

FOR LEASE



Retail / Industrial Space For Lease
18700 Becker Rd | Hockley, TX 77447

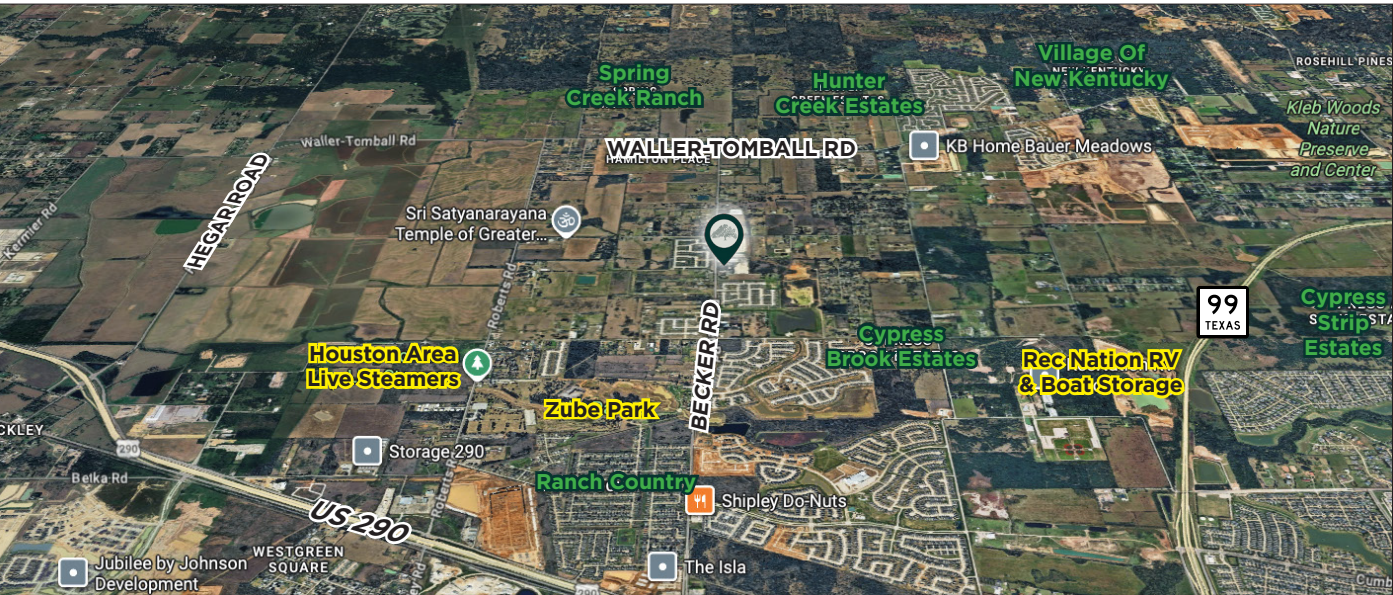
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LANDPARK

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PROPERTY INFO



PROPERTY DESCRIPTION

This expansive 34,720 square foot property located at 18700 Becker Road in Houston, TX offers a versatile space for lease that can be utilized for a variety of purposes. The building type is a unique combination of retail, flex, and industrial, making it an ideal choice for businesses with diverse needs. This property features ample large windows that allow natural light to flood the space, creating an inviting and bright environment for customers and employees alike. The location provides easy access to major highways and public transportation, making it a convenient choice for employees and customers alike. With its prime location and versatile space, the 18700 Becker Road property is a perfect choice for businesses looking for a modern, spacious property that can be customized to meet their unique needs.

PROPERTY HIGHLIGHTS

- Business Park offering Industrial, Warehouse, Manufacturing, Storage and Office Space
- Steel Frame Construction
- Metal Exterior
- Great Location in Hockley
- High Traffic Area off 290 and 99 Grand Pkwy
- 1,237 - 1,750 SF Space Available

SPACE AVAILABILITY

UNIT	SF	RATE
E-104	1,750 SF	\$14.00 (sf/mo + NNN)
F-101	3,500 SF	\$14.00 (sf/mo + NNN)



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DEMOGRAPHICS

POPULATION

	2miles	5miles	10miles
2010	5,454	37,285	175,803
2023	5,294	37,057	183,250
2028 Population Projection	5,380	38,290	196,274
Annual Growth 2023-2028	0.3%%	0.7%	1.4%

INCOME

	2miles	5miles	10miles
Avg Household Income	\$91,253	\$131,909	\$138,721
Median Household Income	\$70,030	\$109,206	\$114,764

HOUSING

	2miles	5miles	10miles
Median Home Value	\$249,057	\$313,415	\$341,576
Median Year Built	1992	2000	2000

CONSUMER SPENDING

	2miles	10 miles
Education & Daycare	\$2,974,090	\$175,387,616
Health Care	\$2,309,750	\$110,949,343
Transportation & Maintenance	\$13,540,228	\$628,289,965
Household	\$8,856,044	\$421,833,809
Food & Alcohol	\$14,365,047	\$625,500,388
Entertainment, Hobbies & Pets	\$7,100,162	\$350,039,268
Apparel	\$3,014,673	\$130,036,992

TRAFFIC (Count Year 2022)

	Traffic Volume	Distance from Property
Becker Rd / Bauer Hockley Rd S	2,223	0.77 mi
Bauer Rd / Bauer Hockley Rd S	2,094	1.12 mi



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PHOTOS



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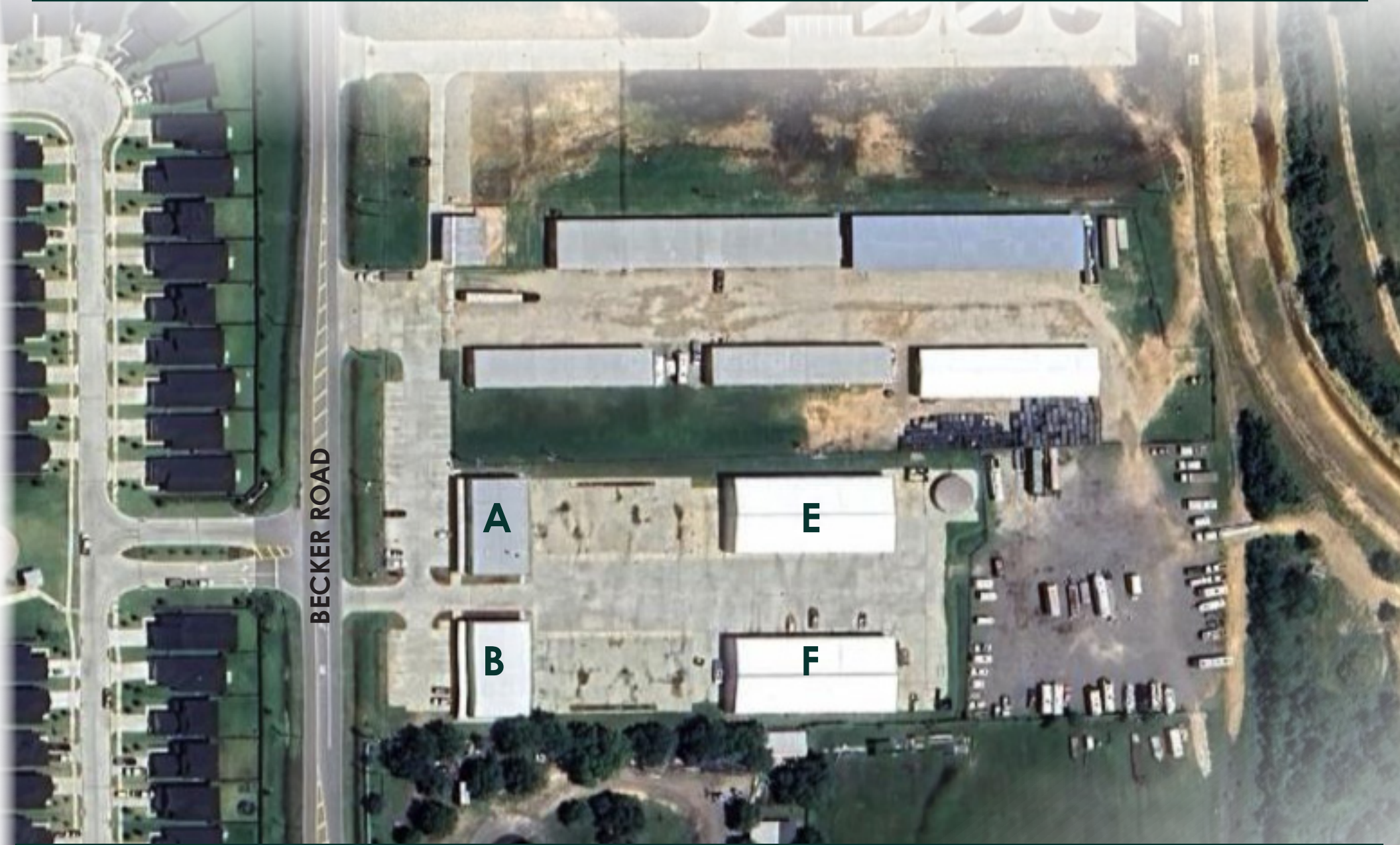
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SITE PLAN



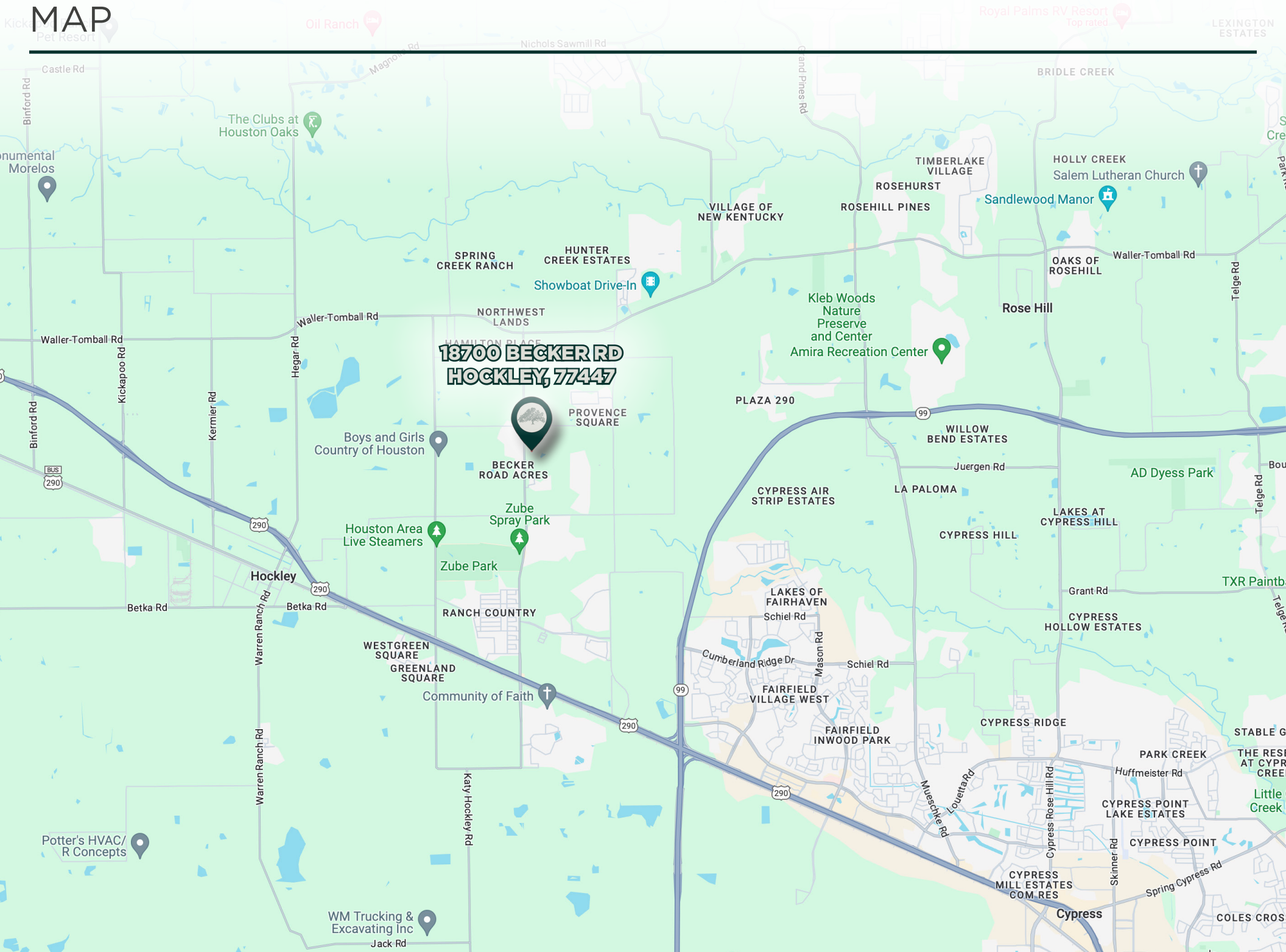
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MAP





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Name of Licensed Supervisor of Sales Agent/Associate if applicable	License No.	Email	Phone
William Paul Parisi	682354	wparisi@landparkco.com	(281) 221-4970
Sales Agent/Associate's Name	License No.	Email	Phone