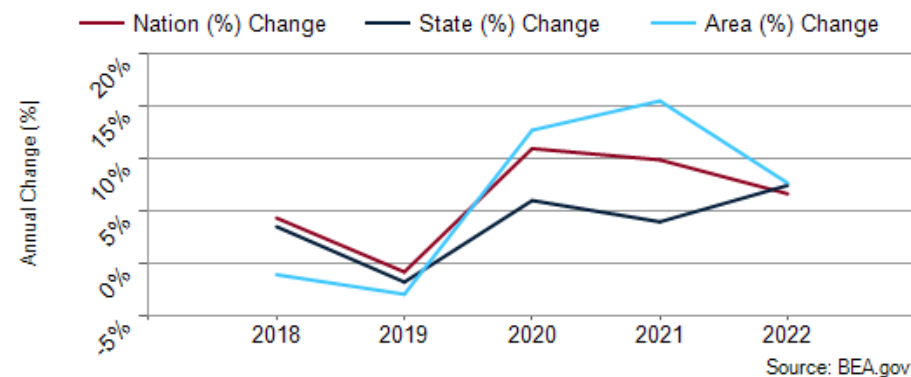
## Major Industries by Employee Count



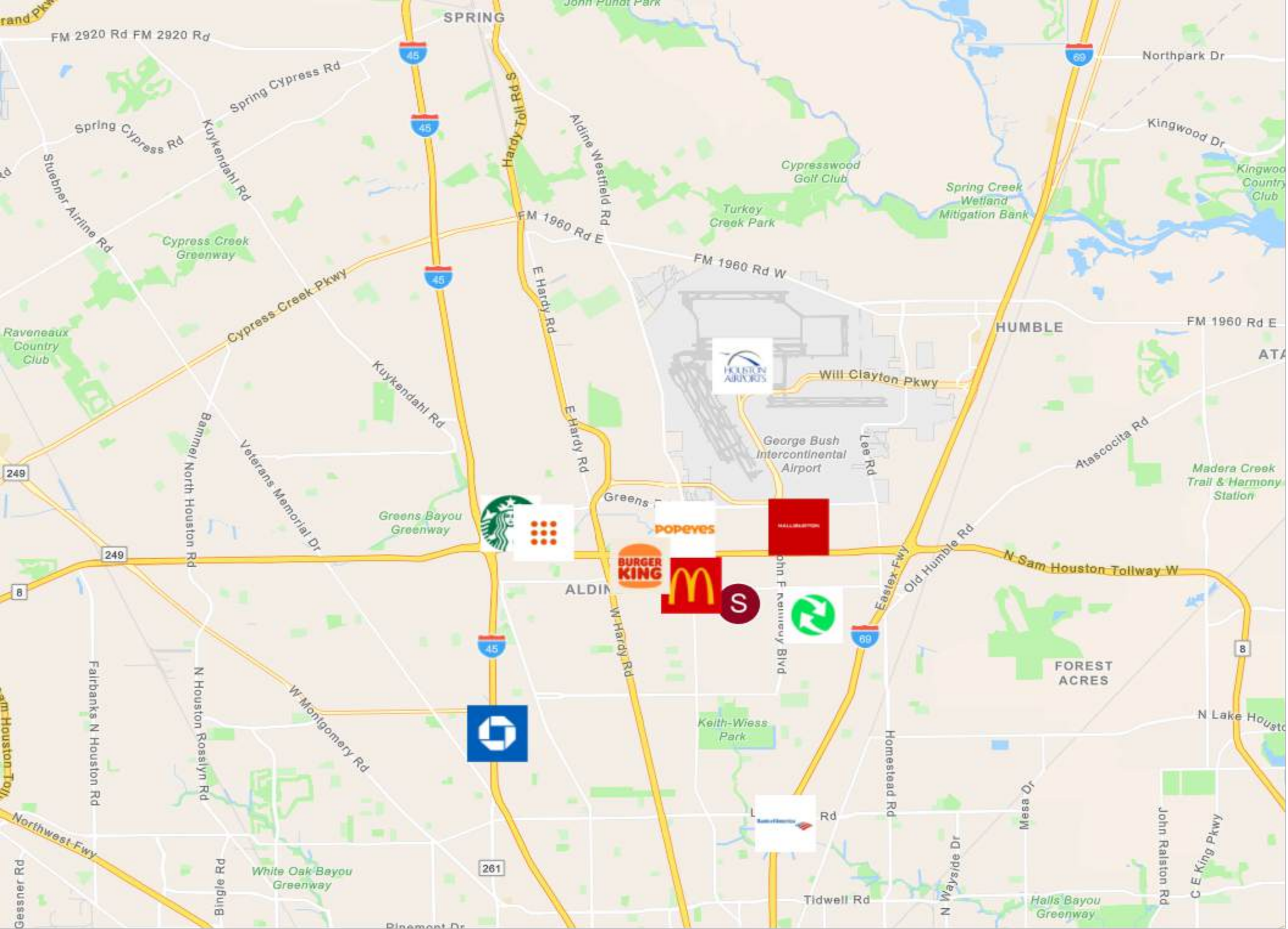
## Largest Employers

Memorial Hermann Health System	34,161
The University of Texas MD Anderson Cancer Center	20,357
United Airlines	17,000
Exxon Mobil Corporation	13,191
Houston Methodist	13,000
Shell Oil Company	13,000
Kroger Company	12,000
National Oilwell Varco	10,000

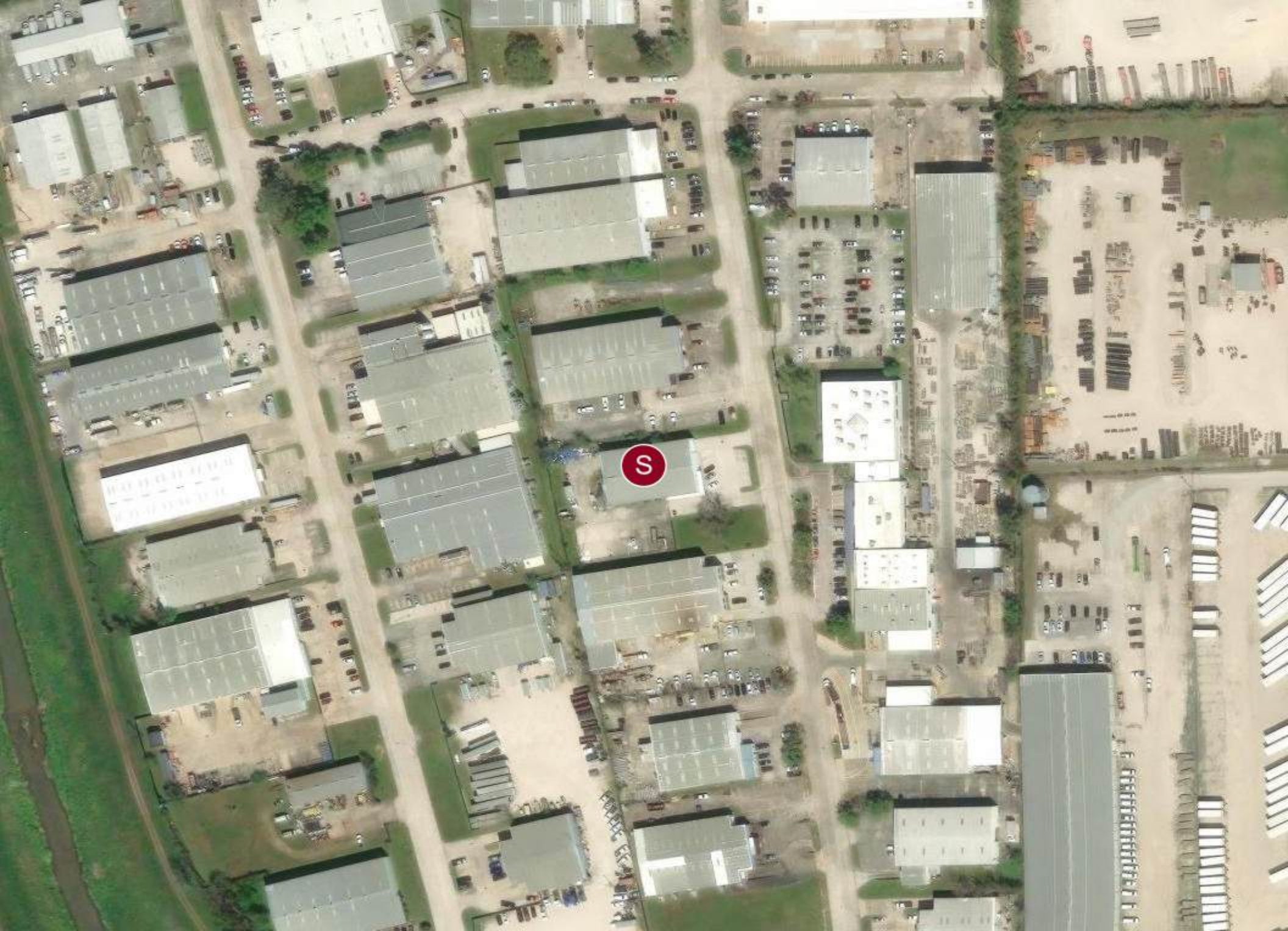
## Harris County GDP Trend













**Garage**  
124'8" x 79'10"





**Front View**



**Street View**



**Building's side**



**Building's back**

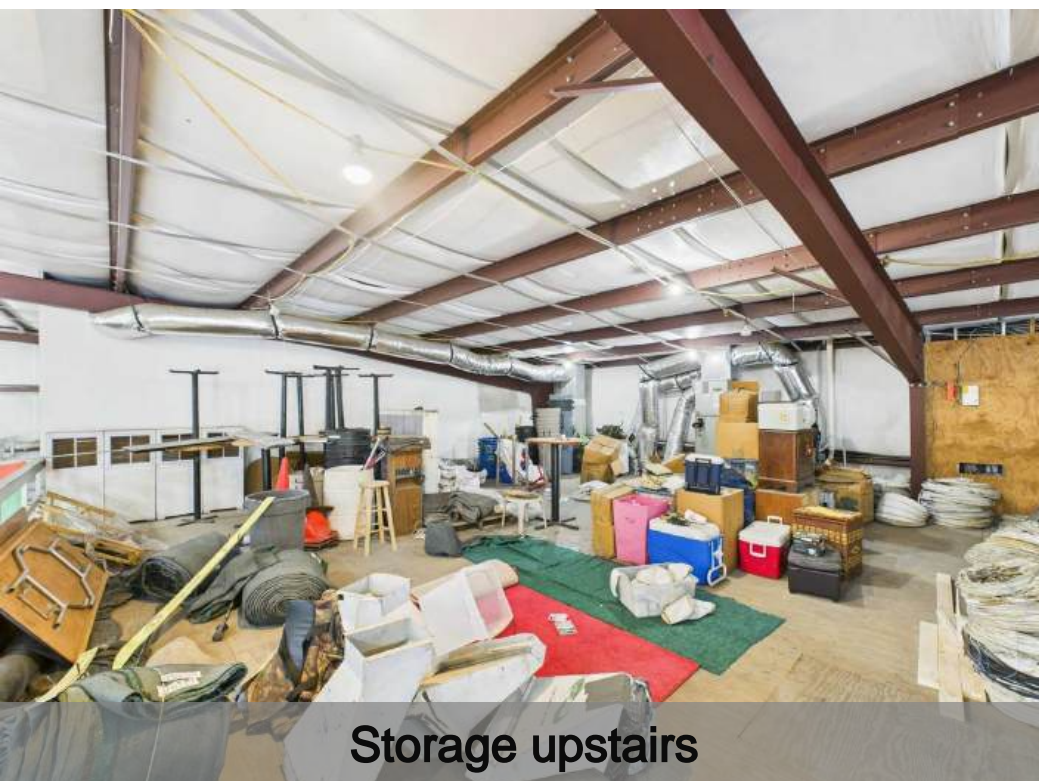




**warehouse**



**Warehouse front**



**Storage upstairs**



**Warehouse Side**

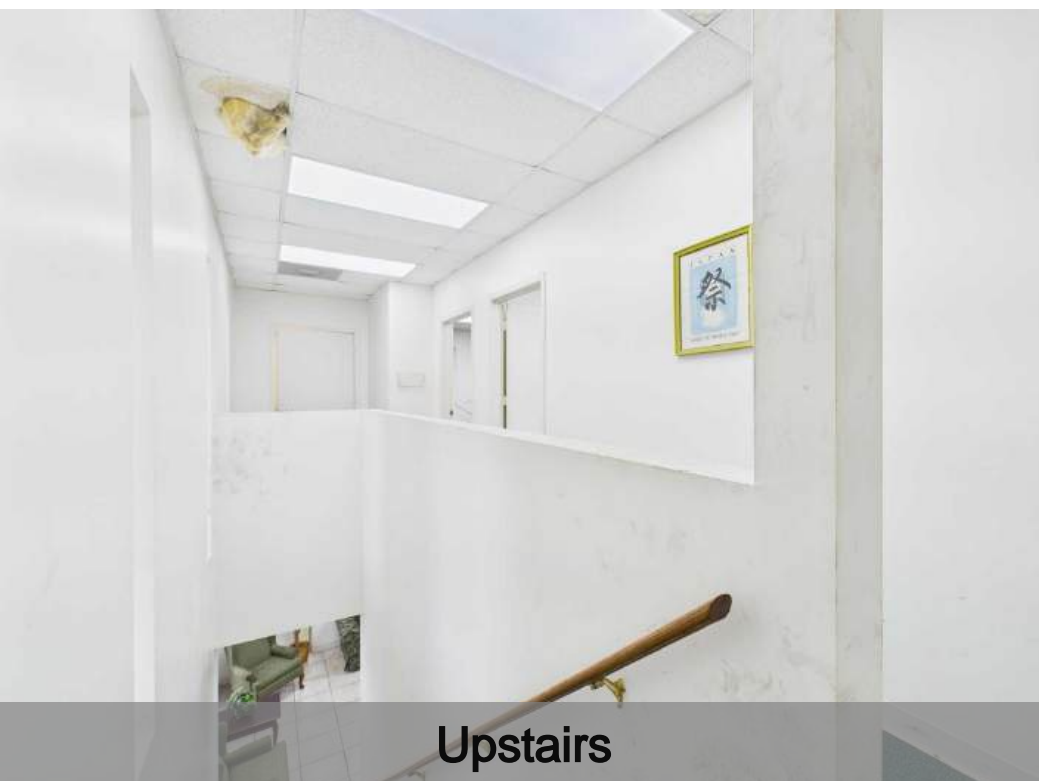




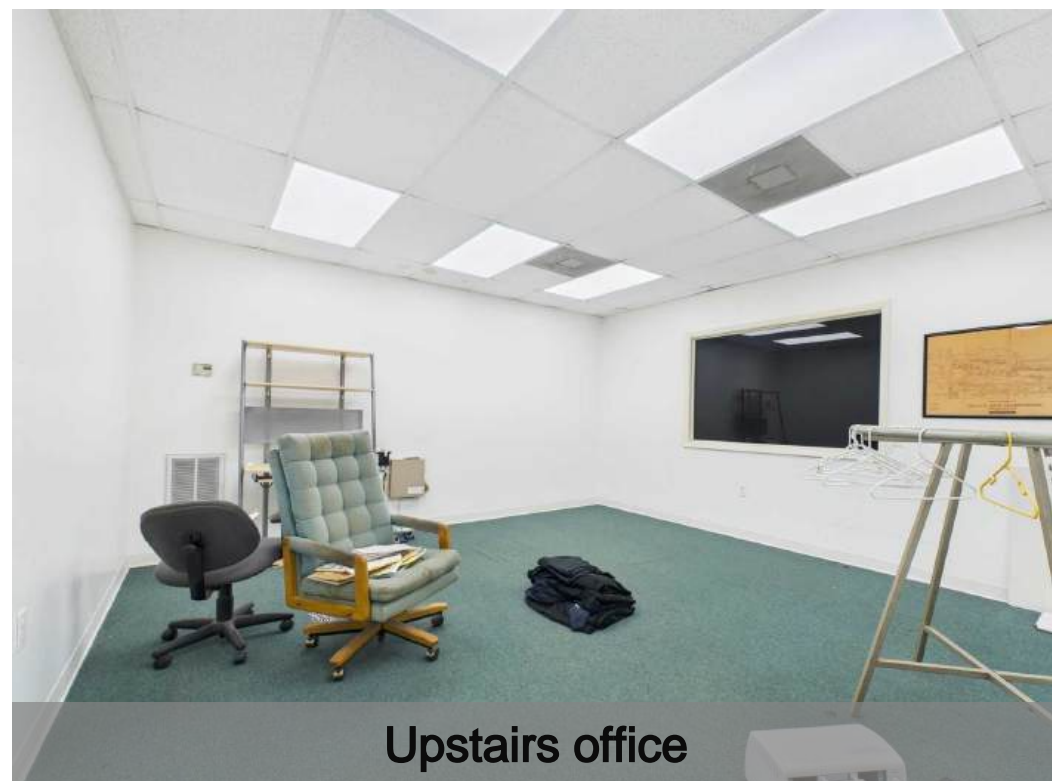
**Entrance**



**Conference room**



**Upstairs**



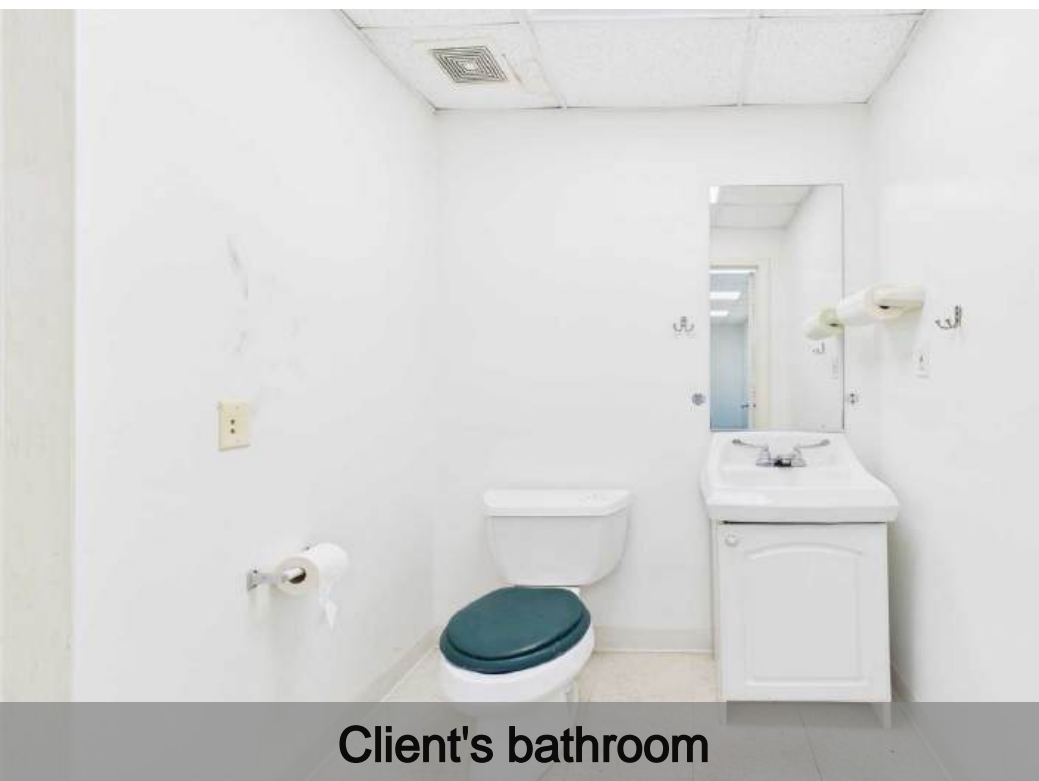
**Upstairs office**



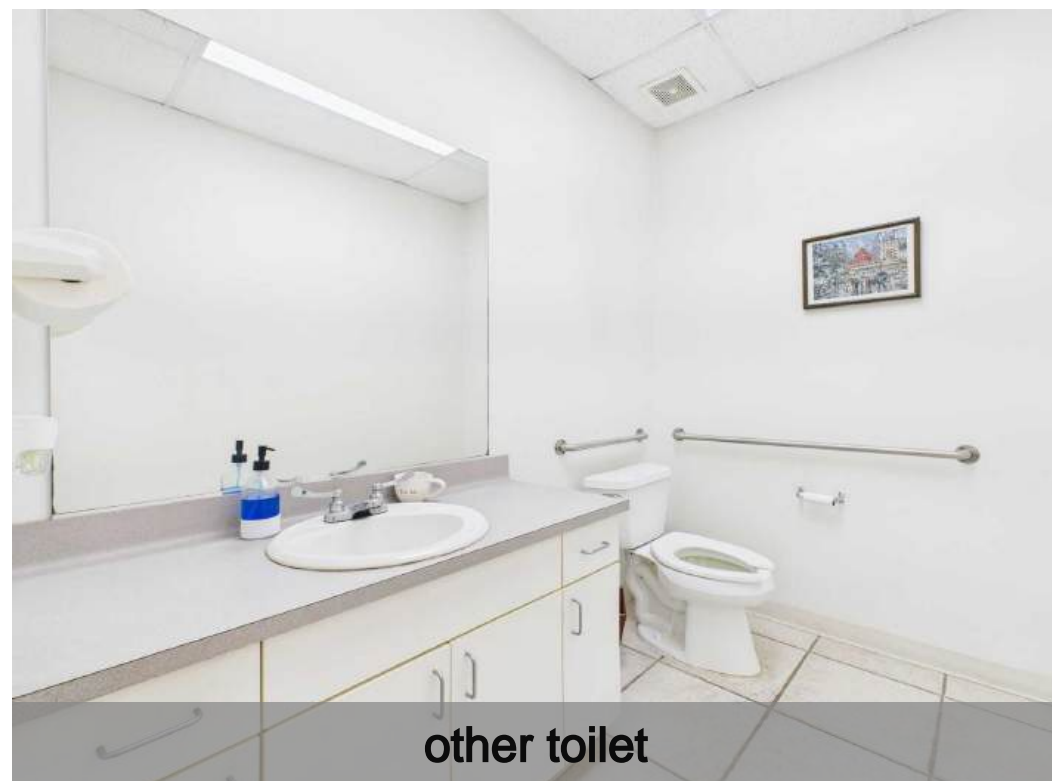
**Office manager**



**Office/storage**



**Client's bathroom**

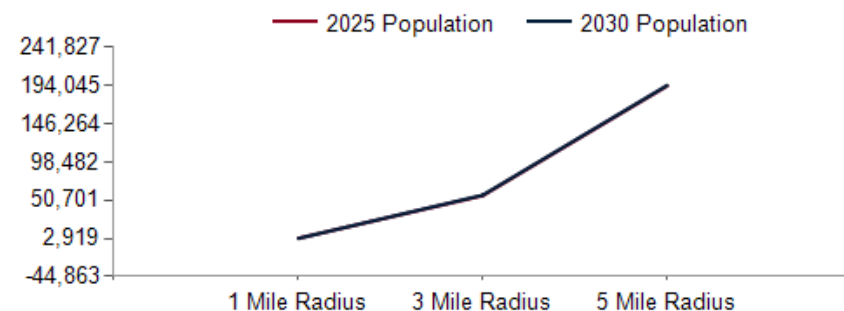


**other toilet**

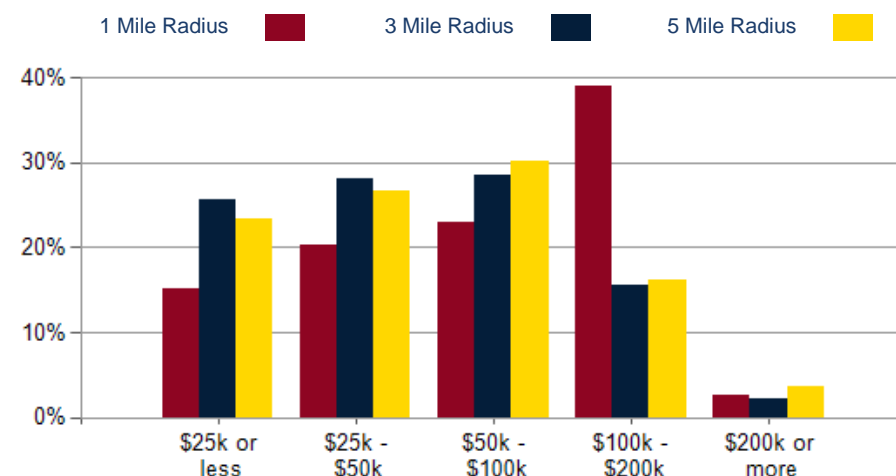


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,444	50,584	164,022
2010 Population	2,867	53,520	182,270
2025 Population	2,985	56,355	193,435
2030 Population	2,919	56,971	194,045
2025 African American	418	9,613	36,977
2025 American Indian	72	1,106	3,753
2025 Asian	34	458	2,487
2025 Hispanic	2,349	42,807	140,214
2025 Other Race	1,078	22,065	71,593
2025 White	616	10,748	37,998
2025 Multiracial	761	12,311	40,341
2025-2030: Population: Growth Rate	-2.25%	1.10%	0.30%

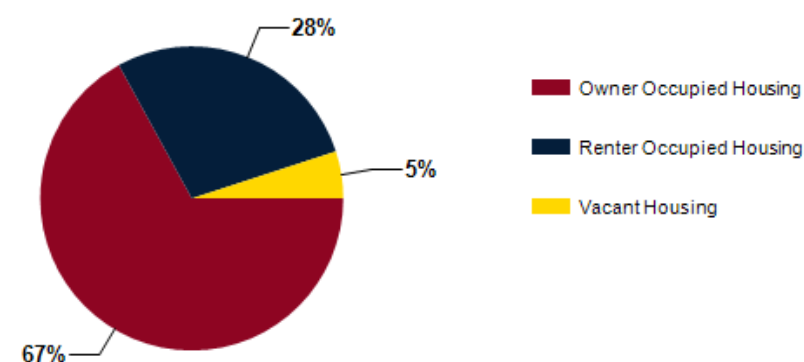
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	72	2,574	7,517
\$15,000-\$24,999	53	1,759	6,645
\$25,000-\$34,999	38	1,887	6,756
\$35,000-\$49,999	130	2,884	9,406
\$50,000-\$74,999	94	2,804	11,504
\$75,000-\$99,999	95	2,046	6,842
\$100,000-\$149,999	231	1,926	7,284
\$150,000-\$199,999	91	698	2,542
\$200,000 or greater	21	382	2,267
Median HH Income	\$80,485	\$45,366	\$50,092
Average HH Income	\$87,052	\$62,520	\$67,712



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

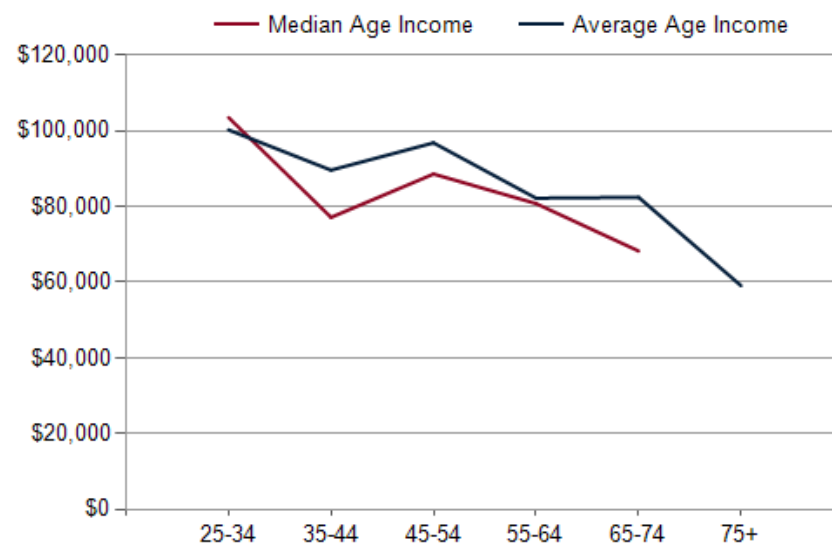
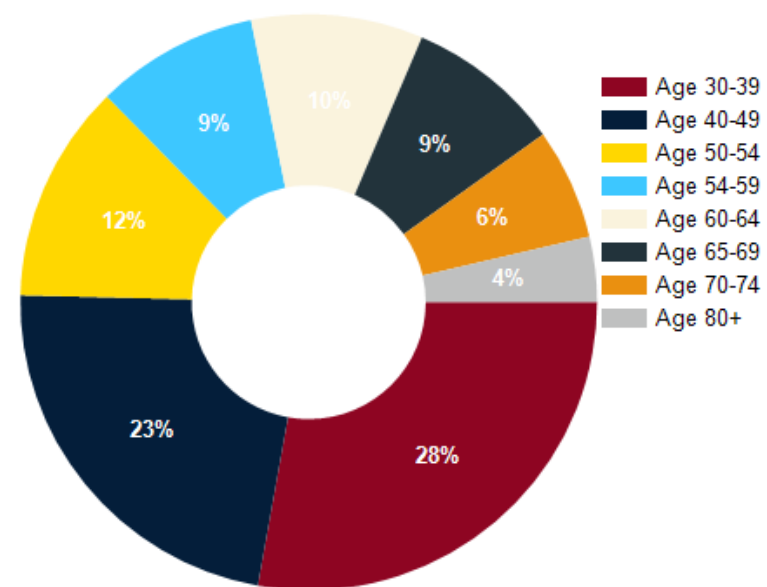


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	213	4,127	14,271
2025 Population Age 35-39	220	3,682	12,995
2025 Population Age 40-44	194	3,569	12,943
2025 Population Age 45-49	157	3,283	11,714
2025 Population Age 50-54	191	3,066	10,838
2025 Population Age 55-59	142	2,690	9,343
2025 Population Age 60-64	150	2,451	8,542
2025 Population Age 65-69	135	2,149	7,208
2025 Population Age 70-74	97	1,696	5,467
2025 Population Age 75-79	57	1,050	3,633
2025 Population Age 80-84	39	613	2,155
2025 Population Age 85+	21	416	1,453
2025 Population Age 18+	2,182	40,397	138,727
2025 Median Age	33	31	31
2030 Median Age	34	32	32

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,495	\$52,477	\$54,685
Average Household Income 25-34	\$100,239	\$66,140	\$69,062
Median Household Income 35-44	\$77,130	\$50,676	\$54,359
Average Household Income 35-44	\$89,617	\$70,296	\$75,155
Median Household Income 45-54	\$88,578	\$51,475	\$56,260
Average Household Income 45-54	\$96,811	\$66,102	\$76,309
Median Household Income 55-64	\$80,783	\$47,599	\$51,357
Average Household Income 55-64	\$82,212	\$63,225	\$68,728
Median Household Income 65-74	\$68,241	\$37,732	\$39,077
Average Household Income 65-74	\$82,442	\$52,651	\$56,985
Average Household Income 75+	\$59,074	\$49,822	\$51,486



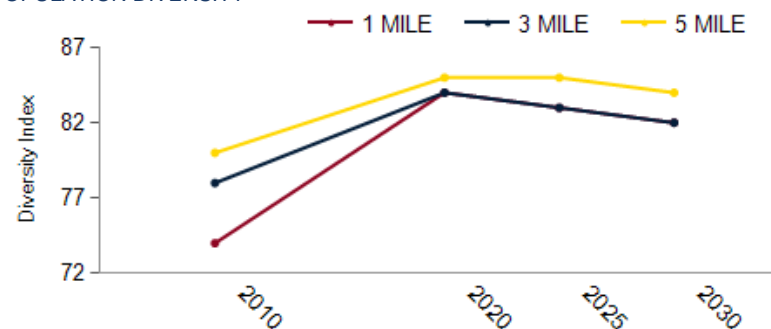
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	82	84
Diversity Index (current year)	83	83	85
Diversity Index (2020)	84	84	85
Diversity Index (2010)	74	78	80

#### POPULATION BY RACE



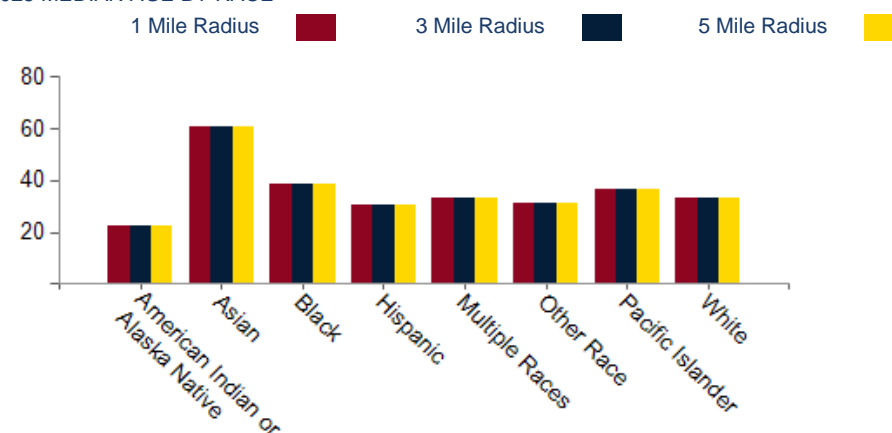
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	10%	11%
American Indian	1%	1%	1%
Asian	1%	0%	1%
Hispanic	44%	43%	42%
Multiracial	14%	12%	12%
Other Race	20%	22%	21%
White	12%	11%	11%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	23	30	30
Median Asian Age	61	45	40
Median Black Age	39	31	34
Median Hispanic Age	30	29	29
Median Multiple Races Age	33	30	31
Median Other Race Age	31	30	29
Median Pacific Islander Age	36	33	28
Median White Age	33	34	34

#### 2025 MEDIAN AGE BY RACE



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*For information call :*



**Toktam Ettehadieh**

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**Reza Shirazi**

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