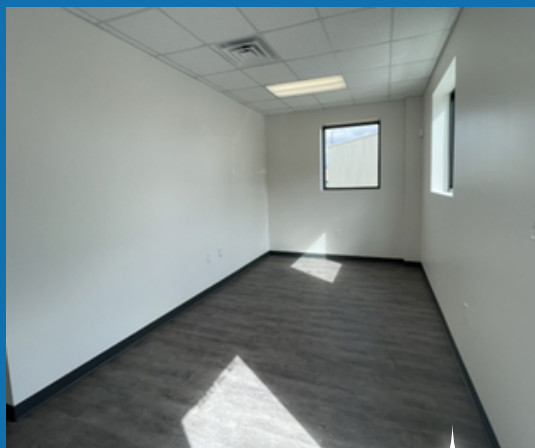


**±6,000 SQ.FT.
WAREHOUSE
SPACE -
FOR LEASE**



14323 FM 529 - BLDG 6 - STE A, HOUSTON, TEXAS



PROPERTY FEATURES

- ▶ ±6,000 SF Office/Warehouse Space Available
- ▶ ±800 SF Office in Great Condition
- ▶ Built in 2019 with Insulated Warehouse
- ▶ Three (3) Grade Level Doors 12' x 14' Wide
- ▶ 3 Phase / 208 Volt / 400 Amps
- ▶ Close Proximity to US 290 and Beltway 8
- ▶ 7 Building Industrial Complex on a Total of 6.39 Acres
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

Chase A. Tucker

Chase.Tucker@FinialGroup.com
(713) 422-2097

William Alcorn

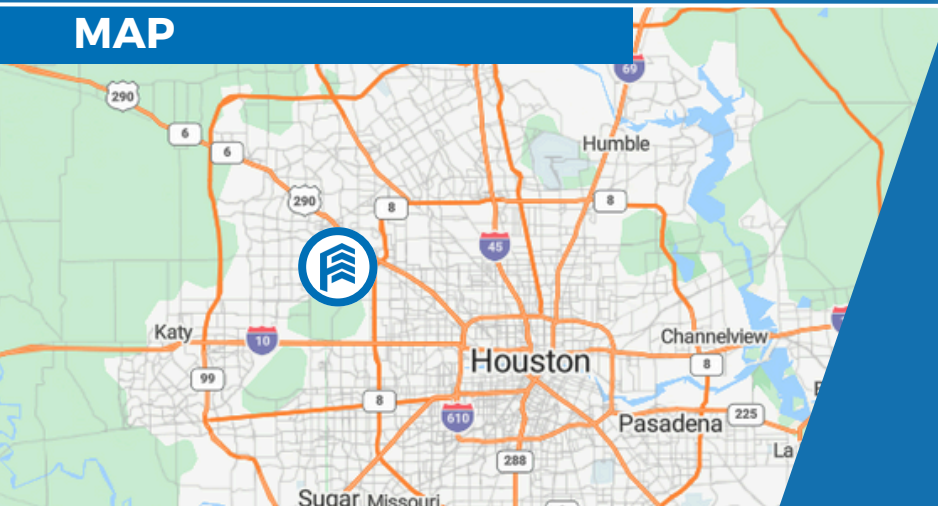
William.Alcorn@FinialGroup.com
(713) 814-3798



14323 FM 529 - BLDG 6 - STE A, HOUSTON, TEXAS

Horsepen Creek Business Park is a seven (7) building light industrial development located in Northwest Houston, just off FM 529. Completed in 2019 by a local Houston developer, the park offers tenants high-quality space with modern construction and convenient access to Houston's fastest-growing residential communities. Key amenities include insulated warehouse space, new office build-outs, and 12' x 14' grade-level doors. Additional features include 3-phase power and excellent site maneuverability across the 6.39-acre development. With close proximity to major thoroughfares such as US 290 and Beltway 8, Horsepen Creek Business Park provides an ideal location for distribution, service, and light manufacturing operations.

MAP



CONTACT INFORMATION

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(713) 422-2097

William Alcorn

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- 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.

- 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.

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 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.

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.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

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 _____