



CLARK★GAINES
PROPERTIES

**22505 & 22515 IMPERIAL VALLEY RD
HOUSTON, TX 77073**

FOR SALE: +/- 46,004 SF MULTI-TENANT BUSINESS PARK

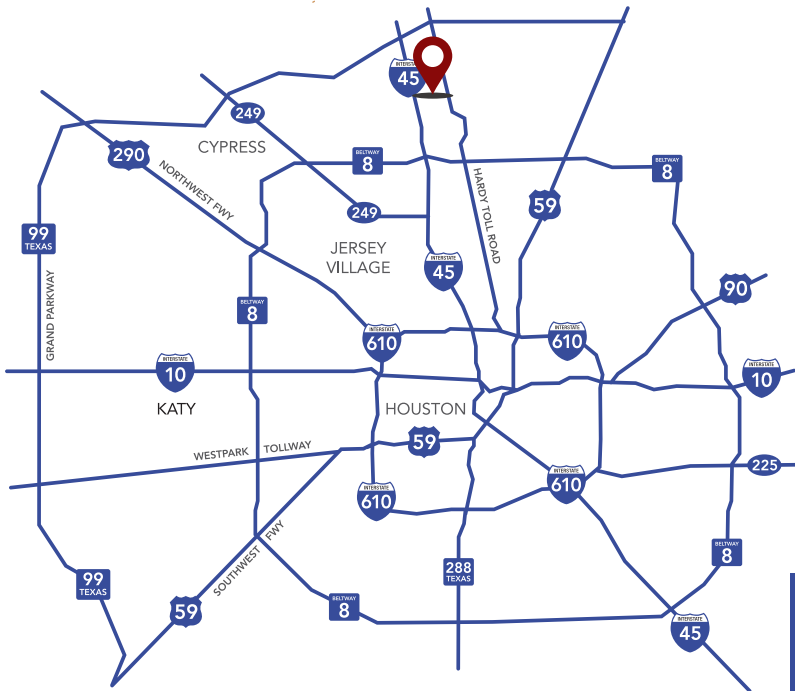


PROPERTY DETAILS

- » Flex Office Warehouse with Retail End Caps
- » Professional Business Park Setting
- » Office Warehouse SF Divisible to 2,120 SF
- » 12'W X 12'H Roll Up Grade Level Doors
- » +/- 2,120 Office Warehouse with 357 SF Office (53'x40')
- » Side by Side Units can be Leased for 4,240 SF
- » Suite 105 & 115 are Currently Combined to 5,141 SF to create Showroom with Warehouse
- » Single Slope Roof (26' Clear Height Front of Building, 21' Clear Height in Back)
- » 3 Phase 208V 100 AMP in Each Unit
- » Plentiful Parking for the Park
- » Great Access to I-45, FM 1960 and Hardy Tollway
- » Rent Roll Available Upon Request

CLICK HERE FOR PHOTOS

FOR SALE
CALL FOR MORE INFORMATION



All information contained herein has been obtained from sources believed to be reliable, but it has not been independently verified and we make no representation or warranty regarding its accuracy. Furthermore, any financial projection, assumptions and estimates are for example only and should be relied upon. All recipients are encouraged to perform their own due diligence and seek independent tax, financial, and legal advice regarding the subject property.

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Office 713-322-2200

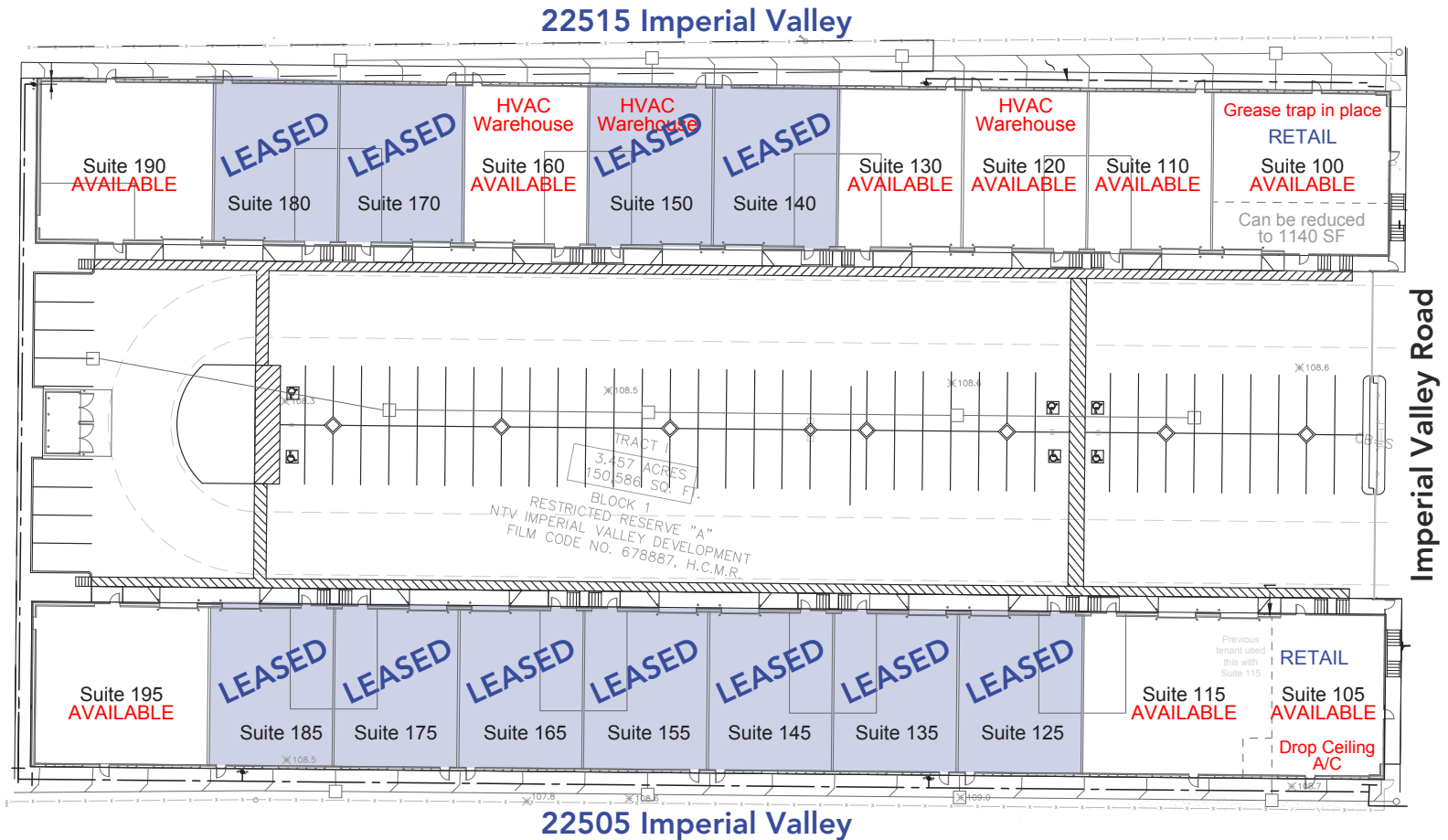


CLARK★GAINES
P R O P E R T I E S

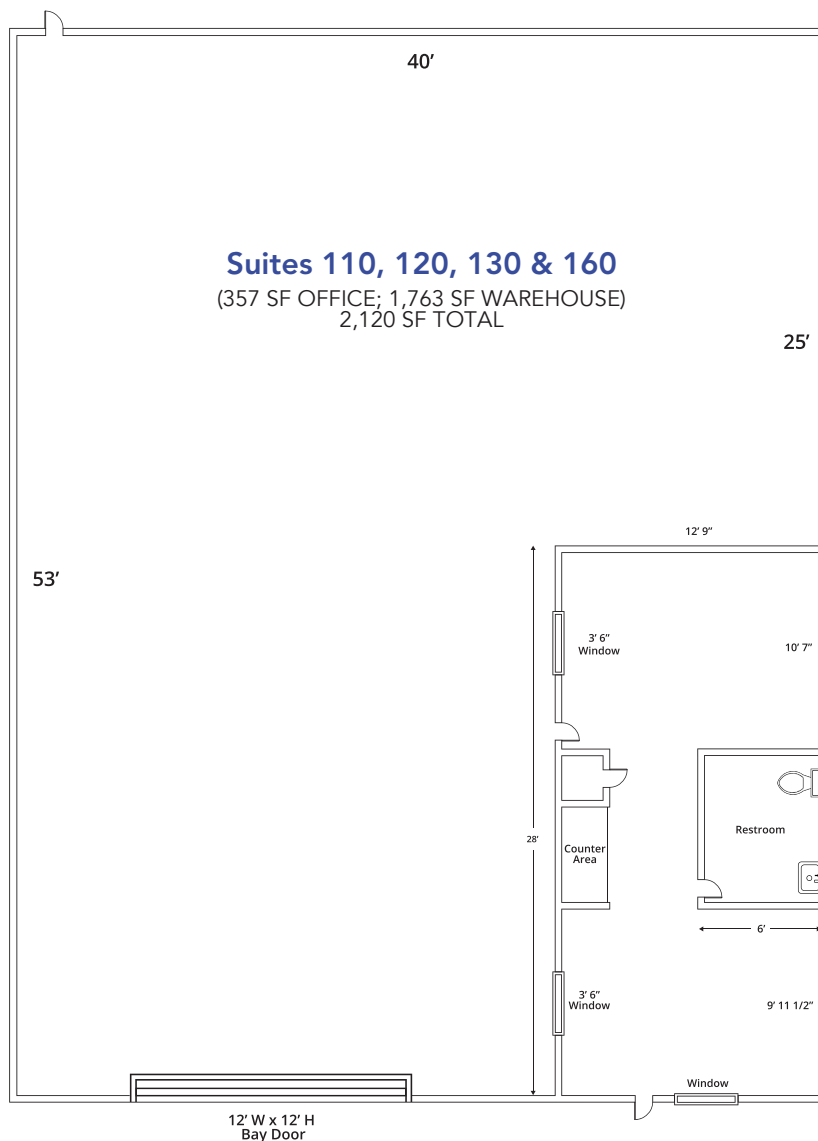
**22505 & 22515 IMPERIAL VALLEY RD
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SITE PLAN



AERIAL / FLOOR PLAN



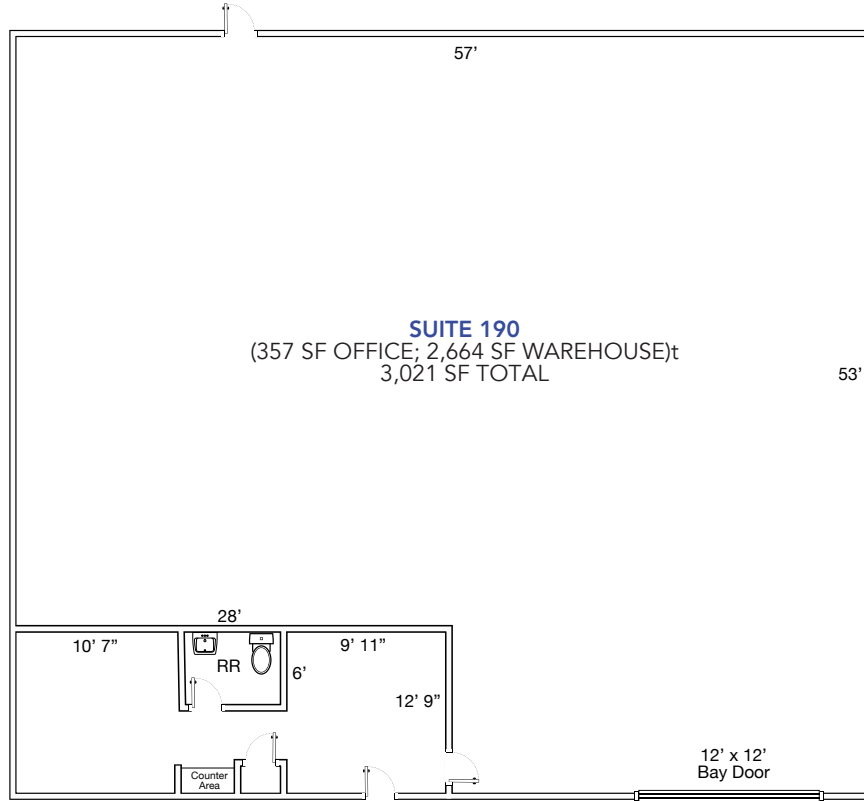


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P R O P E R T I E S

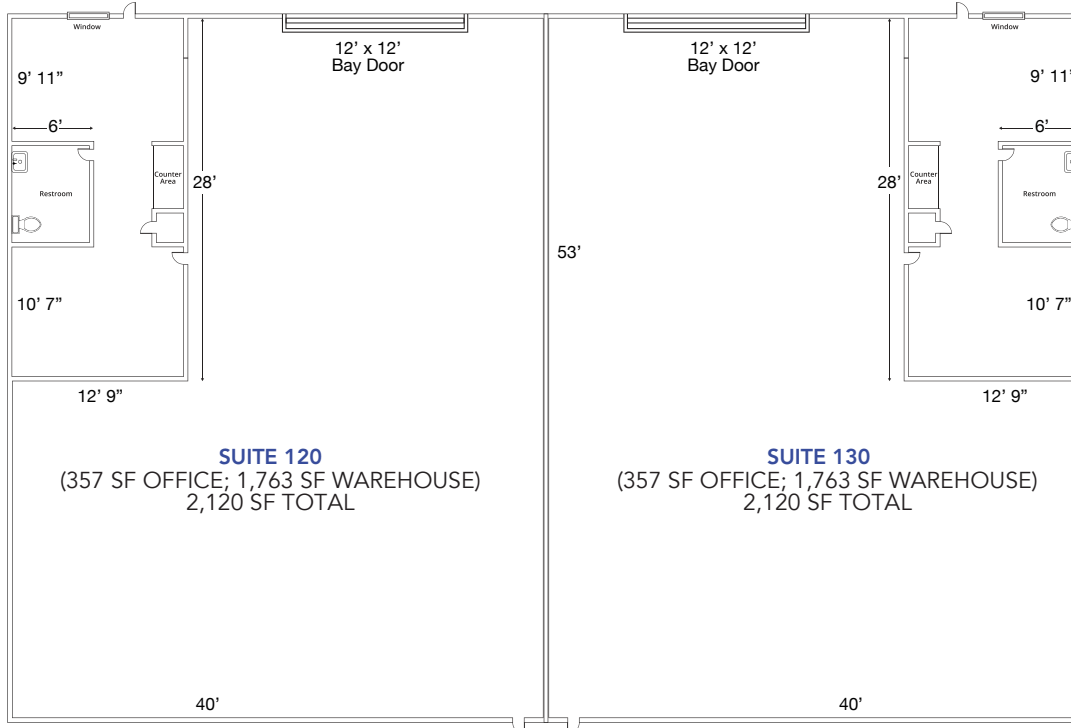
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FOR SALE: +/- 46,004 SF MULTI-TENANT BUSINESS PARK

FLOOR PLANS

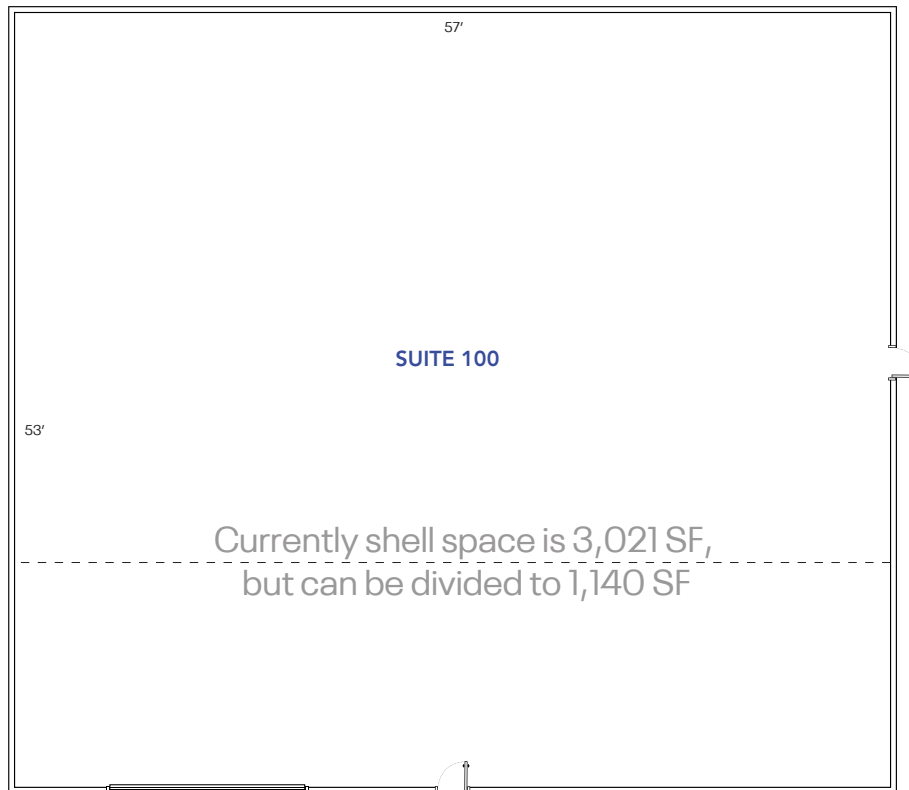
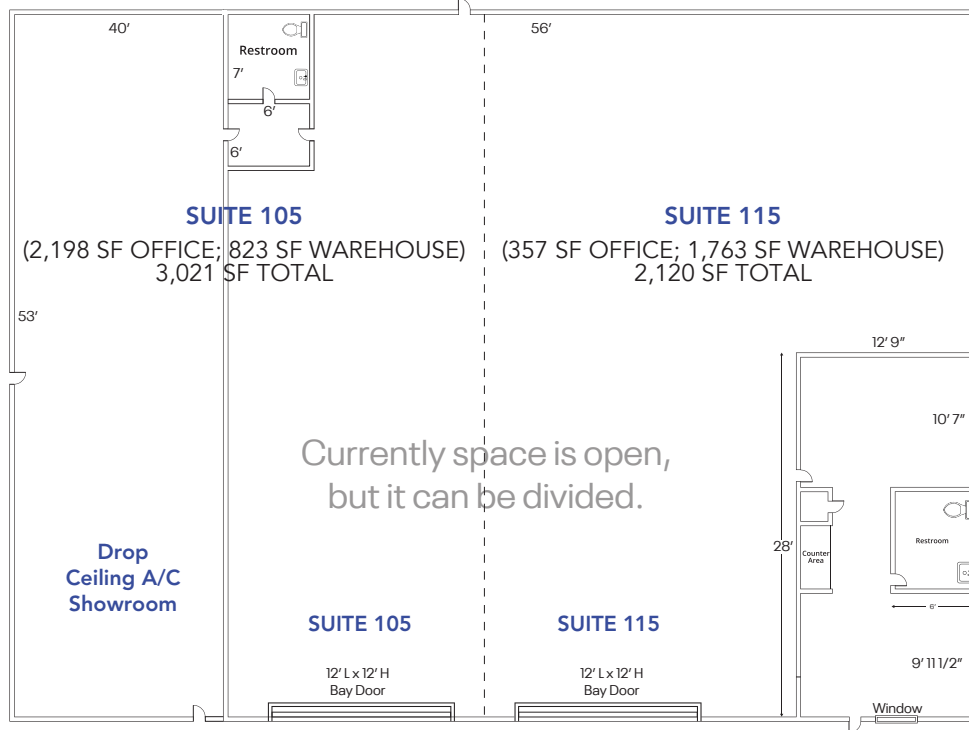


ENTIRE SPACE 4,240 SF TOTAL (714 SF OFFICE; 3,526 SF WAREHOUSE)



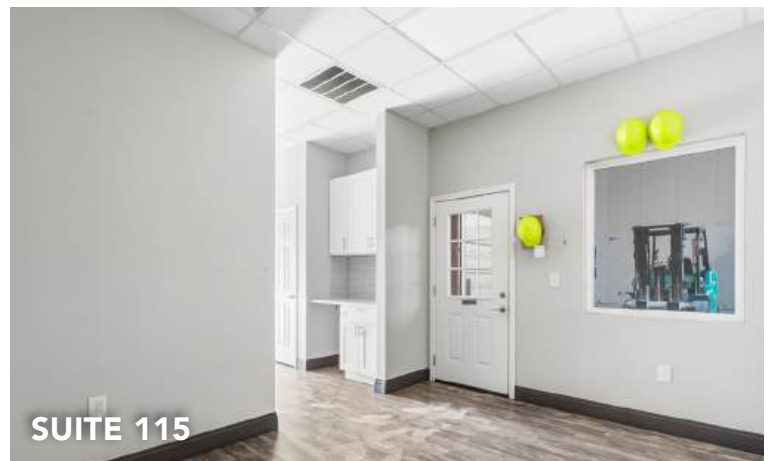
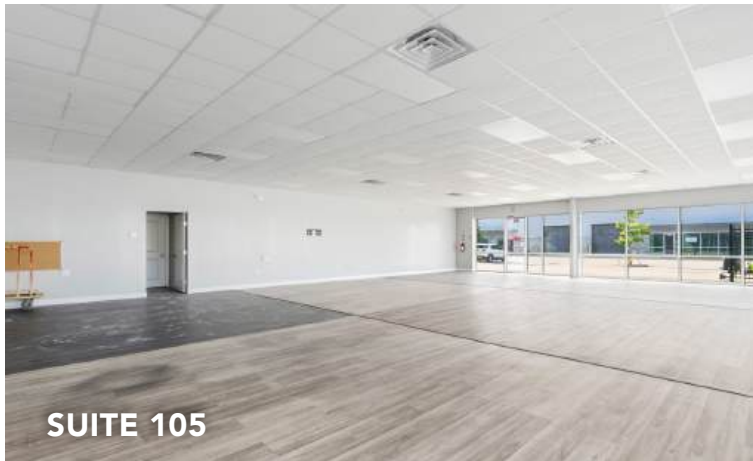
FLOOR PLANS

ENTIRE SPACE 5,141 SF TOTAL (2,555 SF OFFICE; 2,586 SF WAREHOUSE)



ADDITIONAL PHOTOS RETAIL

[CLICK HERE FOR ADDITIONAL PHOTOS](#)



ADDITIONAL PHOTOS INDUSTRIAL

[CLICK HERE FOR ADDITIONAL PHOTOS](#)





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Clark Gaines Properties, LLC</u>	<u>9003957</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)322-2200</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Nathan Gaines, CCIM, SIOR</u>	<u>592262</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)678-0854</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Nathan Gaines, CCIM, SIOR</u>	<u>592262</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)678-0854</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Clark, CCIM, SIOR</u>	<u>609429</u>	<u>jclark@clarkgaines.com</u>	<u>(713)678-0852</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Clark Gaines Properties, 13333 Northwest Freeway Suite 130 Houston TX 77040
Nathan Gaines

Information available at www.trec.texas.gov

Phone: 7133222200 Fax: 7136780853
www.lwolf.com

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