

11,900 SF Office / Warehouse \$11,500/ month 201 N. Richey, Pasadena TX 77506



Features

- **\$11,500 per month (\$11.60 annually or \$0.96 monthly)**
 - Expenses Gross
 - 11,900 SF Total Building Area in 3 buildings
 - 1,800 SF office area
 - 9,000 SF main warehouse-(14' eave height)
 - 1,100 SF warehouse
 - 1.4 acres (61,205 sq.ft.) land area all stabilized

Ken Brown

4701 Preston
Pasadena TX, 77505
Phone: 713-946-5852
Cell: 713-822-0470
Email:
kbrown@thebrowncompany.com



Location

- Near Port of Houston and Barbours Cut
- Two blocks from SH 225
- +/- 3 miles east of Loop 610
- +/- 4 miles west of Beltway 8
- No Zoning; City of Pasadena utilities



The information contained here within while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by The Brown Company or by any agent, independent associate or employee of Brown Commercial. This information is subject to change without notice.

SUBJECT



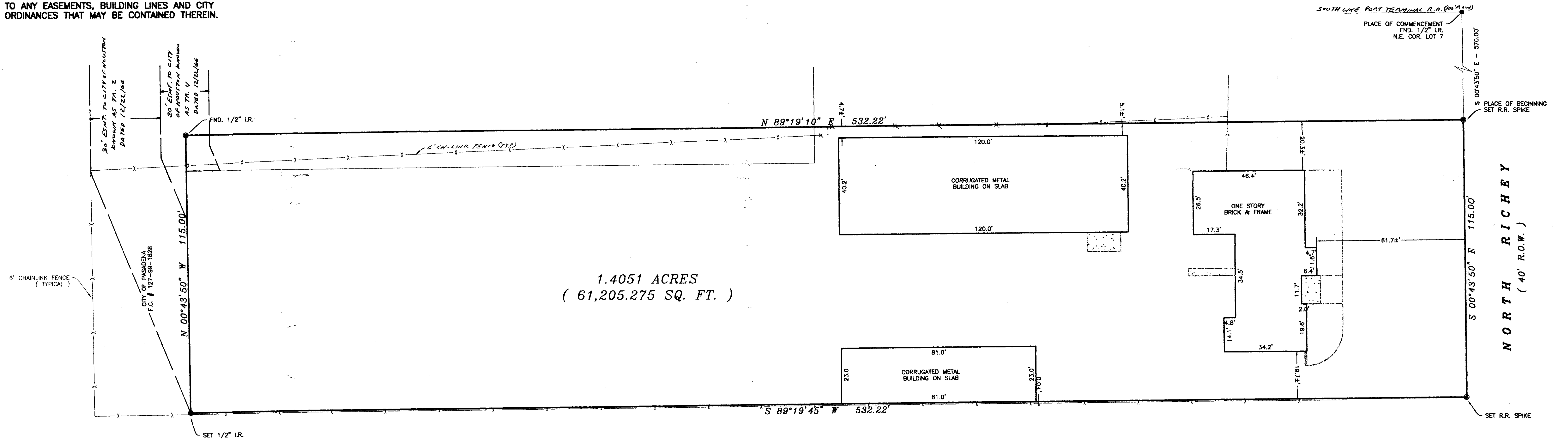
0m

0ft

- NOTE:
- * THERE WERE NO APPARENT VISIBLE SIGNS OF ANY PIPELINES ON OR ACROSS THIS TRACT AT THE TIME OF THIS SURVEY.
 - * THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, BUILDING LINES AND CITY ORDINANCES THAT MAY BE CONTAINED THEREIN.

WILLIAM S. NAYLOR
REMAINDER OF LOT 7

SCALE: 1"=20'
DATE: JUNE 29, 1998



SURVEY
OF A 1.4051 ACRE TRACT OUT OF LOTS 7 AND
8, OUTLOT 35 PASADENA TOWNSITE, AS
RECORDED IN VOLUME 93, PAGE 21, HARRIS
COUNTY DEED RECORDS, AND BEING SITUATED
IN THE WILLIAM VINCE SURVEY, ABSTRACT 78,
HARRIS COUNTY, TEXAS AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND
BOUNDS ATTACHED.

OWNER : TED SULLIVAN (EXCLUSIVELY)
ADDRESS : 201 NORTH RICHEY, PASADENA, TEXAS 77506

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY
SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED
TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.
THERE WERE NO ENCROACHMENTS AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN
HEREON.

Frank S. Sheridan, Sr.
FRANK S. SHERIDAN, SR.
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 3698

F.M.S. SURVEYING CO.

P.O. BOX 7238, 2002-B BURKE ROAD PASADENA, TEXAS 77508-7238
PHONE: (713) 475-8301

View of 1,800 sf Office Building from N. Richey Street











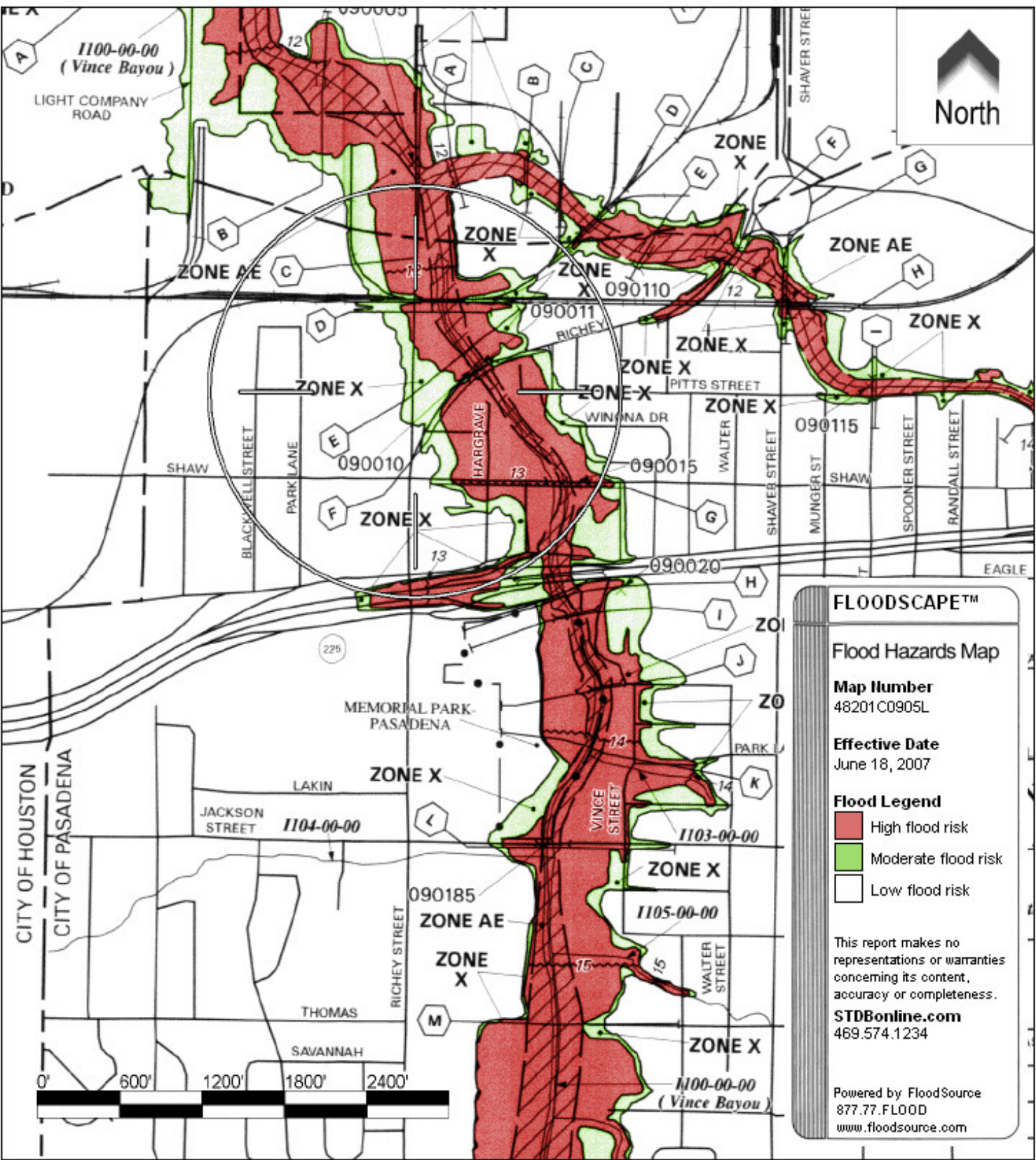
View of 9,000 sf warehouse from rear of Office Building



View of 1,100 sf warehouse from rear of Office







FLOODSCAPE™

Flood Hazards Map

Map Number
48201 C0905L

Effective Date
June 18, 2007

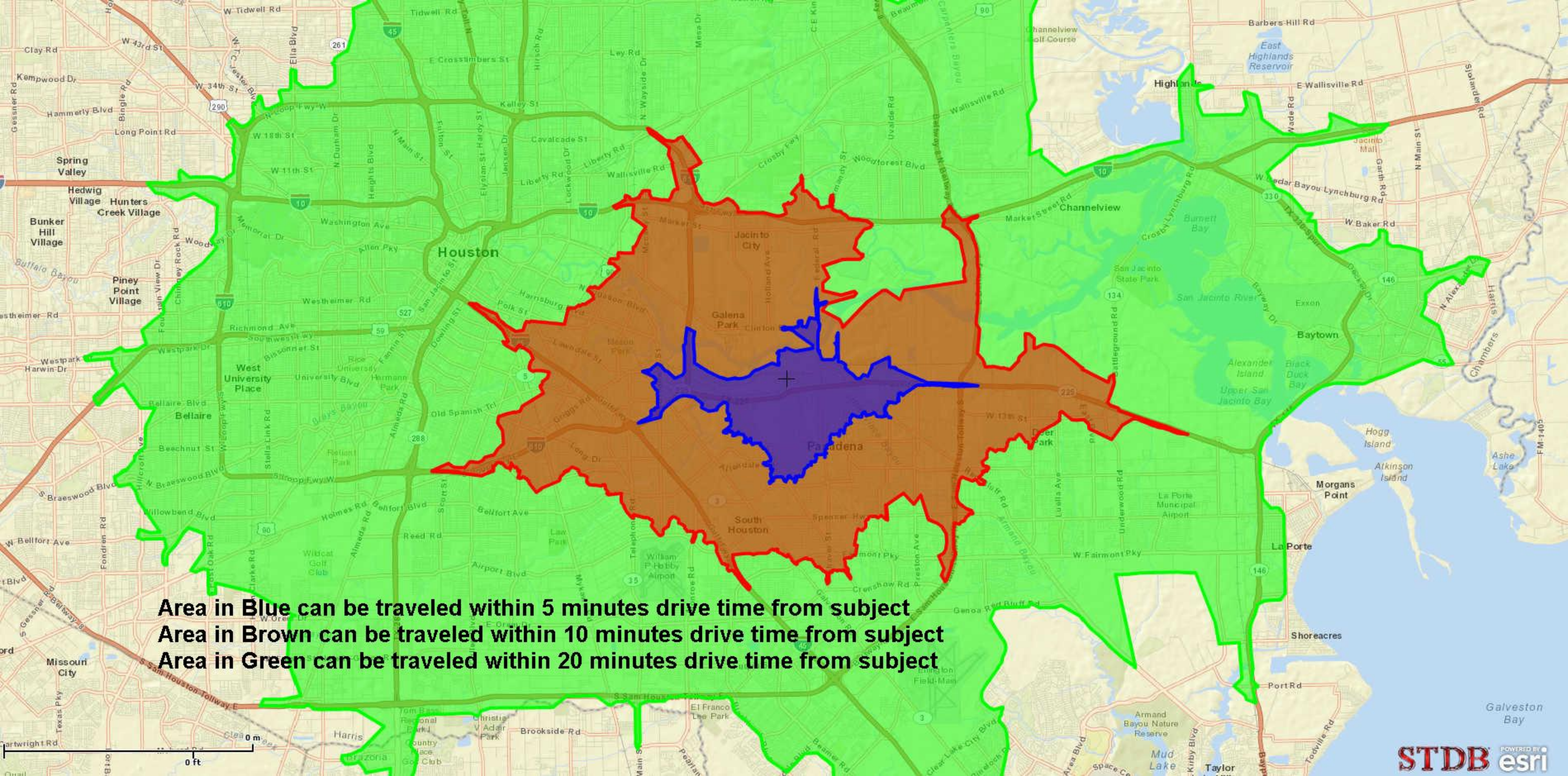
Flood Legend

- High flood risk
- Moderate flood risk
- Low flood risk

This report makes no representations or warranties concerning its content, accuracy or completeness.

STDBonline.com
469.574.1234

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877.77.FLOOD
www.floodsource.com



Area in Blue can be traveled within 5 minutes drive time from subject
Area in Brown can be traveled within 10 minutes drive time from subject
Area in Green can be traveled within 20 minutes drive time from subject



SUBJECT



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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