



Property Overview:

- **Rentable Building Area: 1,550SF – 11,850SF**
- **Property Type: Flex**
- **Drive In / Grade Level Doors 12' x 12'**
- **Parking Ratio: 2.18/1,000 Sf**
- **Easy access to Interstate 10**
- **Clear Ceiling Height: 14 FT**
- **Zoning Code: Heavy Industrial**
- **Close to Jack Brooks Regional Airport**

For Additional Information Contact: Justin Haeuser / 936-441-2610 (O) 504-228-1060 (C) / justin@blacklabelcommercial.com

Unit 51	1,550sqft.	Price Upon Request
Unit 53	1,550sqft.	Price Upon Request
Unit 63	2,550sqft.	Price Upon Request
Unit 75	1,550sqft.	Price Upon Request
Unit 79	1,550sqft.	Price Upon Request
Unit 83	1,550sqft.	Price Upon Request
Unit 85	1,550sqft.	Price Upon Request

This multi unit building offers 7 units available for lease, with option to combine units if larger space is needed. All units have a restroom and a small office. Sawyer street is just off of Interstate 10 and 11th street and is approximately 90 miles east of Houston. Future tenants will have easy access to Interstate 10 and highway 69. The property is near major employment/service facilities including: Jack Brooks Regional Airport, Baptist Hospital, St. Elizabeth hospital, Dupont, and Mobile Oil, all within 10-15 minutes.



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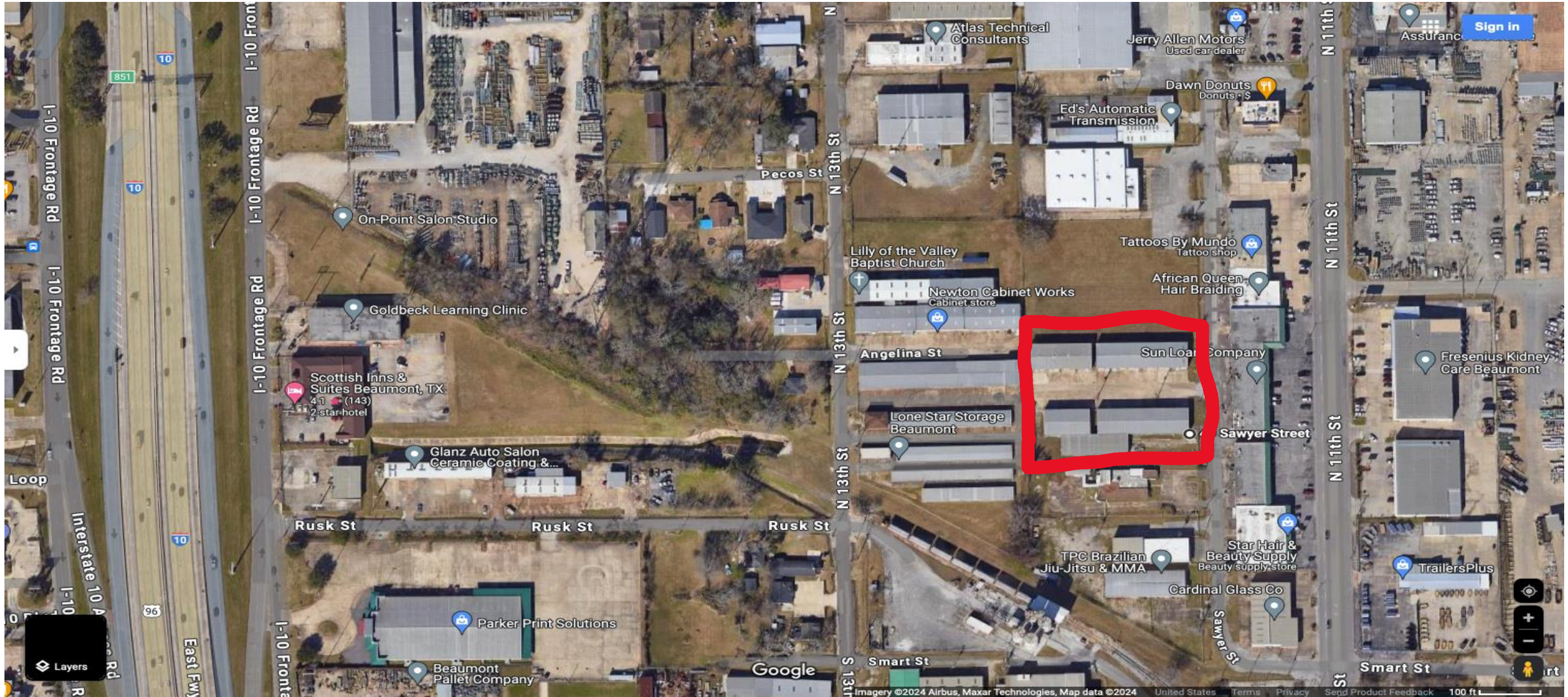
Amenities

24 Hour Access
Front Loading
Mezzanine
Security System

Signage
Storage Space
Air Conditioning
Balcony



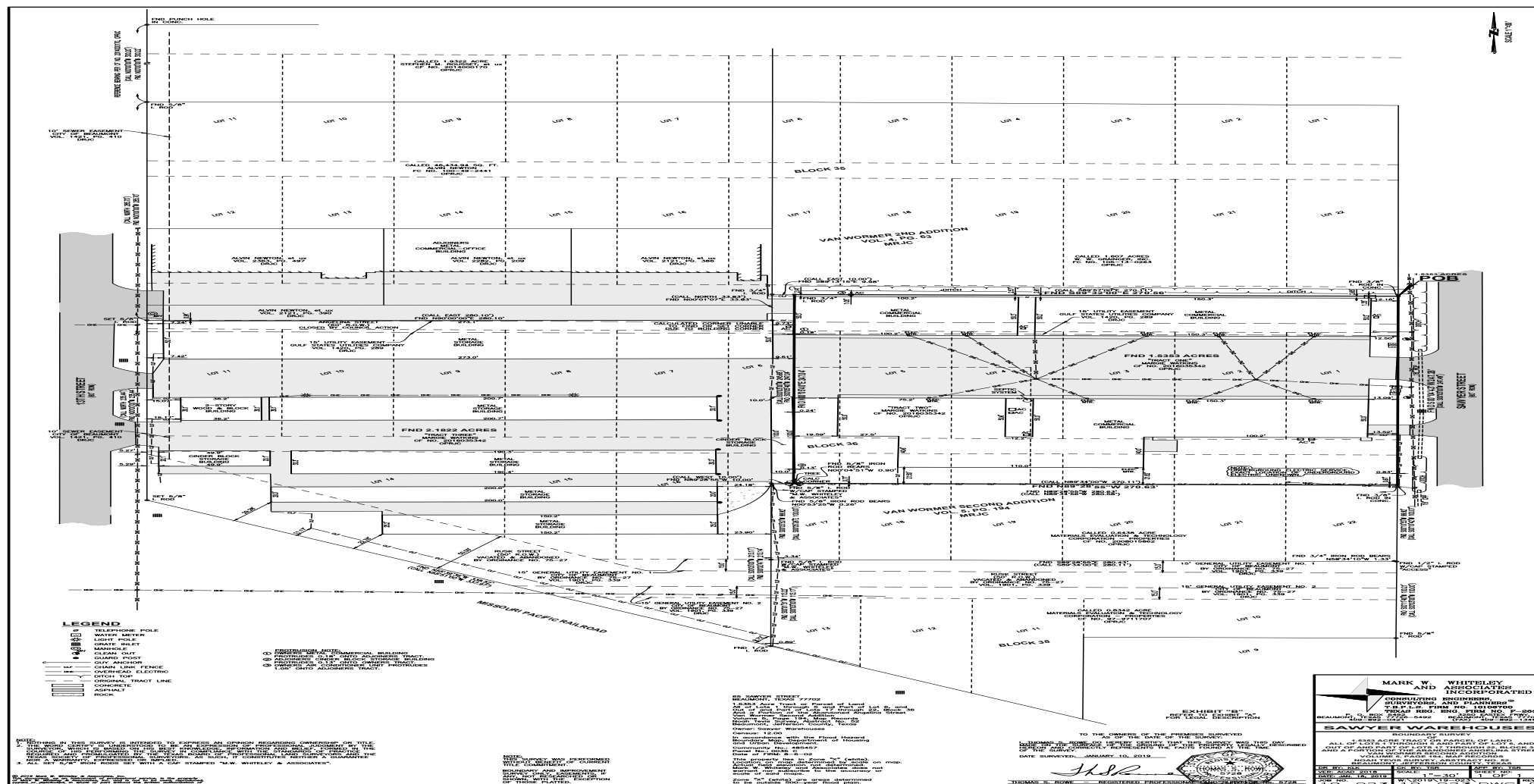
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11/2/2015



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.

Black Label Commercial Group	501129	info@blacklabelcommercial.com	(936)441-2610
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Beau Harris	577566	beau@blacklabelcommercial.com	(936)523-0483
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Haeuser	801685	justin@blacklabelcommercial.com	(504)228-1060
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TXR-2501

 Black Label Commercial Group, 1610 FM 1960 Houston Texas 77073
 Beau Harris

 Information available at www.trec.texas.gov

IABS 1-0 Date

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 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoll.com

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