



**Pugh Realty Partners**

**INDUSTRIAL BUILDING  
FOR SALE OR LEASE**



**1305 W JACKSON AVE  
PASADENA, TX 77506  
± 60,000 SF INDUSTRIAL  
FOR SALE OR LEASE**

**Call For Pricing  
713-332-1325**

# PROPERTY INFORMATION

1305 W JACKSON AVE  
PASADENA, TX 77506

± 60,000 SF INDUSTRIAL  
FOR SALE OR LEASE

## SQUARE FOOTAGE:

± 60,000 SF

## USES:

Manufacturing/  
Distribution

## YEAR BUILT:

1st Warehouse was built  
in 1971 with following  
warehouses built in the  
80's and 90's

## LOT SIZE:

± 4.27 Acres

## LOADING DOCKS:

2 Dock High Loading Docks  
2 Grade Level Loading Docks



## PROPERTY INFO:

- Centrally located in Houston Ship channel and the petrochemical industry
- ± 60,000 SF of industrial space consisting of 5 warehouse buildings
- ± 5,600 SF of office space in multiple locations on the property
- Fully Fenced with covered parking
- 1 Acre undeveloped for potential laydown yard

**CONTACT US TODAY FOR MORE INFORMATION!**

## PUGH REALTY PARTNERS

7026 OLD KATY RD, SUITE 156  
HOUSTON, TX 77024  
pughrealtypartners.com



**Pugh Realty Partners**

## PHILLIP PUGH

SR. ASSOCIATE  
713 - 498 - 1998 Mobile  
713 - 332 - 1325 Office  
phillip@pughrealtypartners.com



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# PHOTOS & DRONE VIDEO

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DRONE VIDEO:



Open phone camera and scan QR  
code to video drone video.

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# ADDITIONAL PHOTOS

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# AERIAL MAP

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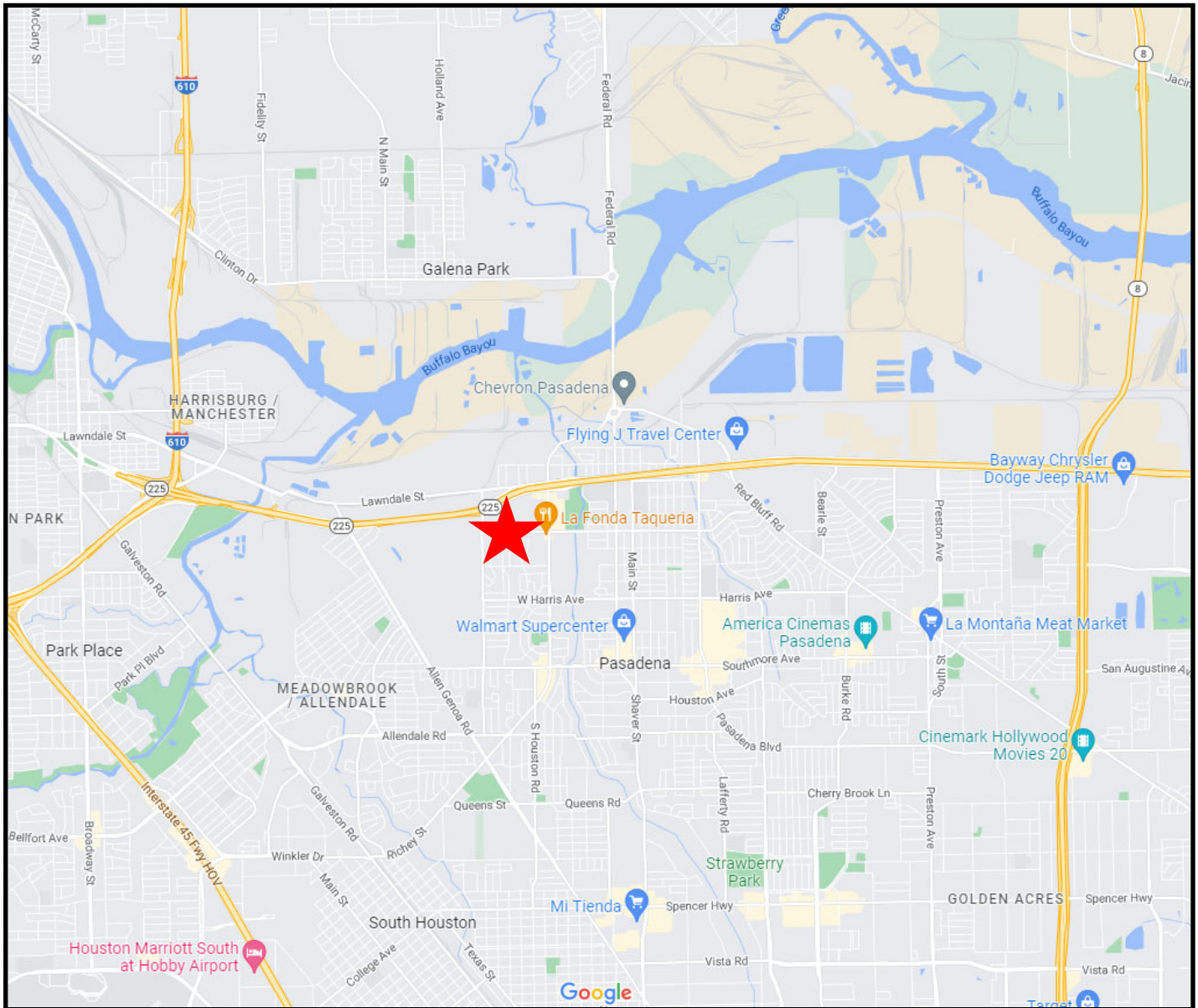
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# STREET MAP

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## Information About Brokerage Services

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

### 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.

#### Pugh Realty Partners

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

[info@pughrealtypartners.com](mailto:info@pughrealtypartners.com)

Email

[\(713\)688-4587](tel:(713)688-4587)

Phone

#### Gary Carl Pugh

Designated Broker of Firm

**175381**

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#### Gary Carl Pugh

Licensed Supervisor of Sales Agent/  
Associate

**175381**

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#### Phillip C Pugh

Sales Agent/Associate's Name

**652622**

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Email

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Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date