Property Details

(1) 7,534 SF Warehouse Available For Sale Or Lease

Currently Has ~750 SF Of Office In Process – Can Be Adjusted

Building Comes With The Option For A ~37,000 SF Concrete Truck Court / Storage Area (See Page 3)

Truck Court / Storage Area Can Be Fenced & Gated

Option For Private Truck Entrance / Exit

Completely Outside Of All Flood Zones

Eave Height: 18 ft - Clear Height: 30 ft

Door Size: (1) 14X10 Per Building – Can Add More

Power: 3 Phase / 480 Volt / 400 AMP

Contact Broker For Pricing

Well lit warehouse complete with 3 phase / 480 Volt / 400 AMP power, 30' clear height, 18' eave height, 14 x 10 roll up door, with bathroom, shop sink, & water fountain.

LEASED ~9,600 SF AVAILABLE **LEASED** **LEASED**

#117 **#121**

(1) 7,534 SF Warehouse With A ~37,000 SF Truck Court / Yard Shown In Blue & (1) ~7,543 SF Warehouse With A ~7,700 SF Truck Court / Yard Shown In Red
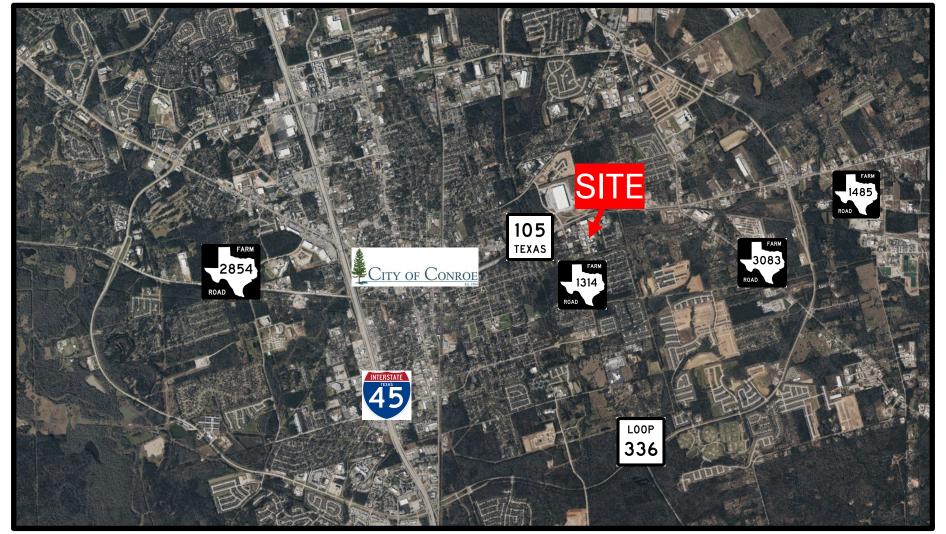
Open business park design with ample room for outside storage and/or an expanded truck court.

Desirably located East of Downtown Conroe, just off the intersection of FM 1314 & HWY 105. Very easy access to I-45 and The Woodlands / Houston.

Future tenant ready office build-out complete with (2) offices, kitchenette, & restroom. Fully air conditioned with ample room for reception area.

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 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.

Black Label Commercial Group	501129		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Casey Butaud	461484		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
W. Hunter Spielman	743547	hspielman@blacklabelcommercial.com	817-233-6663
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

TXR-2501

IABS 1-0 Date

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