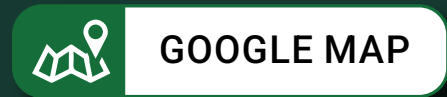


FOR LEASE

1751-1765 STEBBINS DRIVE, HOUSTON, TX 77043
57,396 SF INDUSTRIAL BUILDING



KIM HILLMAN
832-643-5670
khillman@oxfordcres.com



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GOOGLE MAP

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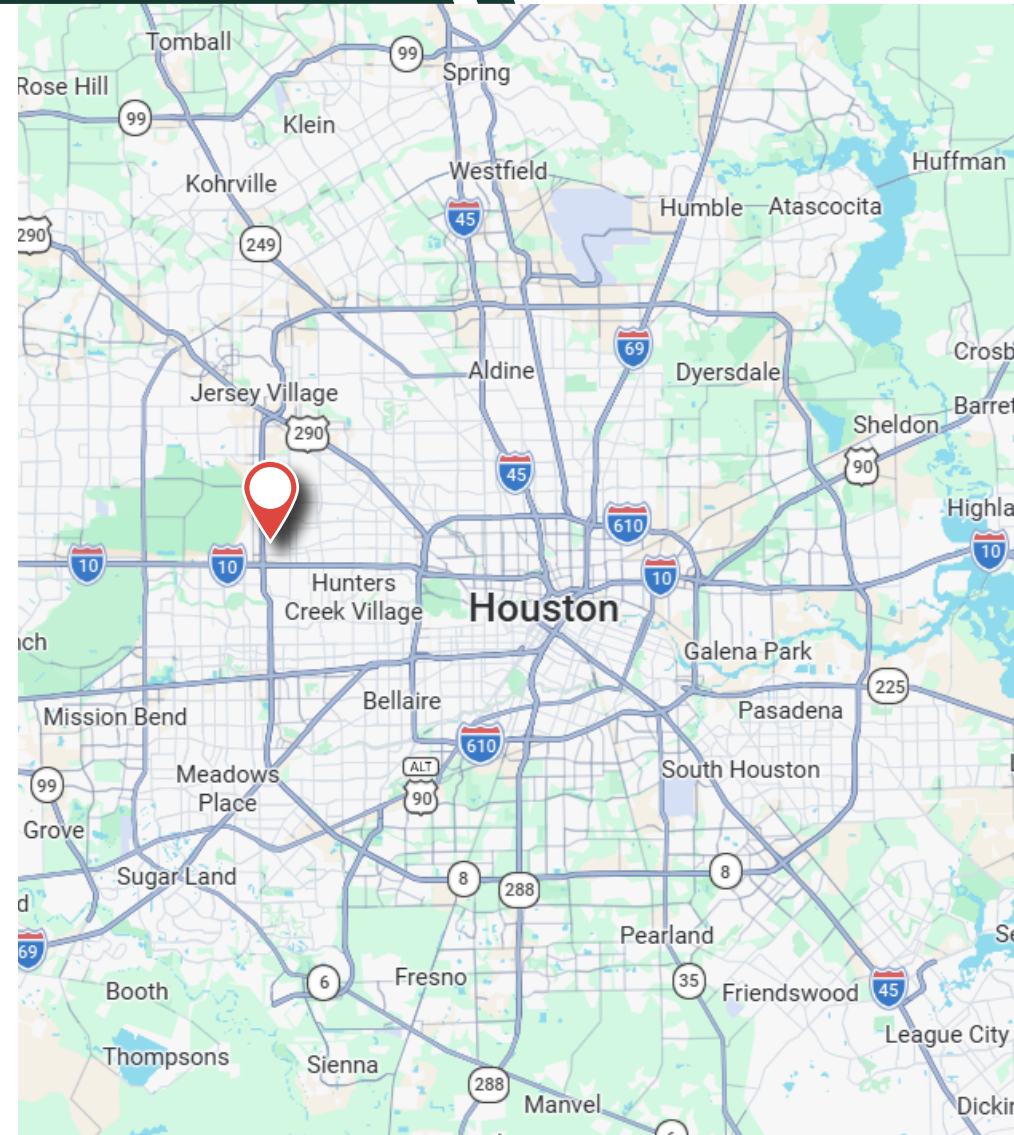
PROPERTY FEATURES

PRICING: WITHELD

- 57,396 SF Industrial Building
- Warehouse SF: Current: 32,400 SF
- Office SF: Current: Office 1st Floor 12,498 SF/2nd Floor 12,498 SF
- Tilt-wall construction
- Built in 1973
- 24' Clear Height
- High Power - 800 AMP
- Full Sprinklered
- Loading: 3 Dock-High + 2 Grade-Level Doors
- Concrete paved
- 70 Parking Spaces
- Outside storage is available
- 3.1 Acre Lot
- Located at Beltway 8/Sam Houston Toll Rd and I-10. With easy access to Hwy 290 and I-59

Strategically located just off Beltway 8 & I-10 West, and minutes away from Hwy 290 and I-59. Conveniently situated between the bustling Energy Corridor and Memorial City.

This 57,396 SF Facility, with divisible options from 21,600 SF to 57,396 SF and 24' Foot Clear Warehouse has everything a company requires to operate an efficient business. Landlord is open to dismissing a portion of the Office/Mezz. This property's ideal location is key to attracting Houston's diverse workforce and labor pool. Call us today for a Tour!



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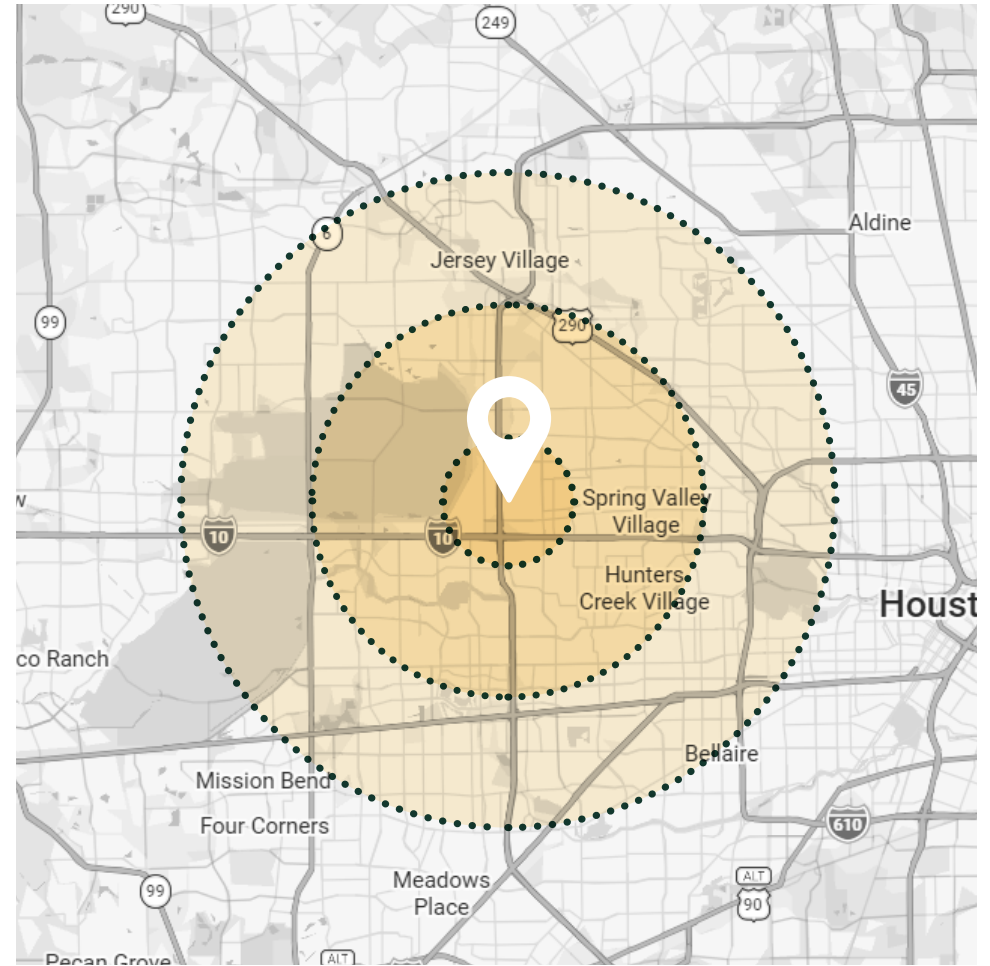
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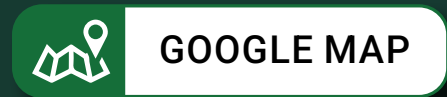


DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	10 MILE
Population			
2029 Projection	124,654	328,960	1,716,966
2024 Estimate	116,296	307,138	1,609,170
2020 Census	106,904	283,491	1,518,316
Growth			
Growth 2024 - 2029	7.19%	7.10%	6.70%
Growth 2020 - 2024	8.79%	8.34%	5.98%



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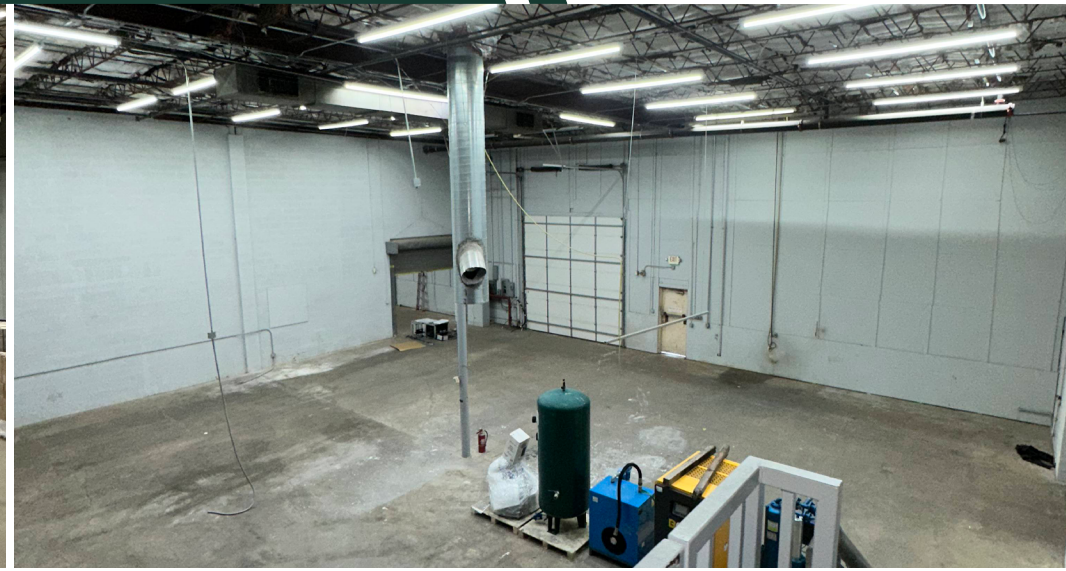
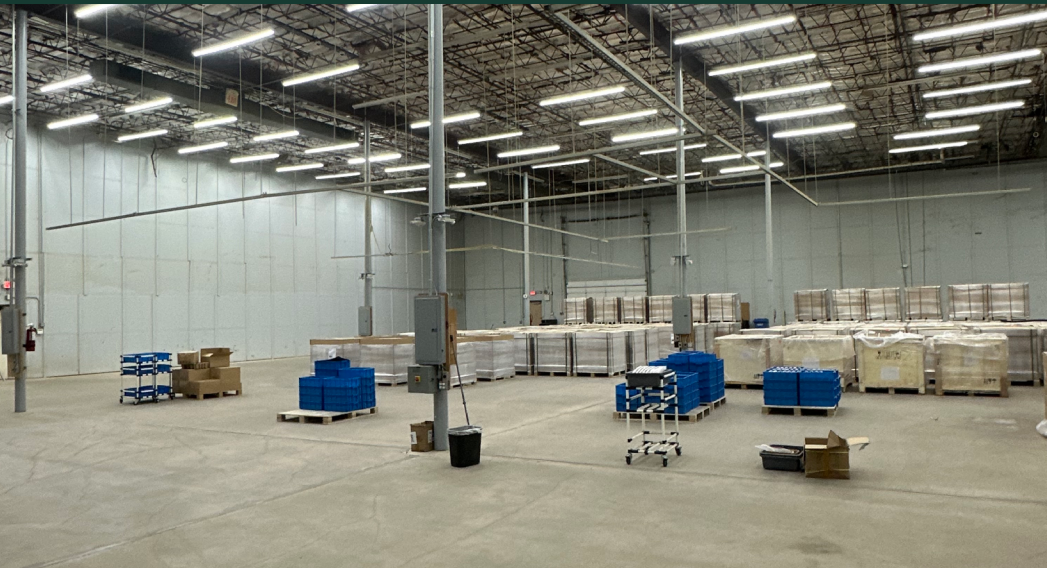
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GOOGLE MAP



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.



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'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.

Oxford Partners - Houston, LLC	9002954	swhite@oxfordcres.com	713-316-0545
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Ryan Hartsell	594636	rhartsell@oxfordcres.com	713-575-2585
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initial	_____ Date		