

FOR LEASE

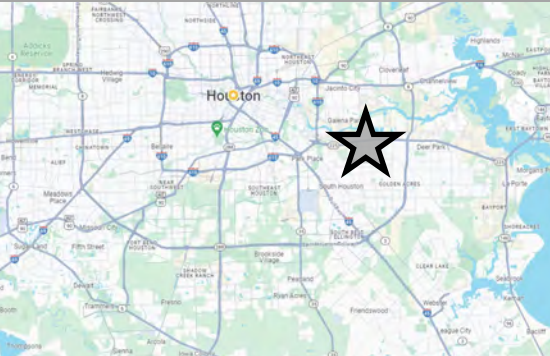
JOEL G HILL COMMERCIAL



LEVERAGE FOR YOUR TIME, EXPERTISE FOR YOUR PEACE OF MIND™

10234 LUCORE AVENUE | FENCED YARD AND OFFICE WAREHOUSE BUILDING IN EAST HOUSTON, TEXAS

MAP LOCATION



PROPERTY FEATURES

- +/- 5,492 Building SF
- +/- 3.16 Acres
- Fully Fenced Yard
- Close to Houston Ship Channel
- Industrial Area
- Stabilized Yard
- Visibility from Hwy 225
- Tenant Improvement Allowance Available
- Great Access to 610 Loop and Highway 225

Rate: \$15,000/ Month NNN

JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

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COMMERCIAL
Real Estate



REALTOR

PRESENTED BY:

COLE BEDFORD

SENIOR ASSOCIATE

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(713) 540-5457

DISCLAIMER: THE ENCLOSED INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT JOEL G HILL COMMERCIAL HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. JOEL G HILL COMMERCIAL MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE OR RENTAL, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

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PROPERTY HIGHLIGHTS

Great Industrial Eastside Location

The 10234 Lucore property is a Fully Fenced yard and office/warehouse, strategically located close to 610 Loop, Highway 3, The Houston Ship Channel and Highway 225 within minutes distance of Bayport and Barbour's Cut Terminals,

Houston, Texas is one of the best places for jobs in the United States with places like The Texas Medical Center, Port of Houston & Houston Ship Channel and also one of the largest Petrochemical complexes in the world.

10234 Lucore is an excellent property providing for a well-located highly visible industrial site in the Southeast Houston submarket.



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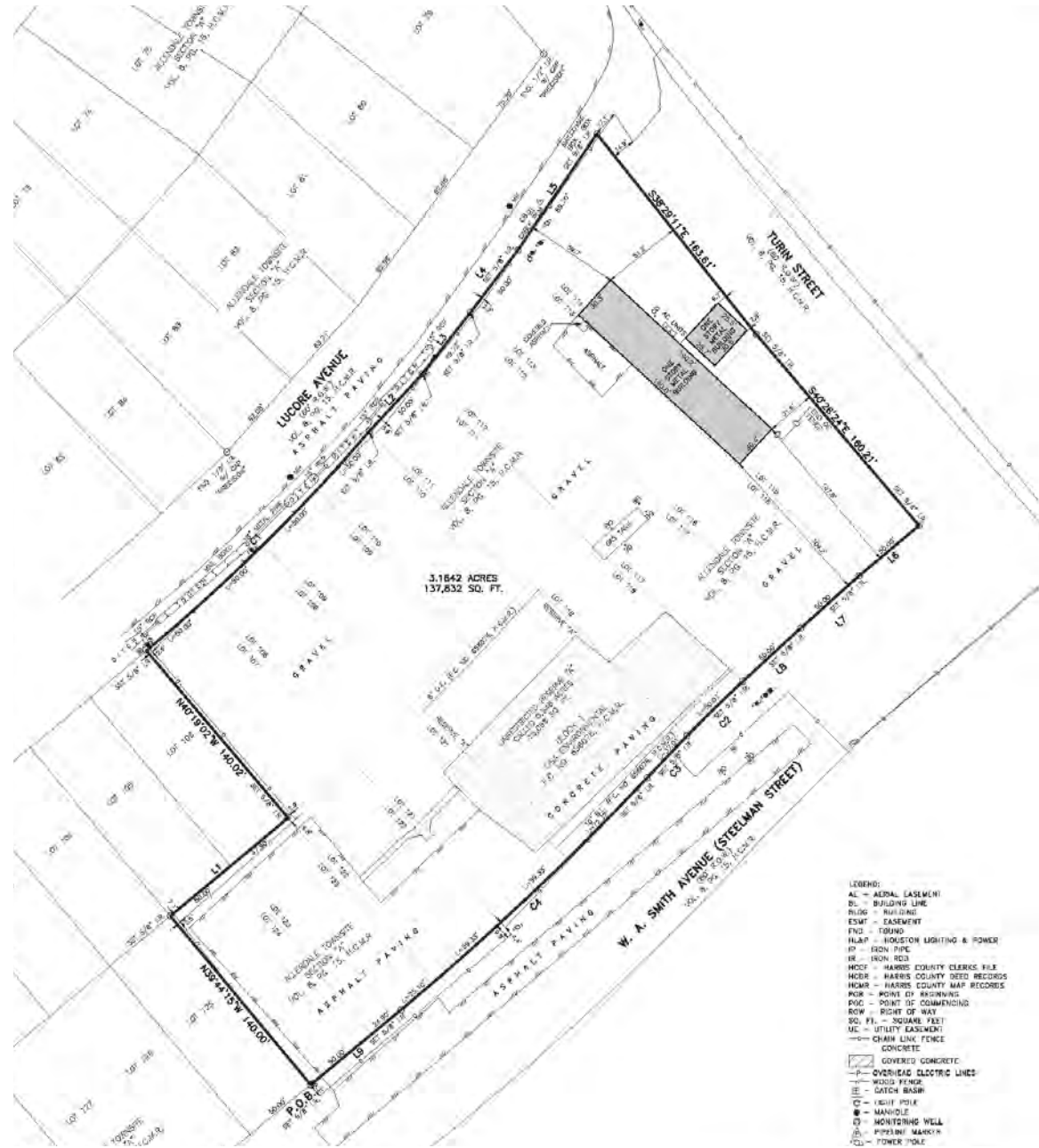


PROPERTY PROFILE

LOCATION	Lucore Ave near Highway 225, Allen-Genoa Rd and Highway 3
BUILDING SIZE	+/- 5,492 SF
YARD SIZE	+/- 3.16 Acres
STABILIZATION	Yes
LOADING	Grade Level
ENTRY ACCESS	Fully Fenced
RAIL	No
FEATURES AND AMENITIES	Great access to 3 major roads with visibility from Highway 225. Stabilization in place with a fully fenced site.

LEASE ECONOMICS & AVAILABILITIES

AVAILABILITY FROM	+/- 5,492 on +/- 3.16 Acres
TERM	3-5 Years
OCCUPANCY	Move in Ready
RENTAL RATE	\$15,000 /Month /NNN
TI ALLOWANCE	Negotiable



- LEGEND:
- AL - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLOG - BUILDING
 - ESMT - EASEMENT
 - ESMT - EASEMENT
 - FLND - FLOOD
 - HLAP - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - HCCF - HARRIS COUNTY CLERK'S FILE
 - HCCR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - PKR - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - CLF - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - CB - CATCH BASIN
 - CP - CURB POLE
 - M - MANHOLE
 - OW - MONITORING WELL
 - PP - PIPING MARKER
 - TP - TOWER POLE

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HOUSTON, TEXAS



Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. Our economy is strong, our cultures are many, and our quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.5 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

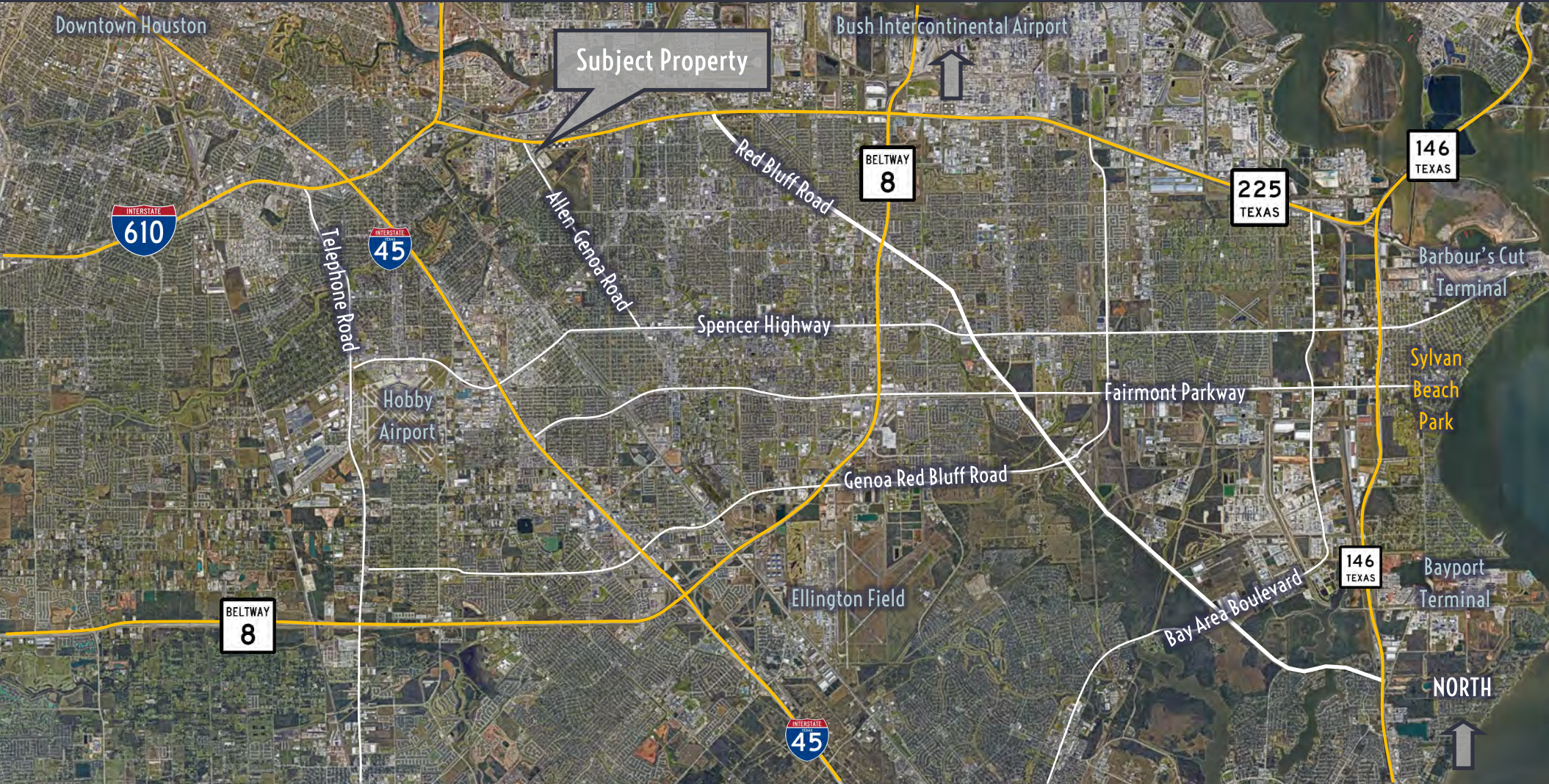
In addition to our diversity as a community, Houston offers a well-developed suite of key global industries – including energy, life science, manufacturing, logistics and aerospace. As these industries digitize, Houston is a hotbed of rapid technological development thanks to our access to customers and expertise.

A thriving international city, Houston's ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the globe. With one of the largest ports in the country and two international airports, Houston connects companies to the world.

Source: The Greater Houston Partnership website



10234 LUCORE AVENUE | FENCED YARD AND OFFICE WAREHOUSE BUILDING IN EAST HOUSTON, TEXAS



Employee-friendly commuting and easily accessible to Highway 225 and 610 Loop

Approximately 10-15-minutes to the Houston CBD

10-minute commute to Hobby Airport and 25-minutes to George Bush Intercontinental Airport

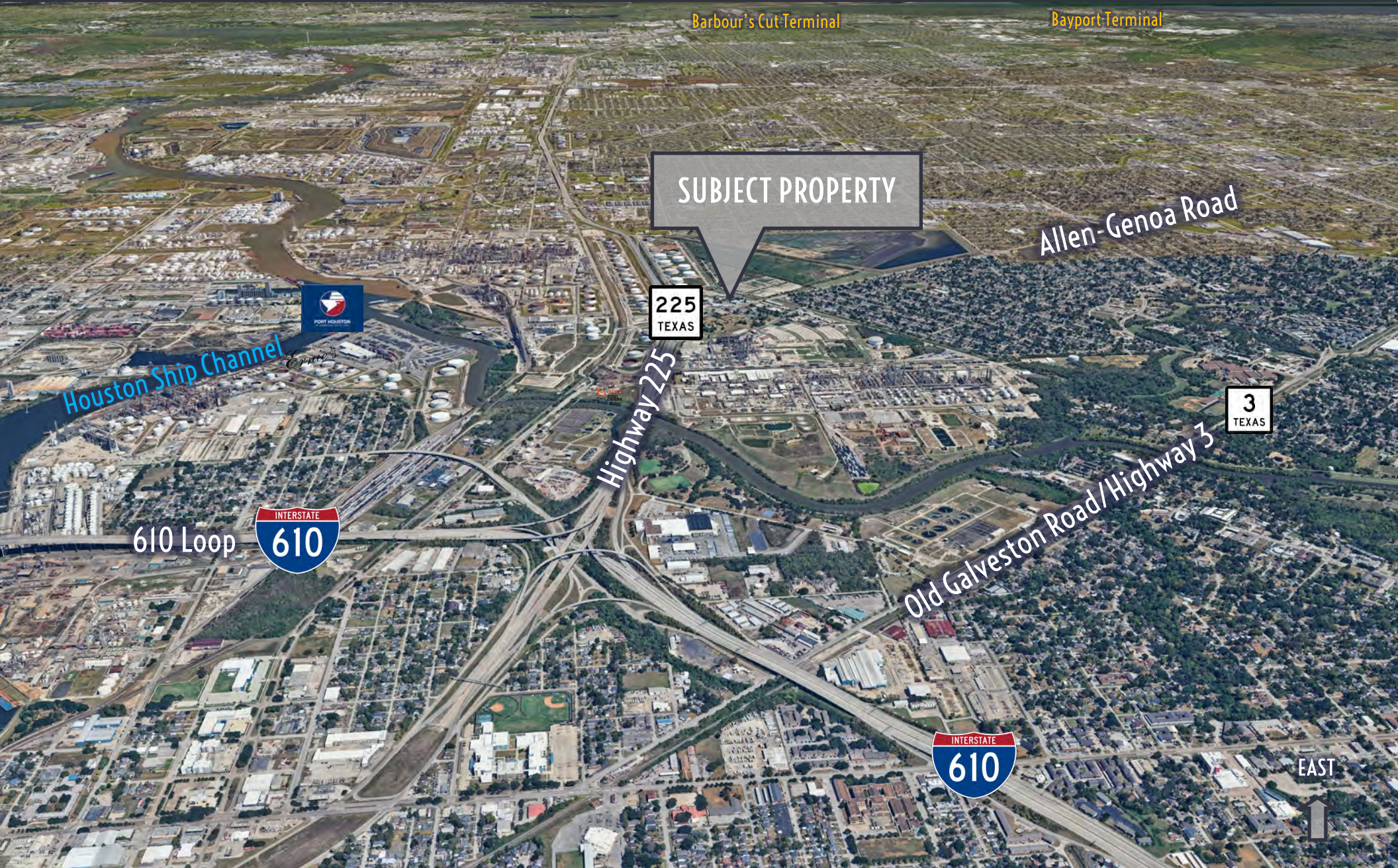
Close to the Port of Houston, Houston Ship Channel, Barbour's Cut and Bayport Terminals

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POINTS OF INTEREST



SUBJECT PROPERTY

225
TEXAS

3
TEXAS

INTERSTATE
610

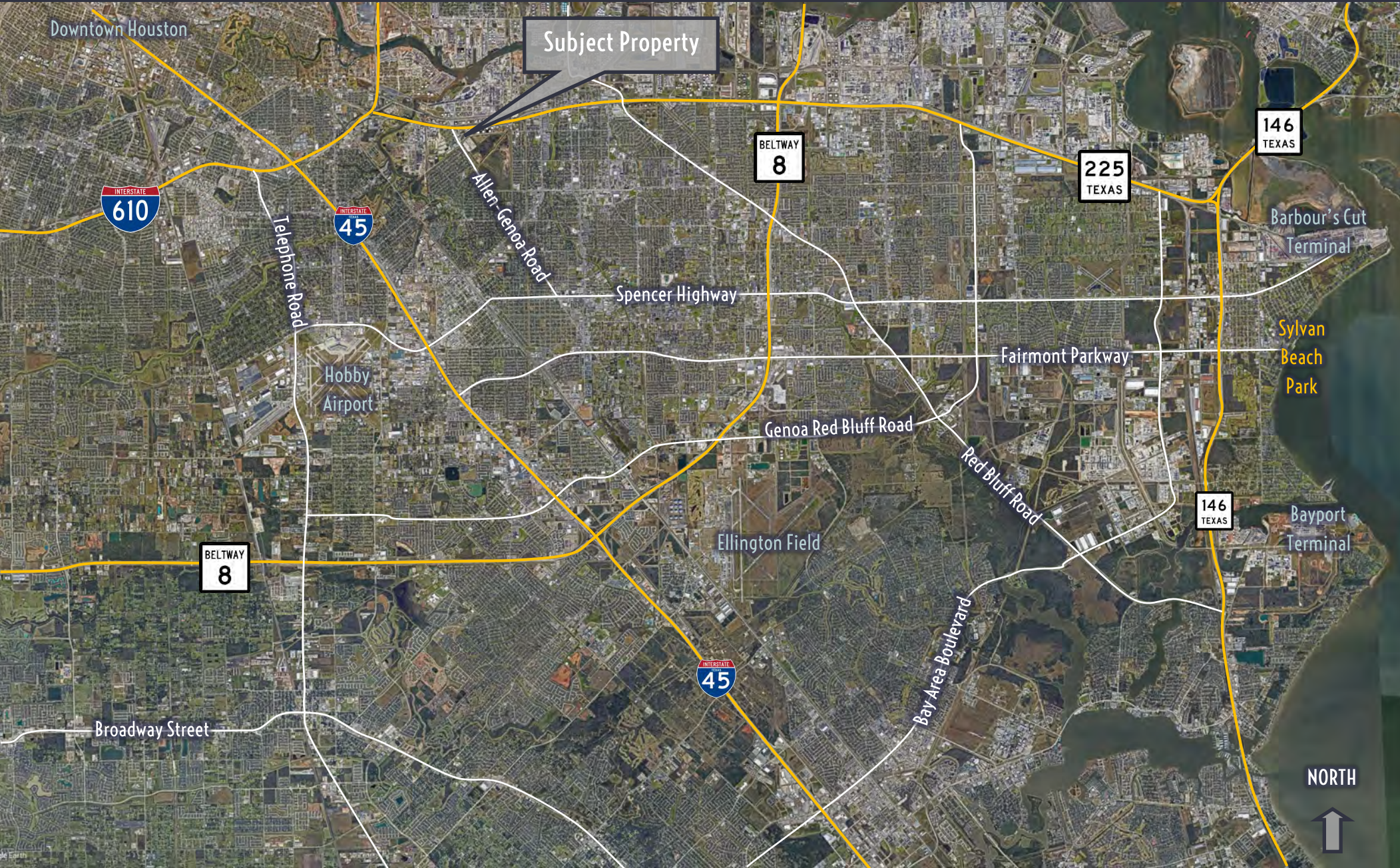
INTERSTATE
610

EAST

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Subject Property

146 TEXAS

225 TEXAS

BELTWAY 8

INTERSTATE 610

INTERSTATE 45

BELTWAY 8

INTERSTATE 45

146 TEXAS

NORTH



INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11-2-2015

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:
 - 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.

Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Designated Broker of Firm	License No.	Email	Phone
Joel Gary Hill	555773	joel@joelghill.com	832.444.3566
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Cole Bedford	725006	cole@joelghill.com	713.540.5457
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

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