



FOR LEASE

1113 Gulf Freeway South

- 3,000 Square Feet - 30' X 100'
- Base \$1.50
- Office HVAC
- Rear Overhead Door/Front Overhead Door is Covered Up
- One Restroom/Instant Hot Water
- All Glass Front Door
- Red Framed Building
- 20' Eve Height



TOTAL MONTHLY RENT
\$4,500.00

1113 Gulf Freeway South
League City, Texas 77573
Galveston County

Doug Byerly

PO Box 202
Seabrook, Texas 77586
832-876-2541 cell

1113 GULF FREEWAY SOUTH

LEAGUE CITY, TEXAS 77573

OFFICE INDUSTRIAL

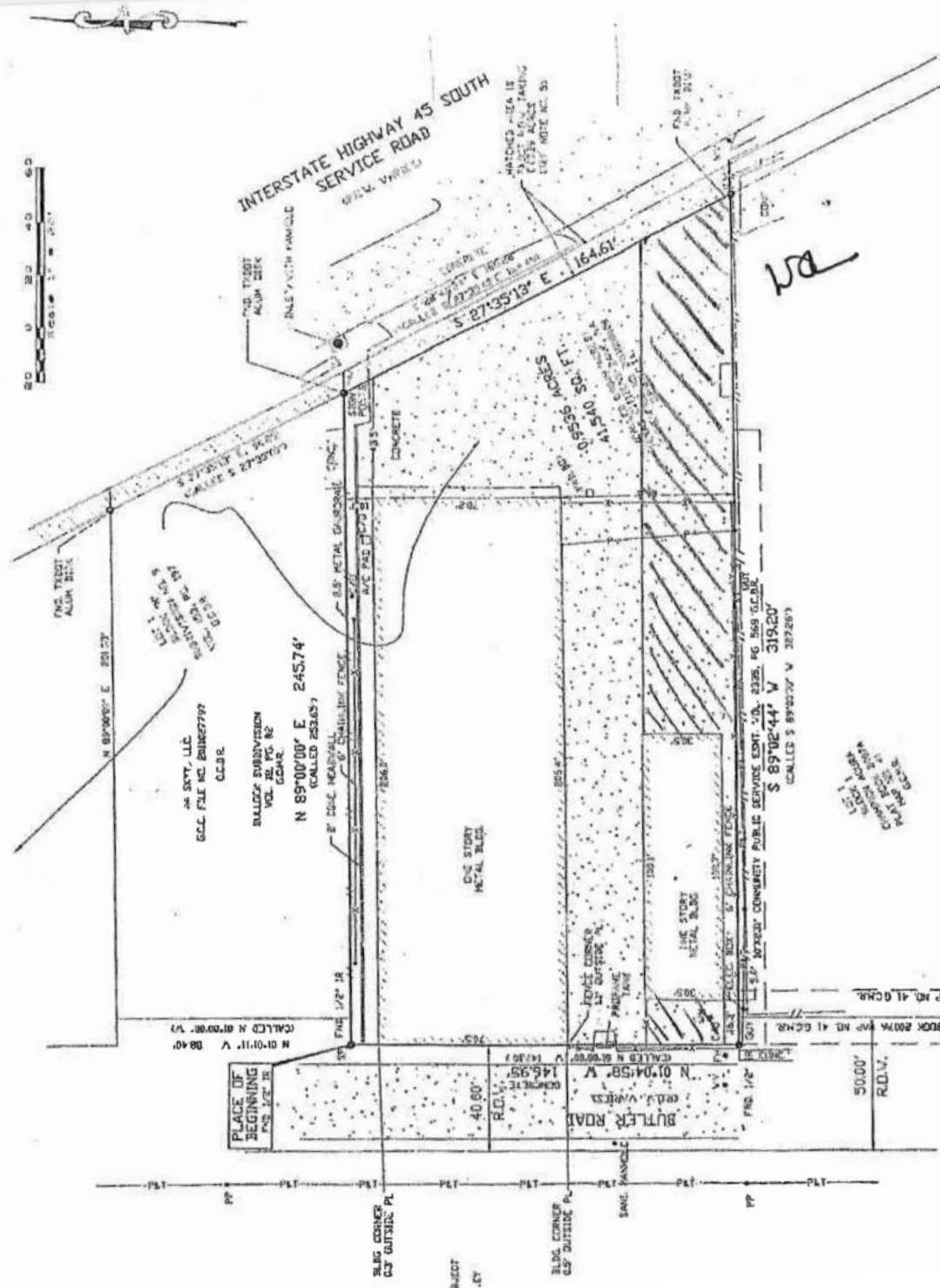
3,000 SQ. FEET

BASE \$1.50 CENTS MONTHLY \$18.00 ANNUALLY

TOTAL RENT = \$4,500.00

1113 Gulf Freeway South			
Term	12-60 months		
HVAC	Office		
Lighting	2X4 Fluorescent	LED in Warehouse	
Electrical	100 Amps		
Frontage	30'		
Tenant Paid Utilities	Trash	Water	Internet/Phone
Tenant Pays	Property Tax	Insurance	
Break Bar	No		
Restroom	One	Instant Hot Water	In Warehouse
Layout	Lobby with Open Warehouse		
Outside Doors	All Glass Front Door	Front Overhead Door is Covered Up	Rear Overhead Door
Outside Greenspace	Behind Building to Butler Street		
Previous Tenant	Tree Frogs		
Free Rent - TI Dollars	30 to 90 Days Free Rent		
Year Built	1977		
Total Building			
Total Land Parking	16 Parking		

1113 GULF FREEWAY SURVEY



SURVEY OF
 0.9536 ACRES OR 41,540 SQUARE FEET OF LAND
 OUT OF LOT 1 BLOCK "M" SUBDIVISION NO. 9
 AS RECORDED IN VOL. 183, PG. 197
 OF THE DEED RECORDS OF
 GALVESTON COUNTY, TEXAS
 LOCATED IN THE STEPHEN F. AUSTIN LEAGUE
 ABSTRACT NO. 3
 GALVESTON COUNTY, TEXAS

Land Surveying, Inc.
 1420 Cove
 Deer Park, TX 77531
 Phone: (281) 933-0824
 Fax: (281) 933-1292

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11/2/2015

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 coincidental 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.

Noble House Real Estate	0436423	doug@noblehourealestate.com	(832)876-2541
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Designated Broker of Firm	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Douglas Byerly	0436423	doug@noblehourealestate.com	(832)876-2541
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
IABS 1-0 Date