



*All boundaries are approximate

PROPERTY FEATURES

- Office/Warehouse/Shop with 4.4 acre fenced yard directly across from TAMU's RELLIS Campus fronting SH-21, the Presidential Corridor between Texas A&M University and the University of Texas
- 5,500 SF main building with attached 2,500 SF overhang
- Approx. 4,000 SF covered area on concrete slab
- Property has undergone complete renovation!
- New office finish out – 5 offices, training area, and shop restrooms
- New overhead doors, new roof, new lighting, etc.
- **New fencing, parking lot, and driveway**

OFFICE/WAREHOUSE FOR LEASE



**Offered for Lease:
\$15,000/MO NNN**

* Owner is a licensed Real Estate Agent



PROPERTY PHOTOS





AERIALS





PROPERTY OUTLINE



*All boundaries are approximate



What is RELLIS?

RELLIS, named for the six Aggie core values, is set on almost 2,300 acres located just miles from Texas A&M's main campus. This campus is dedicated to higher education, workforce training, research, and testing of the latest devices. RELLIS' mission is to provide a collaborative environment to allow a blend of industry expertise with innovative research. Some of their current projects include work on robotics, artificial intelligence, and smart power grids and water systems.

RELLIS contains a variety of programs.

A focus on roadside safety and physical security can be found at the George Bush Development Complex. This complex allows researchers, defense industry officials, and military brass to collaborate to create tools for the next generation of American warfighters. This includes testing prototypes of autonomous vehicles and other battlefield assets.

TEEX, another branch of the RELLIS campus, is one of the largest workforce training providers in Texas. Their workforce development programs offer over 110 different courses to 2,300 students including fire services, infrastructure, homeland security, public safety, search and rescue, and economic development.

In addition to higher education, RELLIS campus is also home to several Texas A&M System state agencies, including the Texas A&M Transportation Institute (TTI), the Texas A&M Engineering Experiment Station (TEES), and the Texas A&M AgriLife Extension Service.

RELLIS is continuing to grow.

In the last 6 years, they have seen the renovation and construction of almost 1 million square feet. Their construction focused on applied research facilities has already attracted interest from federal officials, as well as industry collaborators such as AT&T, Toyota, Lockheed Martin, Walmart, and more.



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 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date

