

3702 KNAPP RD. PEARLAND, TX 77036

- Total Building Size: 124,040 SF
- Lot Size: 4.678 AC
- Construction: Metal
- Zoning: C
- Clear Height: 32'
- Standard Parking Spaces: 70
- Power Supply: 3 Phases 480V 2000A

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REAL ESTATE GROUP

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COMMERCIAL

INDUSTRIAL PROPERTY FOR LEASE

3702 KNAPP RD

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

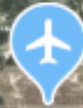
Position your operations in this versatile industrial facility in Prime Pearland-Houston, offering 6,000 to 120,040 SF of divisible space. Features include ground-level office, expansive warehouse areas with high ceilings, and an open layout on a ± 9.5 -acre site. With a container-friendly yard capable of handling up to 400 units, this property is ideal for businesses needing outdoor storage, staging, or logistics support. Located just 1 mile from Sam Houston Tollway and 15 miles from the Port of Houston, it provides excellent regional and international access for distribution, freight, or manufacturing, supported by city utilities and established industrial infrastructure.

PROPERTY HIGHLIGHTS

1. Prime location near Sam Houston Tollway and just 15 miles from the Port of Houston
2. ± 4.7 -acre yard with ample space for staging, storage, and vehicle movement
3. Functional warehouse and office layout ideal for distribution, manufacturing, or storage
4. Easy access for all vehicle types

INDUSTRIAL PROPERTY FOR LEASE

George Bush Intercontinental Airport



Downtown Houston



Manchester Terminal, LLC.

Greens Port

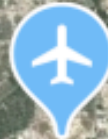
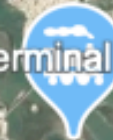


Gulfstream Marine-Care Terminal



Barbours Cut Terminal

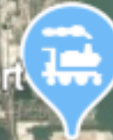
Port Richardson Steel Terminal Woodhouse



William P. Hobby Airport



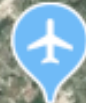
Ellington Airport



3702 Knapp Rd



Bayport Container Terminal



Pearland Regional Airport

3702 KNAPP RD

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

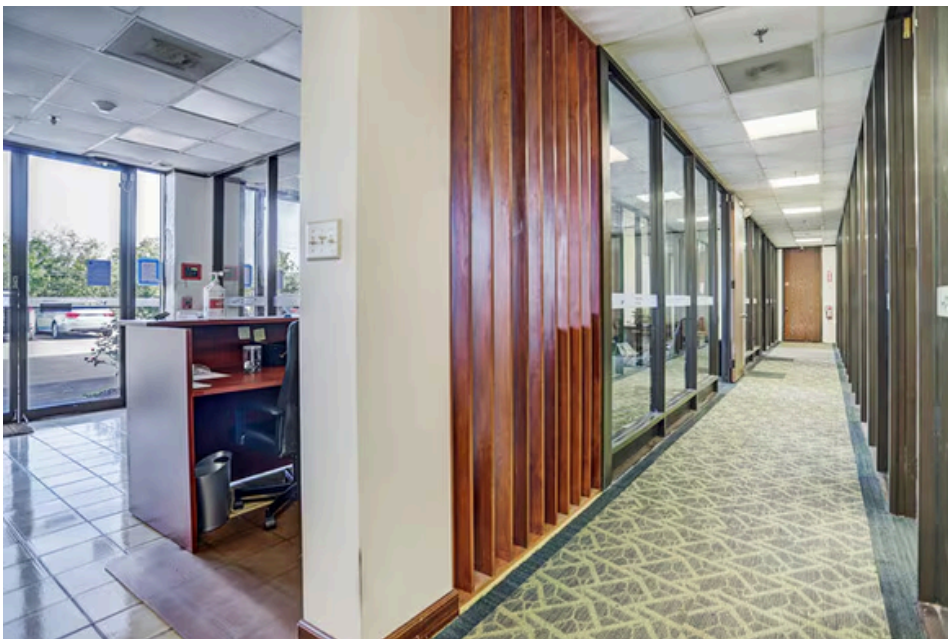
| | |
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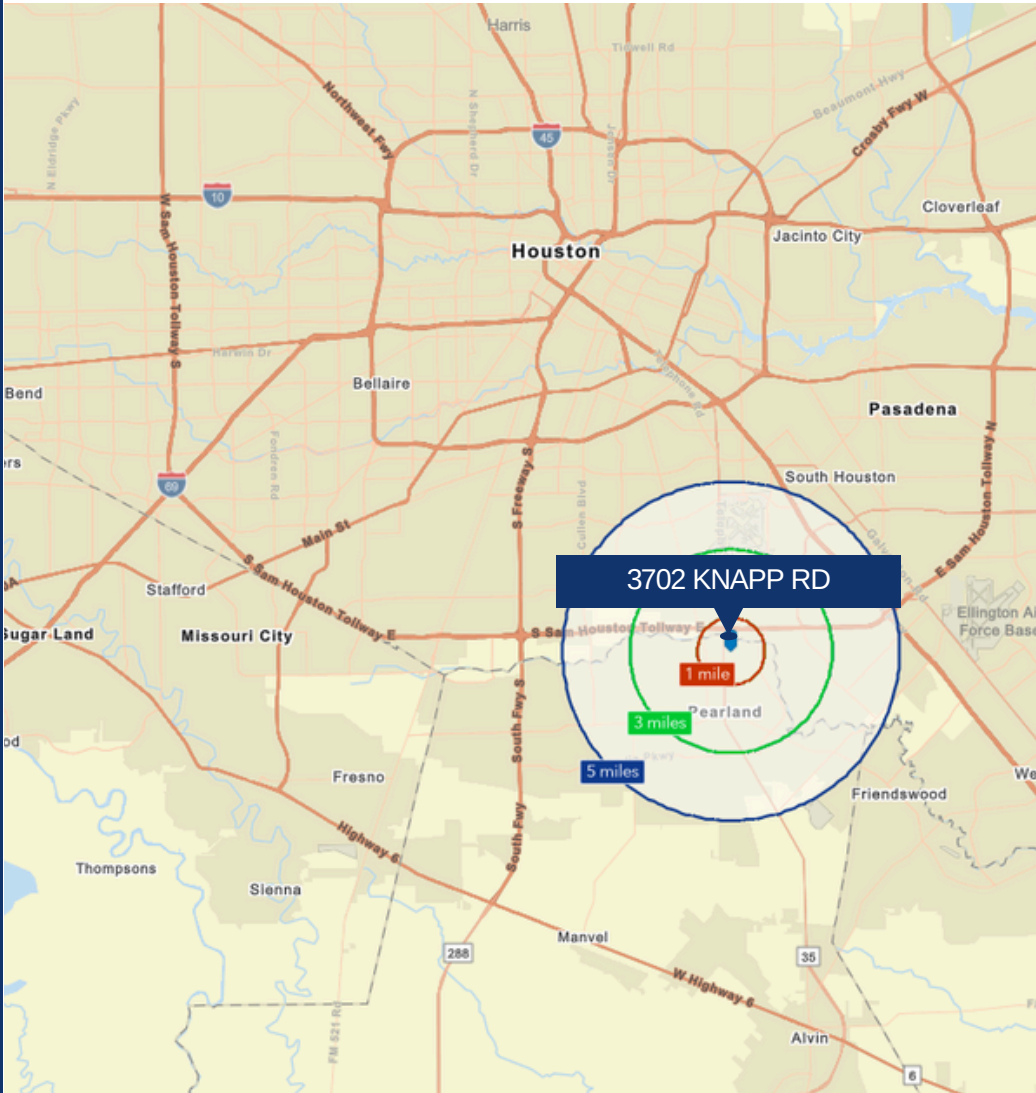


MORDEN OFFICE SPACE



3702 KNAPP RD

INDUSTRIAL PROPERTY FOR LEASE



Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|------------------|--------|--------|---------|
| Total Population | 3,962 | 74,468 | 213,698 |
| Median age | 34.8 | 35.2 | 35.1 |

HOUSEHOLDS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------|--------|--------|--------|
| Total households | 1,339 | 23,678 | 71,148 |
| Average Household Size | 2.9 | 3.1 | 2.9 |

INCOME

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|----------|
| Average HH income | \$109,867 | \$106,488 | \$95,077 |
| Median HH income | \$86,121 | \$82,578 | \$72,938 |



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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|----------------|------------------------------------|-----------------------|
| EXP COMMERCIAL | 9010212 | TX.Broker@expcommercial.com | 1-855-450-0324 |
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| Designated Broker of Firm | License No. | Email | Phone |
| Cliff Bogart | 313043 | TX.Broker@expcommercial.com | 1-855-450-0324 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Cheng Ching (Josie) Lin | 536201 | josielinteam@gmail.com | 832-618-5898 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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COMMERCIAL

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