

For Sale

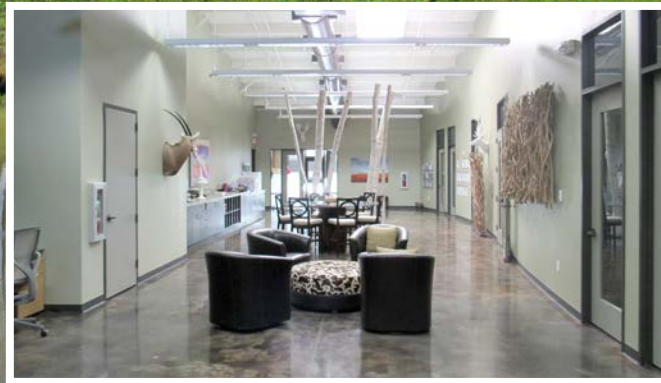
Excellent Industrial Office Warehouse with Expansion Opportunity on ±11.66 Acres



Accelerating success.

610/S. Loop - Hwy 288 Area

2990 Holmes Rd | Houston, Texas 77051



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Features & Amenities

Excellent Industrial Office Warehouse with Expansion Opportunity on ±11.66 Acres



- **Address:** 2990 Holmes Rd, Houston, TX
- **Total Building Area:** 21,204 SF Office
5,084 SF Warehouse
- **Land Area:** 11.66 Acres
- **Immediate Occupancy upon closing**
- **Year Built:** 2009
- **Tenancy Type:** Office/Industrial
- **Submarket:** South Hwy 35

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Situated at 2990 Holmes Rd in Houston, Texas, this expansive property offers a versatile combination of office and warehouse space, making it ideal for a range of business operations. With a total building area of 21,204 square feet for office use and an additional 5,084 square feet designated for warehouse facilities, the property provides ample room to accommodate various operational needs. Spanning across 11.66 acres of land, the site offers plenty of space for potential expansion or outdoor storage requirements. Currently vacant, this property presents a blank canvas for businesses seeking a strategic location in the South Hwy 35 submarket. Constructed in 2009, the property boasts modern facilities and infrastructure, catering to both office and industrial tenancies.

Sales Price: \$8,400,000

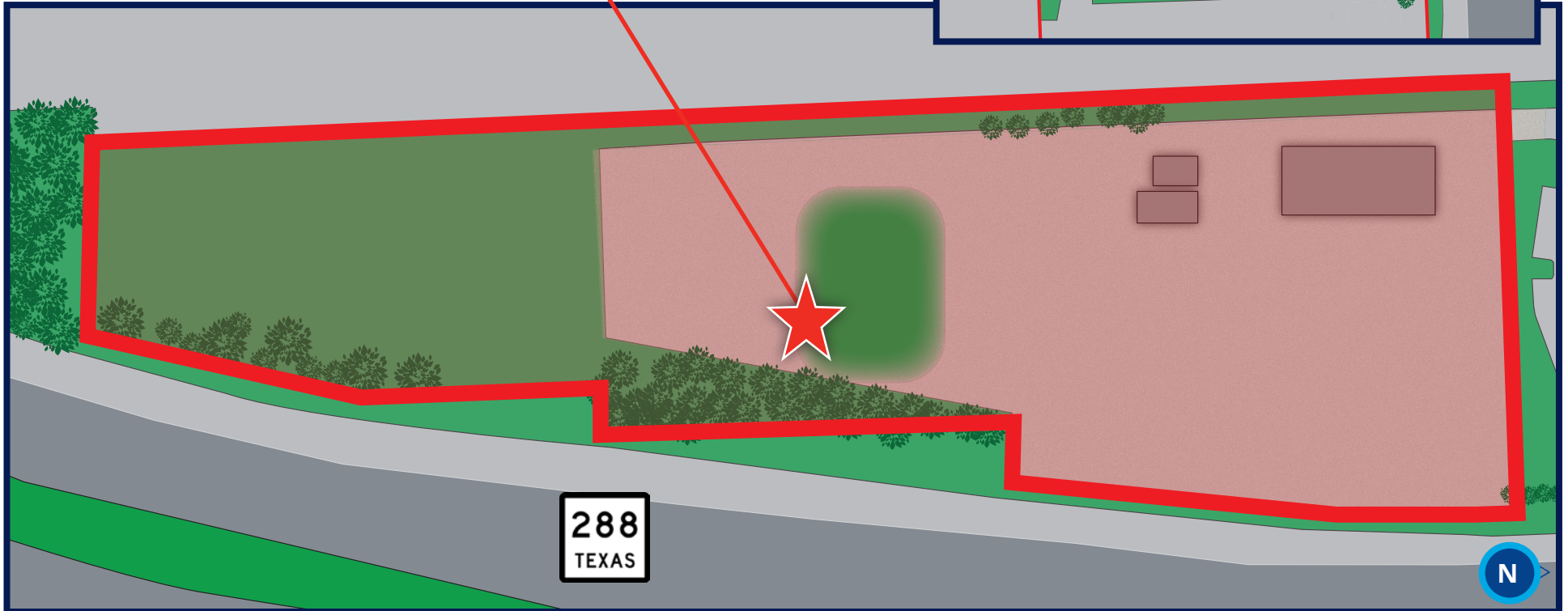


Site Plan

Excellent Industrial Office Warehouse with Expansion Opportunity

on ±11.66 Acres

2990 Holmes Road
Excellent Industrial Warehouse
Expansion Opportunity



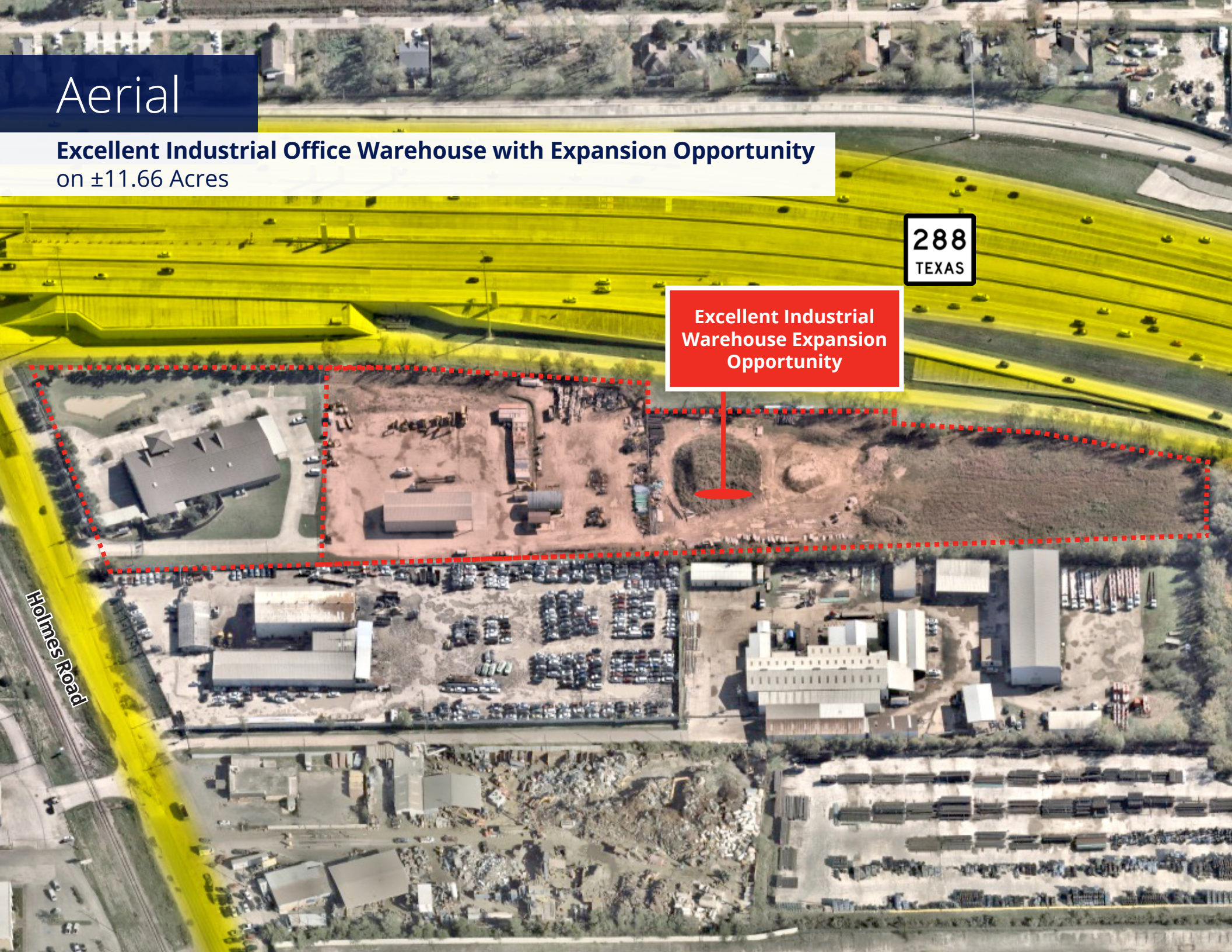
Aerial

Excellent Industrial Office Warehouse with Expansion Opportunity
on ±11.66 Acres

288
TEXAS

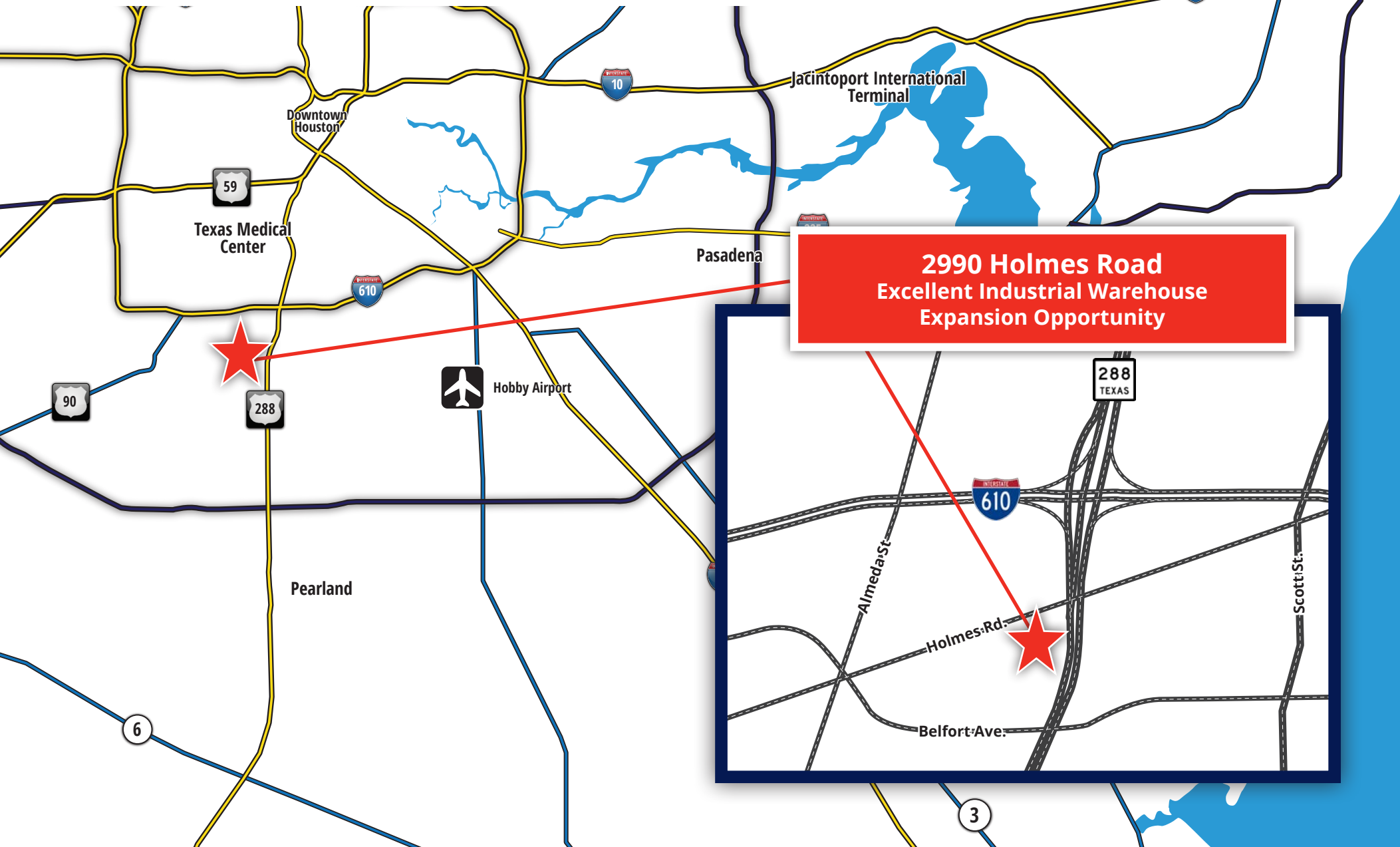
Excellent Industrial
Warehouse Expansion
Opportunity

Holmes Road



Location Map

Excellent Industrial Office Warehouse with Expansion Opportunity
on ±11.66 Acres



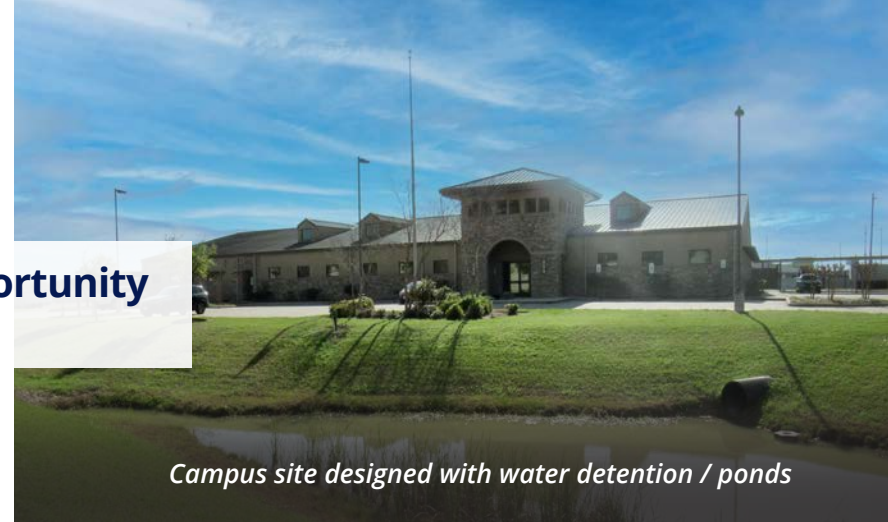
2990 Holmes Road
Excellent Industrial Warehouse
Expansion Opportunity

Photos

Excellent Industrial Office Warehouse with Expansion Opportunity
on ±11.66 Acres



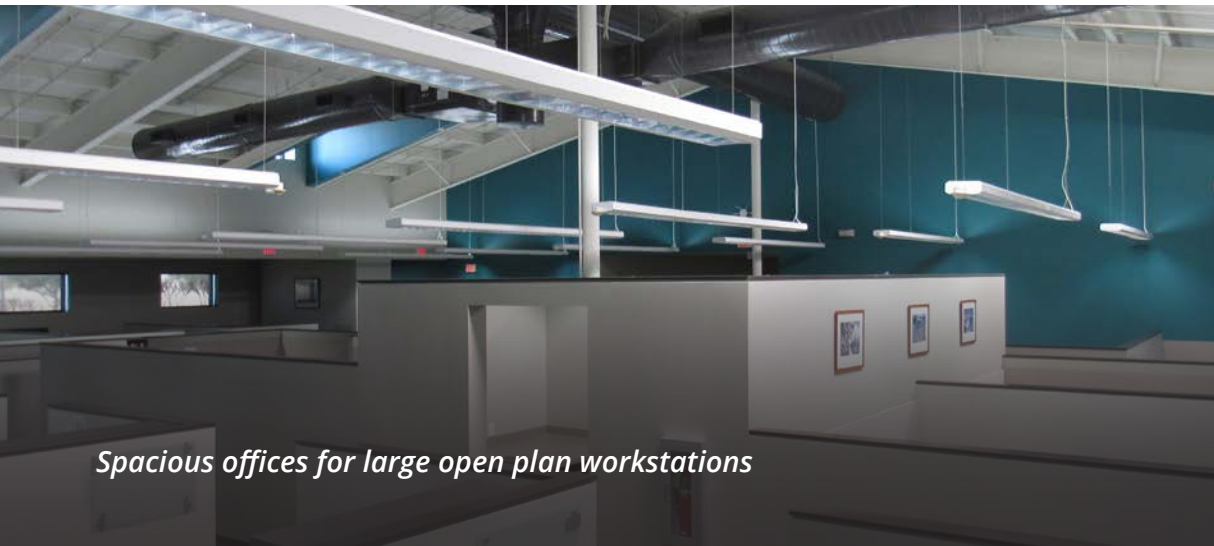
Newly constructed Corporate headquarters office & warehouse buildings designed by Element Architects built in 2009



Campus site designed with water detention / ponds



Upgraded executive offices with multiple office areas



Spacious offices for large open plan workstations

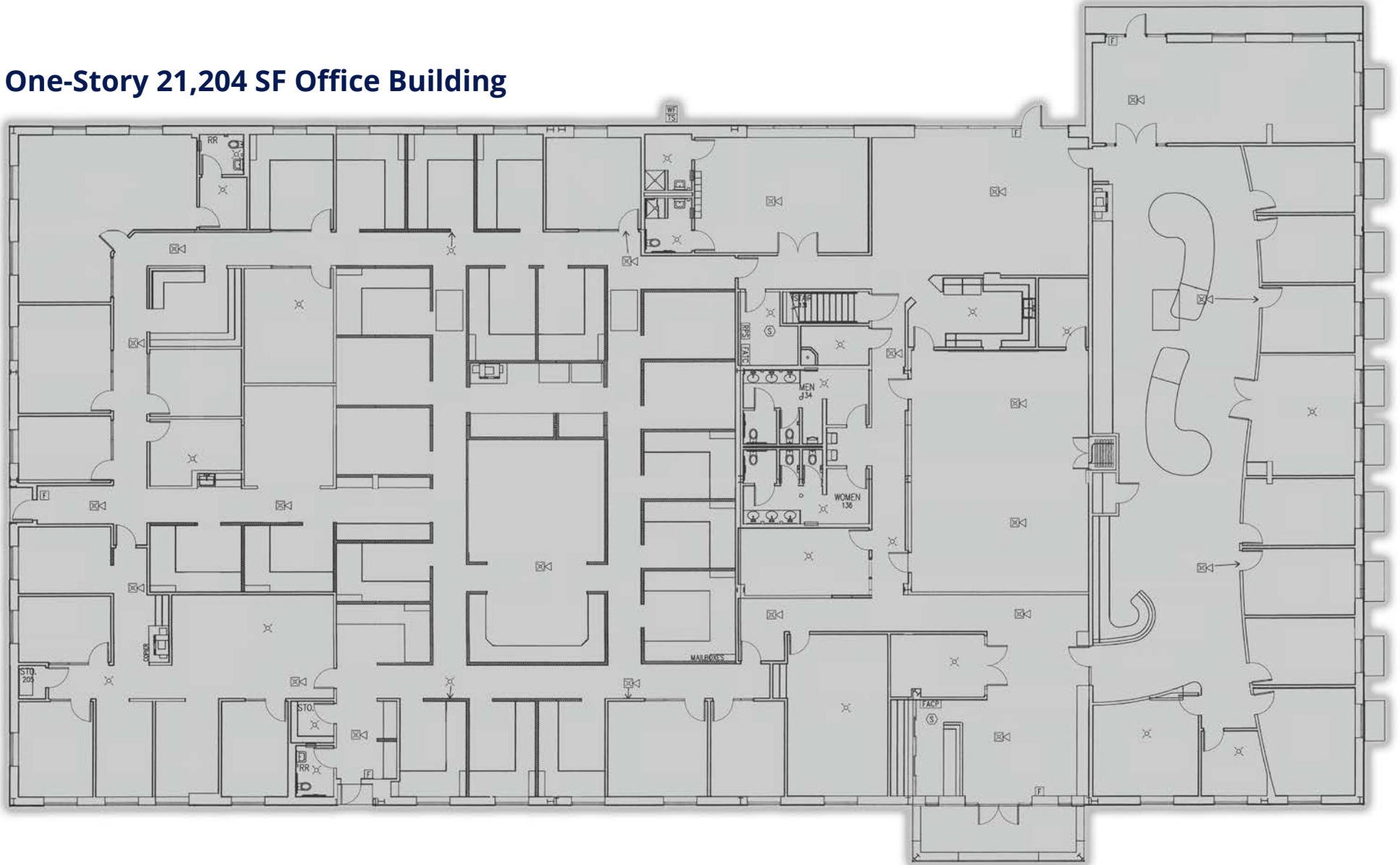


Multiple warehouse - storage areas on the property

Floor Plan

Excellent Industrial Office Warehouse with Expansion Opportunity
on ±11.66 Acres

One-Story 21,204 SF Office Building



The Colliers logo is located in the top right corner of the page. It consists of the word "Colliers" in a white serif font, centered within a blue square. Below the square are three horizontal stripes in yellow, red, and blue from top to bottom. The background of the entire page is a photograph of a modern, two-story office building with stone and stucco accents, a red car parked in front, and a clear blue sky with light clouds. A tall light pole is visible on the right side of the building.

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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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date