

# 21110 NORTH SUMMITRY CIRCLE

Katy, TX 77449



## EXECUTIVE SUMMARY



### PROPERTY HIGHLIGHTS

- For Sale or Lease
- 20,000 sf 2 story Class A Warehouse - Tiltwall Construction
- Fully Built Out with ESFR Fire Suppression System
- 3,000 sf Office with Conference Room and Kitchen
- Freestanding on 1.23 Acres and Outside Storage
- Two (2) overhead grade level doors
- Two (2) dock high doors
- 24' Eave Height
- 6" reinforced slab
- 22 parking spaces
- 3phase 480 power
- T-5 Lighting in the warehouse

### PROPERTY OVERVIEW

Close to Interstate 10 and The Grand Parkway (99) just north of Park Row.

Located in a brand new development only 1/8th of a mile to interstate 10 and less than 2 miles to The Grand Parkway.



For More Information Please Contact:

**Kyle Fischer**  
713.332.8215

kylef@belvoir.net

**Sean Harman**  
713.332.8213

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15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, L.L.C. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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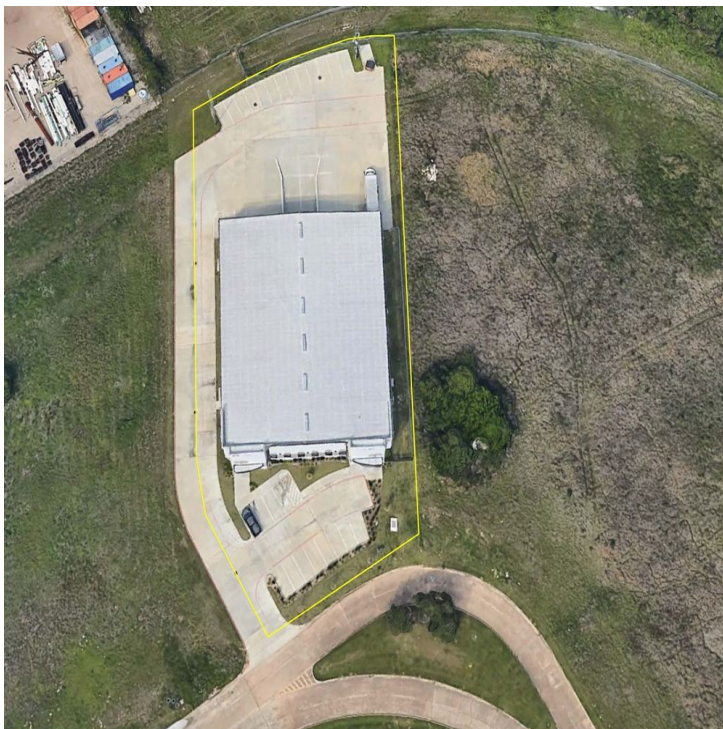
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# BELVOIR

REAL ESTATE GROUP, LLC

## ADDITIONAL PHOTOS



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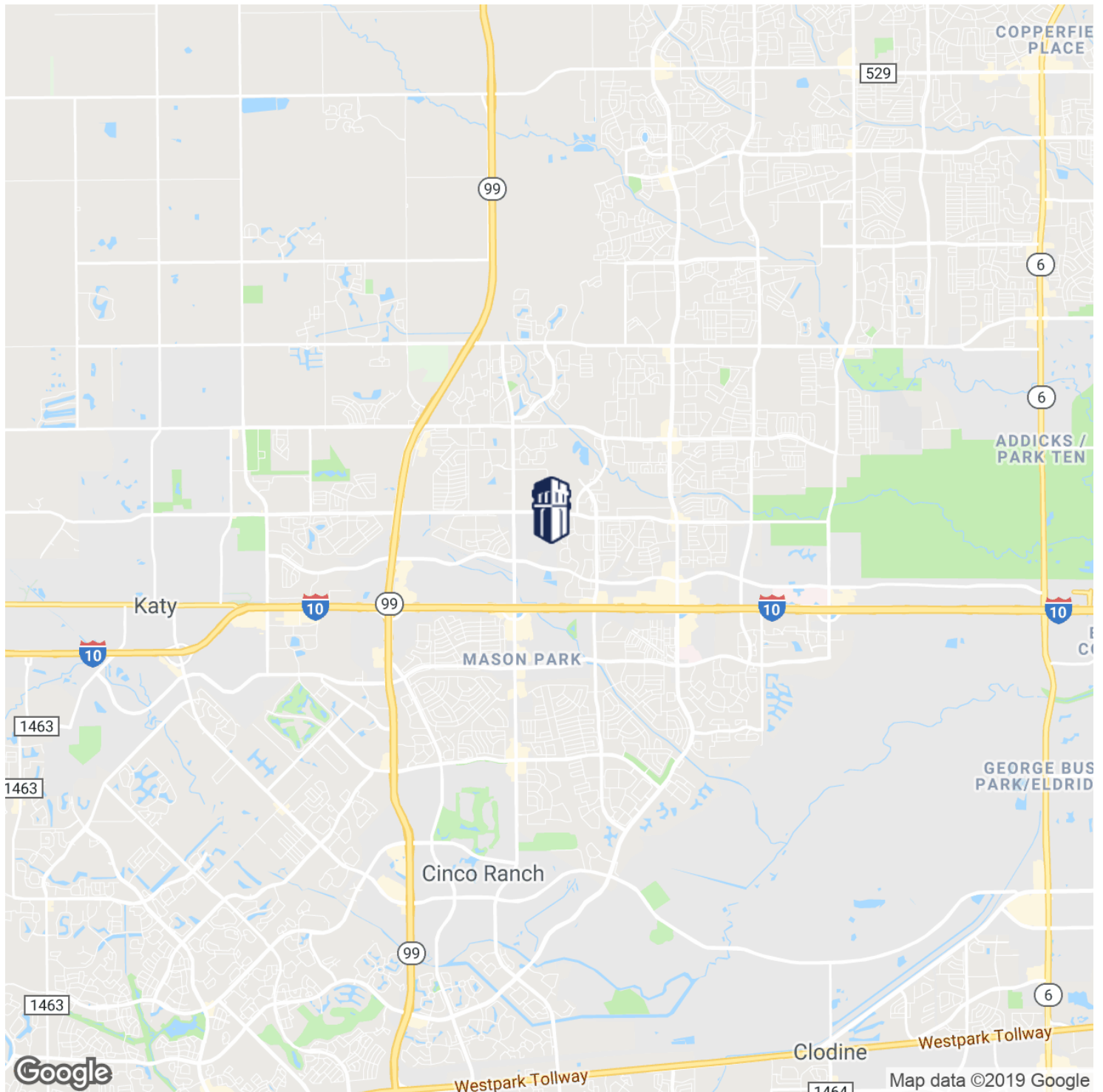
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### LOCATION MAPS



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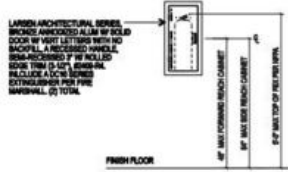
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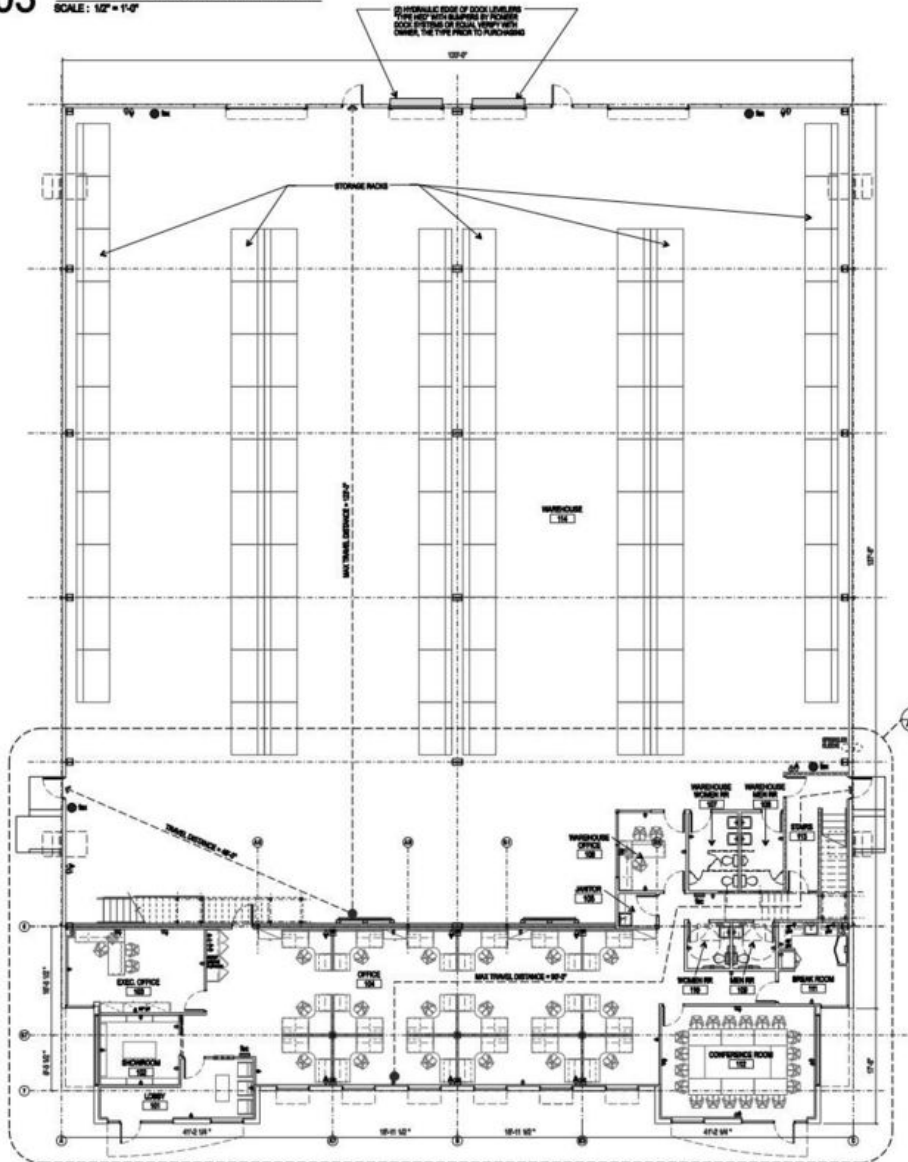
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## FLOOR PLANS



- DOOR SCHEDULE NUMBER - SEE  
OPENING SCHEDULE SHEET
- WINDOW TYPE SYMBOL - SEE  
WINDOW TYPE SCHEDULE
- DUPLICATE POWER OUTLET (IF APP. U.S.G.)
- SP1 DUPLICATE POWER OUTLET (IF APP. U.S.G.)
- VOICE & DATA OUTLET (IF APP. U.S.G.)
- TOILET ACCESSORY SYMBOL - SEE SCHEDULE SHEET
- PLUMBING FIXTURE SYMBOL - SEE PLUMBING SCHEDULE SHEET
- FIRE EXTINGUISHER / CABINET - SYMBOL FOR SPEC
- FIRE EXTINGUISHER ON WALL BRACKET - SEE SHEET FOR SPEC
- INTERIOR ELEVATION MARK - SEE SHEET #1101

**03 FIRE EXTINGUISHER CABINET**  
SCALE: 1/2" = 1'-0"



### ISSUES AND REVISIONS

DATE	DESCRIPTION



PROJECT NAME:  
 BIOLANET CORPORATION  
 FIRST TIME TENANT  
 IMPROVEMENT PROJECT  
 PROJECT ADDRESS:  
 21110 NORTH SUMMITRY CIRCLE  
 KATY, TEXAS 77449  
 SHEET NUMBER: 1530008MA

SHEET:  
 ARCHITECTURAL  
 OVERALL GROUND FLOOR PLAN  
 & MEZZANINE PLAN  
**A311**

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### 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:
  - 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 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.

<u>Belvoir Real Estate Group, LLC</u>	<u>9001128</u>	<u>info@belvoir.net</u>	<u>(713)332-8202</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713)332-8220</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matthew Goldsby</u>	<u>601116</u>	<u>matthewg@belvoir.net</u>	<u>(713)332-8220</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Kyle Fischer</u>	<u>685165</u>	<u>kylef@belvoir.net</u>	<u>(713)322-8215</u>
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)

Belvoir Real Estate Group, LLC, 15835 Park Ten Place, Suite 150 Houston, TX 77064  
Matthew Goldsby

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IABS 1-0 Date  
IABS - Kyle Fisher