



For Sale



- 6,050 SF Freestanding Building
- Building Built in 2021
- 2,820 SF Office – Above Standard, High-end Finish
- Office Built in 2022
- 100% Climate Controlled
- Fully Insulated
- 15 Parking Spaces
- Two 12'x14' Overhead Doors
- 16' Clear Height
- Convenient Connections to Hwy 249, FM 1488, and FM 1774



Flatrock Commercial Real Estate Group
21175 State Hwy 249 | Suite 296 | Houston TX 77070 | Main: 713.574.6433 | flatrockcompanies.com

For Information: Caleb Lawson, SIOR
Direct: 713-568-1750 | Mobile: 713-204-2110 | caleb@flatrockcompanies.com

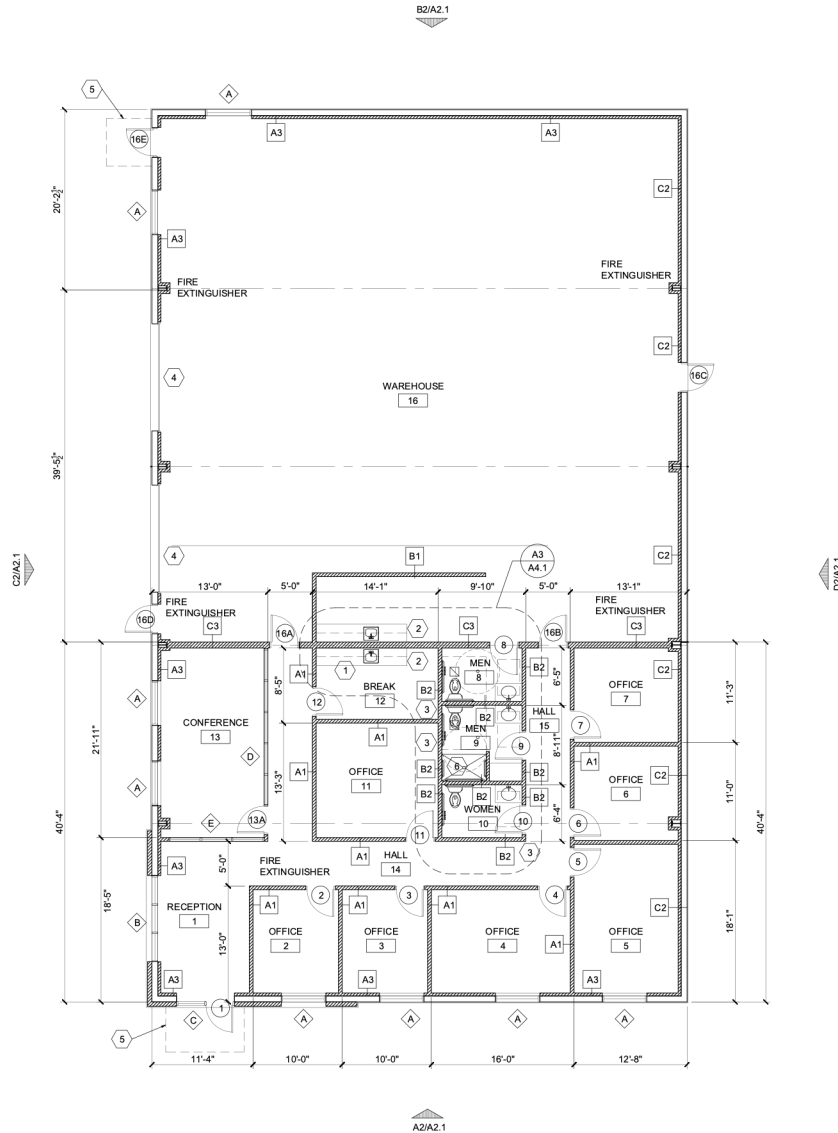


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8773 West Lane
Magnolia, Texas 77354

For Sale

Floor
Plan



REFER TO SHEET A1.2 FOR METAL BUILDING DIMENSIONS

SPECIAL NOTE FOR EMERGENCY EXIT:
EGRESS DOORS 1, 16C, 16D, AND 16E SHALL BE READILY OPERABLE
FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL
KNOWLEDGE OR EFFORT.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING
DEVICES ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT
PINCHING OR TWISTING OF THE WRIST TO OPERATE.

A2 FLOOR PLAN
1/8" = 1'-0"

2

3

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Aerial



Strategically positioned with convenient access to Woodlands Parkway, the Grand Parkway (SH 99), FM 1488 and FM 2978, this property offers connectivity to The Woodlands, Magnolia, Tomball and the Greater Houston Area.

Located within a deed-restricted business park, the site is designed to accommodate a wide range of commercial users, including 18-wheeler access. The space is delivered in move-in ready condition.

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Site



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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 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.

Flatrock Commercial Real Estate Group, LLC	9007453	jodie@flatrockcompanies.com	(713) 574-6433
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Caleb Lawson	0468312	caleb@flatrockcompanies.com	(713) 204-2110
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jodie Lawson	512897	Jodie@flatrockcompanies.com	(713) 838-5556
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

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TAR 2501

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