

FOR LEASE

Prime Industrial Office Warehouse

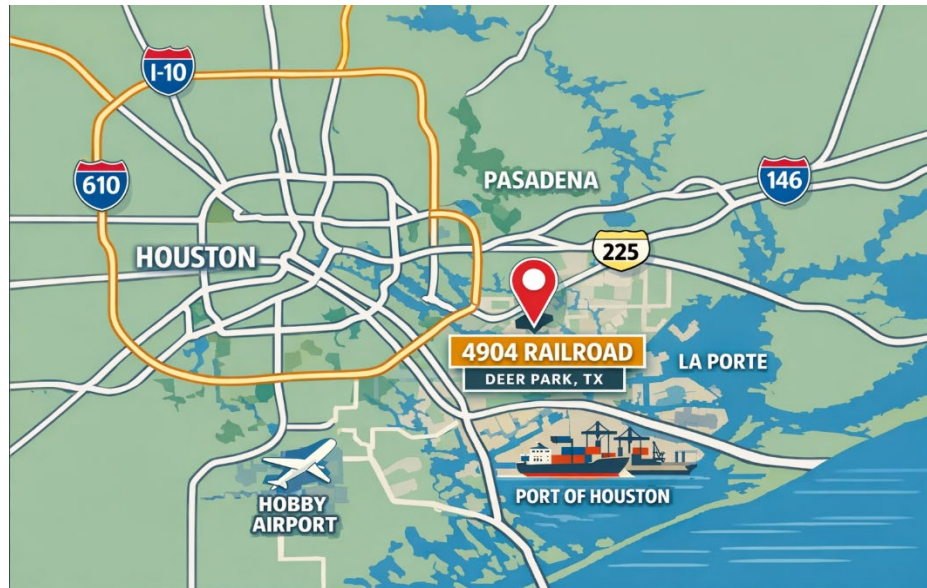
4904 Railroad Street

Deer Park, TX 77536



PROPERTY DETAILS

- \pm 4,950 SF Building
- Free Standing
- 100% Climate Control
- Quality Office Space
- \pm 0.71 Acre Tract
- Fenced, Gated Eqpt Yard
- Zoning: Light Industrial
- Industry's Heartbeat
- Lease Rate: \$7,235
- OPEX: \pm \$2,072



Located In Seaco Industrial Park. Visible to Hwy 225, I-45, Beltway 8, Port of Houston and Major Arteries.

SMITH RAINES COMPANY

Carolyn Fincher, Broker

(o) 281.486.1400 (c) 713.299.3192

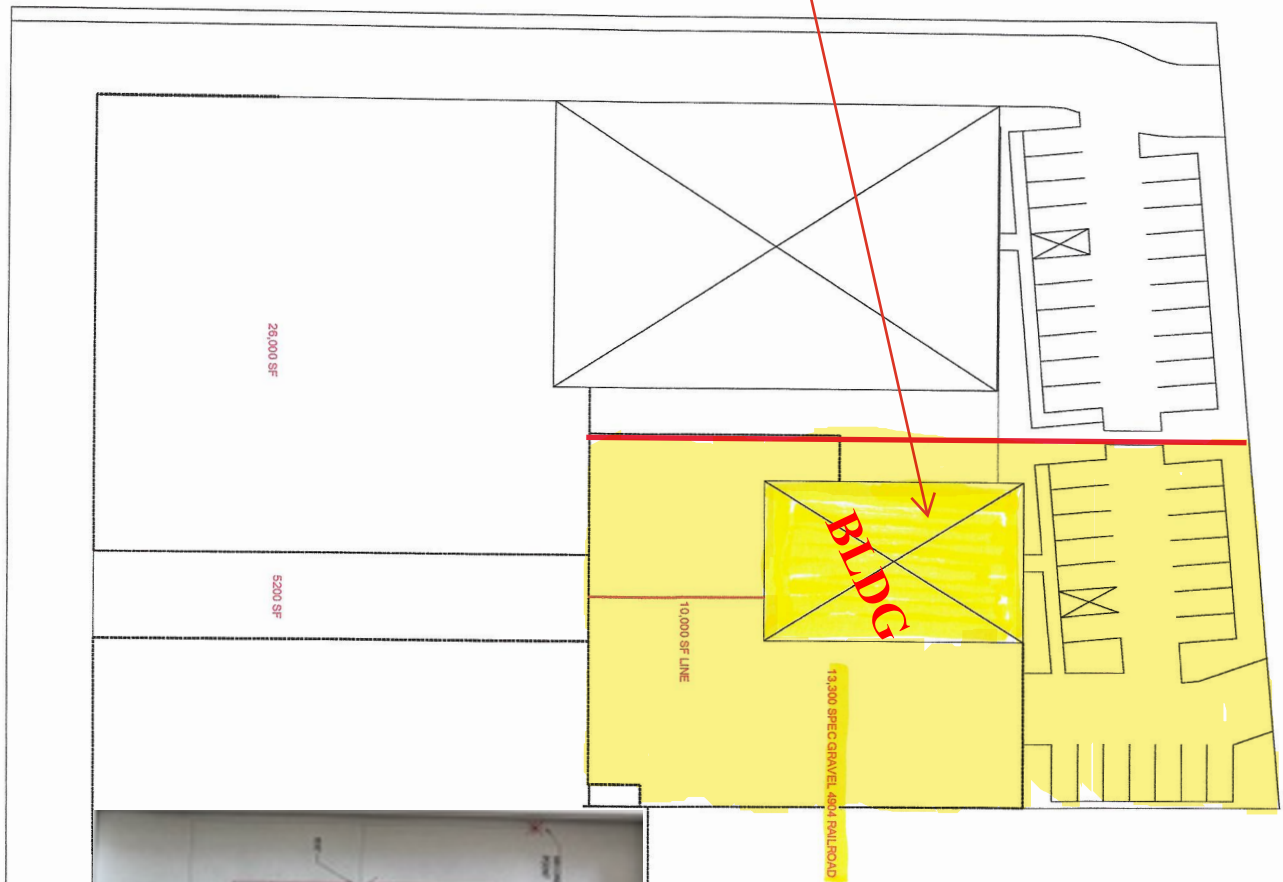
smithraines@yahoo.com

1307 Bluebonnet Drive Taylor Lake Village, TX 77586

Legend

Subject Lease (4904 Railroad)

Subject Lease



PROJECT BENCHMARK

1. State Statute, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication is a true and correct copy of the original as recorded in the Public Records of Harris County, Texas, on the _____ day of _____, 2012, at _____ o'clock, M., and in File Code No. _____.

WITNESS my hand and seal of office the day and date last above written.

Stuart Starnett
Clerk of Harris County, Texas

By: _____
Deputy

Ms. the child and/or the material, to hereby certify that this and number of the bylaws in compliance with all pertinent ordinances.

DATE: _____
Greg Bridges, Fire Chief
Buddy Rice, Fire Marshal

Ms. the undersigned members of the Deer Park Planning and Zoning Commission in a meeting duly and legally held in the City of Deer Park, in accordance with City Ordinances, on the _____ day of _____, A.D. 2012, on motion made and seconded, adopted, approved and substituted of the DEER PARK PLANNING AND ZONING COMMISSION.

And by the order, duly recorded in the minutes of the Deer Park Planning and Zoning Commission, ordered and put into effect in the Office of County Clerk of Harris County, Texas.

Witness our hand of Deer Park, Harris County, Texas, this _____ day of _____, A.D. 2012.

RAY BAUER, Chairman
Chair, Planning and Zoning Commission

WILL ANDERSON, Secretary
Secretary, Planning and Zoning Commission

CALLIE GUTHRIE (CSES)
DEER PARK, LLC, LLC
HCCF NO. 249497

LOT 5
2.6927 ACRES
127,760 SQ. FT.
RESTRICTED TO RESIDENTIAL

LOT 6
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 7
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 8
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 9
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 10
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 11
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 12
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 13
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 14
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 15
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 16
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 17
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 18
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 19
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 20
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 21
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 22
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 23
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 24
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 25
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 26
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 27
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 28
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 29
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 30
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 31
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 32
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 33
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 34
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 35
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 36
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 37
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 38
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 39
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 40
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 41
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 42
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 43
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 44
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 45
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 46
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 47
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 48
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 49
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 50
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 51
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 52
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 53
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 54
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 55
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 56
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 57
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 58
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 59
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 60
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 61
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 62
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 63
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 64
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 65
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 66
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 67
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 68
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 69
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 70
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 71
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 72
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 73
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 74
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 75
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 76
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 77
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 78
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 79
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 80
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 81
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 82
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 83
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 84
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 85
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 86
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 87
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 88
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 89
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 90
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 91
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 92
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 93
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 94
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 95
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

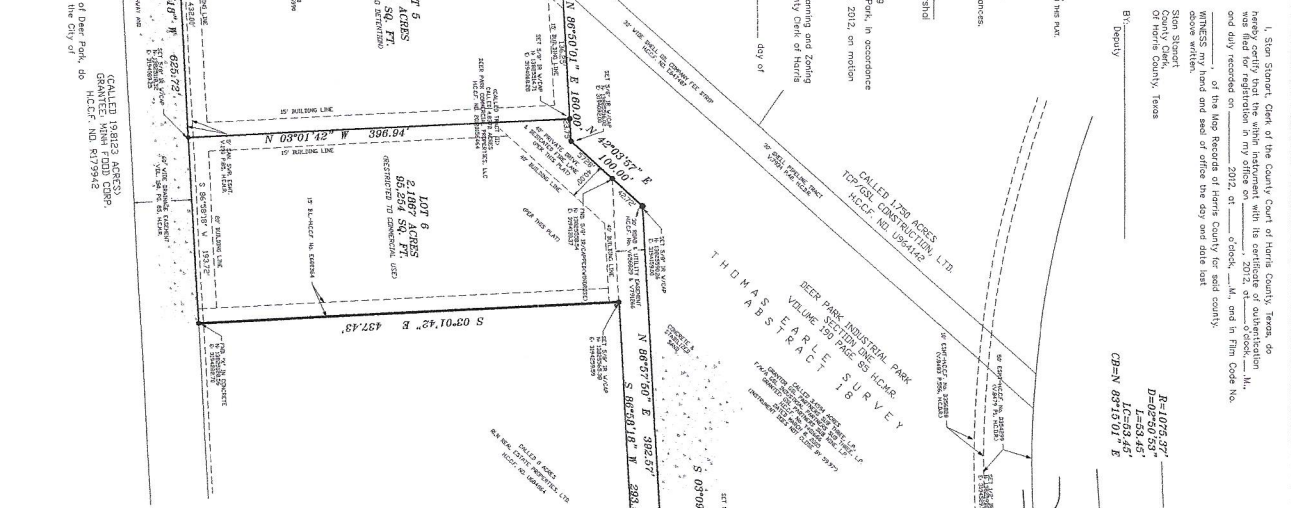
LOT 96
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 97
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 98
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 99
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED

LOT 100
2.1097 ACRES
86,270 SQ. FT.
RESTRICTED TO COMMERCIAL, USED



STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this _____ day of _____, 2012, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____, 2012.

WITNESS OUR HAND IN THE CITY OF DEER PARK, TEXAS
THIS _____ DAY OF _____, 2012
Owner: Deer Park Commercial Properties, LLC

By: _____
Stuart Starnett
Clerk of Harris County, Texas

THIS IS TO CERTIFY THAT THE ABOVE SUBSCRIBED INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, ON THE _____ DAY OF _____, 2012, AT _____ O'CLOCK, M., AND IN FILE CODE NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE THE DAY AND DATE LAST ABOVE WRITTEN.

Stuart Starnett
Clerk of Harris County, Texas

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this _____ day of _____, 2012, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____, 2012.

WITNESS OUR HAND IN THE CITY OF DEER PARK, TEXAS
THIS _____ DAY OF _____, 2012
Owner: Deer Park Commercial Properties, LLC

By: _____
Stuart Starnett
Clerk of Harris County, Texas

THIS IS TO CERTIFY THAT THE ABOVE SUBSCRIBED INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, ON THE _____ DAY OF _____, 2012, AT _____ O'CLOCK, M., AND IN FILE CODE NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE THE DAY AND DATE LAST ABOVE WRITTEN.

Stuart Starnett
Clerk of Harris County, Texas

DEER PARK BUSINESS PARK
SECTION ONE AS RECORDED IN VOLUME 100, PAGE 65
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
BEING LOCATED IN THE TOWNSHIP
HARRIS COUNTY TEXAS.

90.04 ACRES BE 292,668 SQUARE FEET
ONE BLOCK AND 6 LOTS
SCALE 1" = 60'
DATE 07/17/2012

OWNER:
DEER PARK
COMMERCIAL PROPERTIES, LLC
7438 EVE LAKE
DEER PARK, TX 77536
PHONE (281) 930-0201
FAX (281) 930-0220

SURVEYOR:
Land Surveying, Inc.
7438 EVE LAKE
DEER PARK, TX 77536
PHONE (281) 930-0201
FAX (281) 930-0220

REGISTERED PROFESSIONAL LAND SURVEYOR
Texas Registration No. 5007

COMMISSION EXPIRES: _____

SHEET 1 OF 1



SMITH RAINES COMPANY



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>Carolyn Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(281)486-1400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Caroyln Fincher</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(281)486-1400</u>
Designated Broker of Firm	License No.	Email	Phone
<u>LEDON WISSNER</u>	<u>458007</u>	<u>LeDonWissner@gmail.com</u>	<u>(832)818-5092</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov