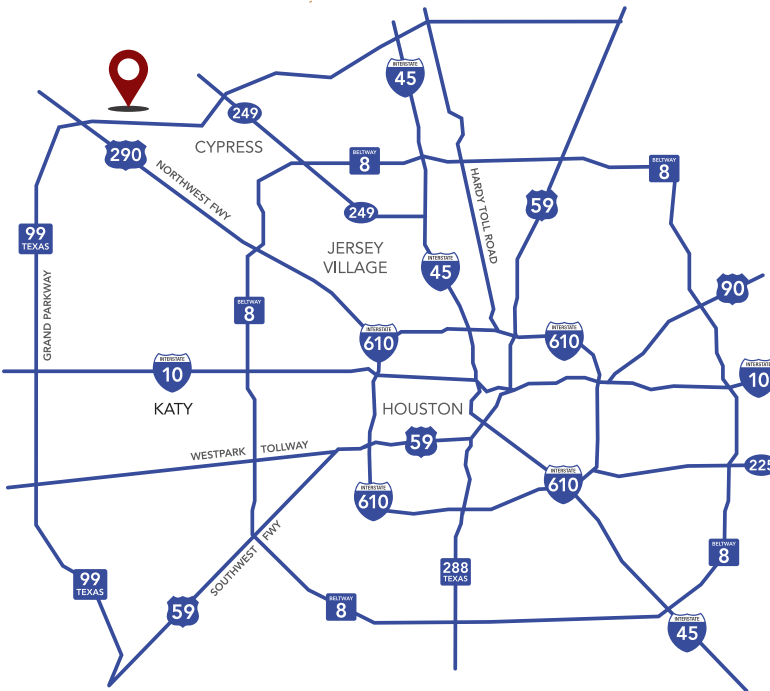




**CLARK★GAINES**  
PROPERTIES

**22201-22243 MUESCHKE RD**  
**TOMBALL, TX 77377**  
**FOR LEASE OR SALE: +/-1,542 SF – 10,800 SF**



### BUILDING DETAILS

- 22201 MUESCHKE**  
» 1,542 SF - 7,710 SF Available  
» Rear Load Configuration
- 22227 MUESCHKE**  
» 1,542 SF - 10,800 SF Available  
» Rear Load Configuration  
» (2) units built out with +/-430 SF office each
- 22205 MUESCHKE**  
» 4,800 SF Shell  
» May demise into (2) 2,400 SF units
- 22209 MUESCHKE**  
» 4,800 SF Shell  
» May demise into (2) 2,400 SF units
- 22223 MUESCHKE**  
» 4,800 SF (+/- 420 SF Office)  
» May demise into (2) 2,400 SF units
- 22231 MUESCHKE**  
» 4,800 SF Shell  
» May demise into (2) 2,400 SF units
- 22213 MUESCHKE**  
» 2,400 SF Available - Shell Condition
- 22215 MUESCHKE**  
» 5,600 SF Shell  
» May demise into (2) 2,800 SF units
- 22219 MUESCHKE**  
» 5,600 SF (+/- 450 SF Office)  
» May demise into (2) 2,800 SF units
- 22235 MUESCHKE**  
» 5,600 SF Shell  
» May demise into (2) 2,800 SF units
- 22239 MUESCHKE**  
» 6,000 SF  
» +/- 760 SF Office
- 22243 MUESCHKE**  
» 6,000 SF Shell  
» May demise into (3) 3,000 SF units

**CLICK HERE FOR PHOTOS**  
**FOR LEASE OR SALE**  
**CALL FOR MORE INFORMATION**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

**Tyler Reagor** | D 713-678-0870 | C 832-633-3555 | treagor@clarkgaines.com  
**Nathan Gaines, CCIM, SIOR** | D 713-678-0854 | C 713-204-8334 | ngaines@clarkgaines.com

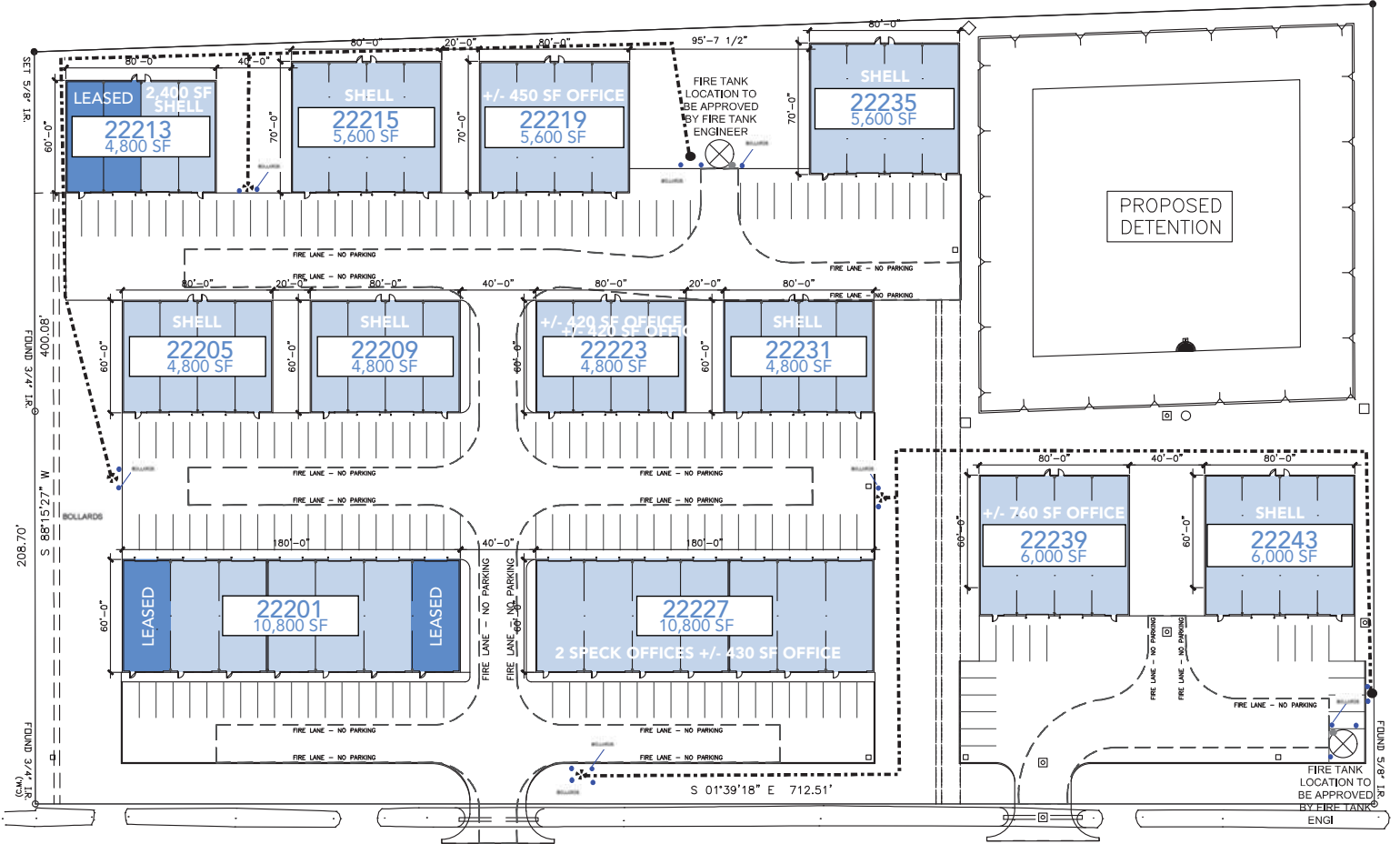




**CLARK GAINES**  
PROPERTIES

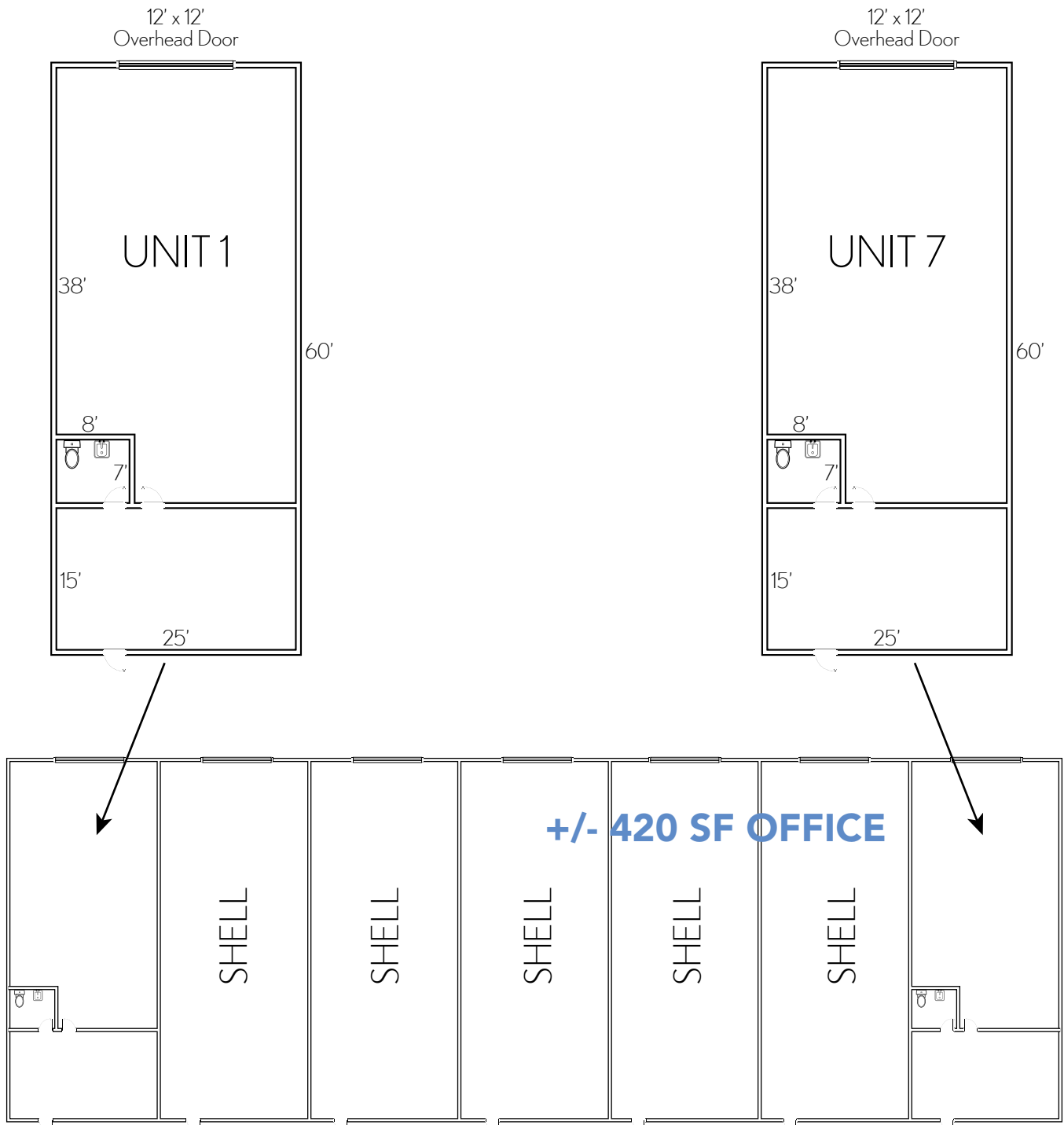
22201-22243 MUESCHKE RD  
TOMBALL, TX 77377  
FOR LEASE OR SALE: +/-1,542 SF – 10,800 SF

# SITE PLAN



# 22227 MUESCHKE FLOOR PLAN

## (2) SPEC OFFICES, +/- 430 SF

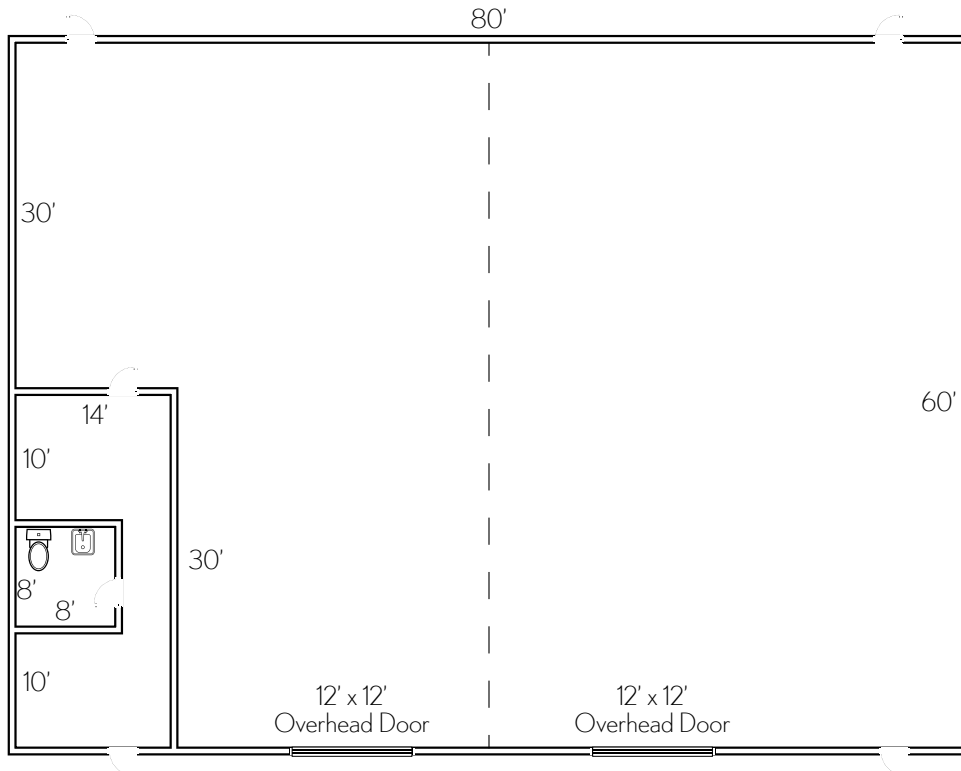


# 22201 MUESCHKE FLOOR PLAN



# 22223 MUESCHKE FLOOR PLAN

**+/- 420 SF OFFICE**



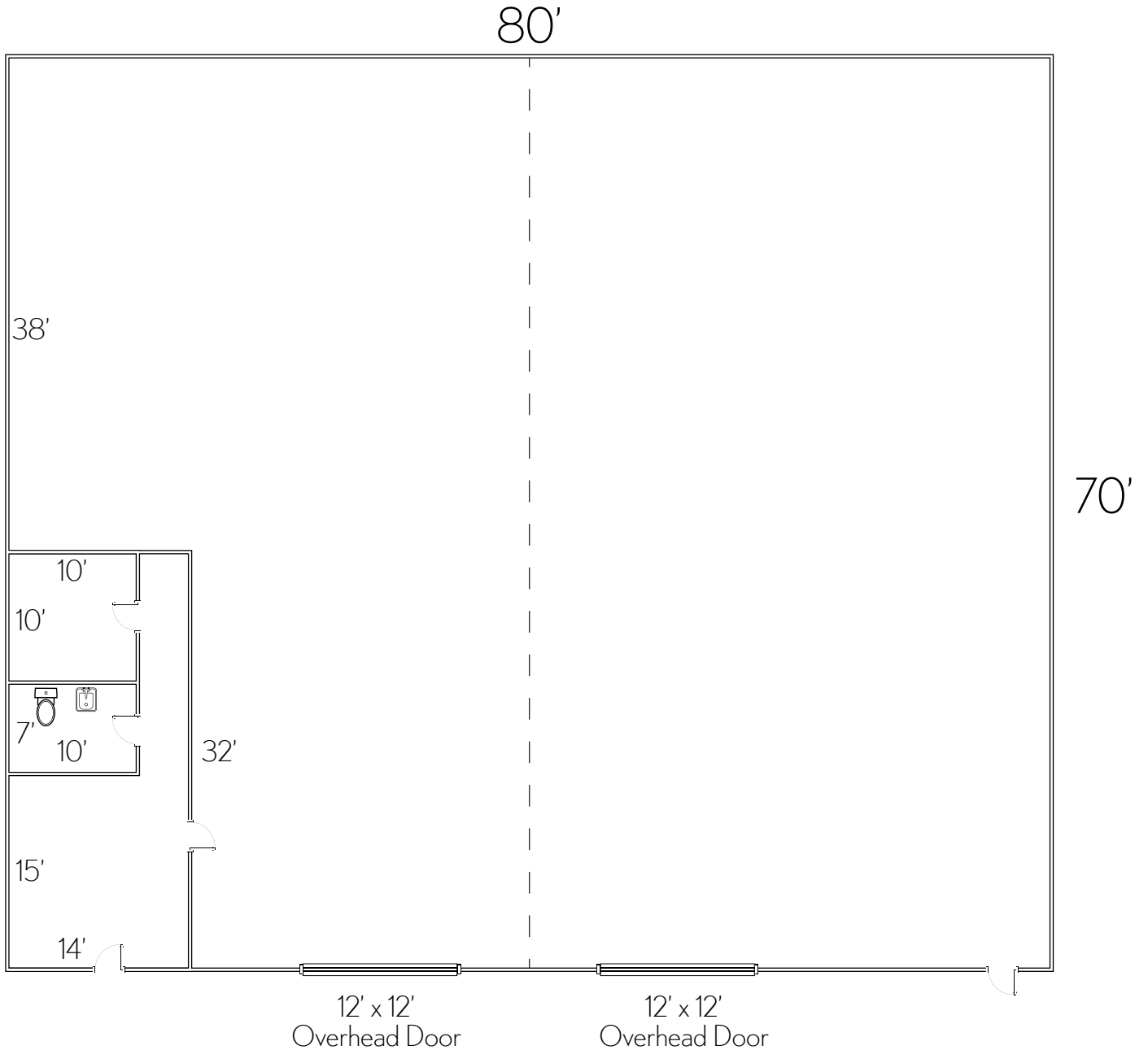


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PROPERTIES

22201-22243 MUESCHKE RD  
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FOR LEASE OR SALE: +/-1,542 SF – 10,800 SF

# 22219 MUESCHKE FLOOR PLAN

## +/- 450 SF OFFICE



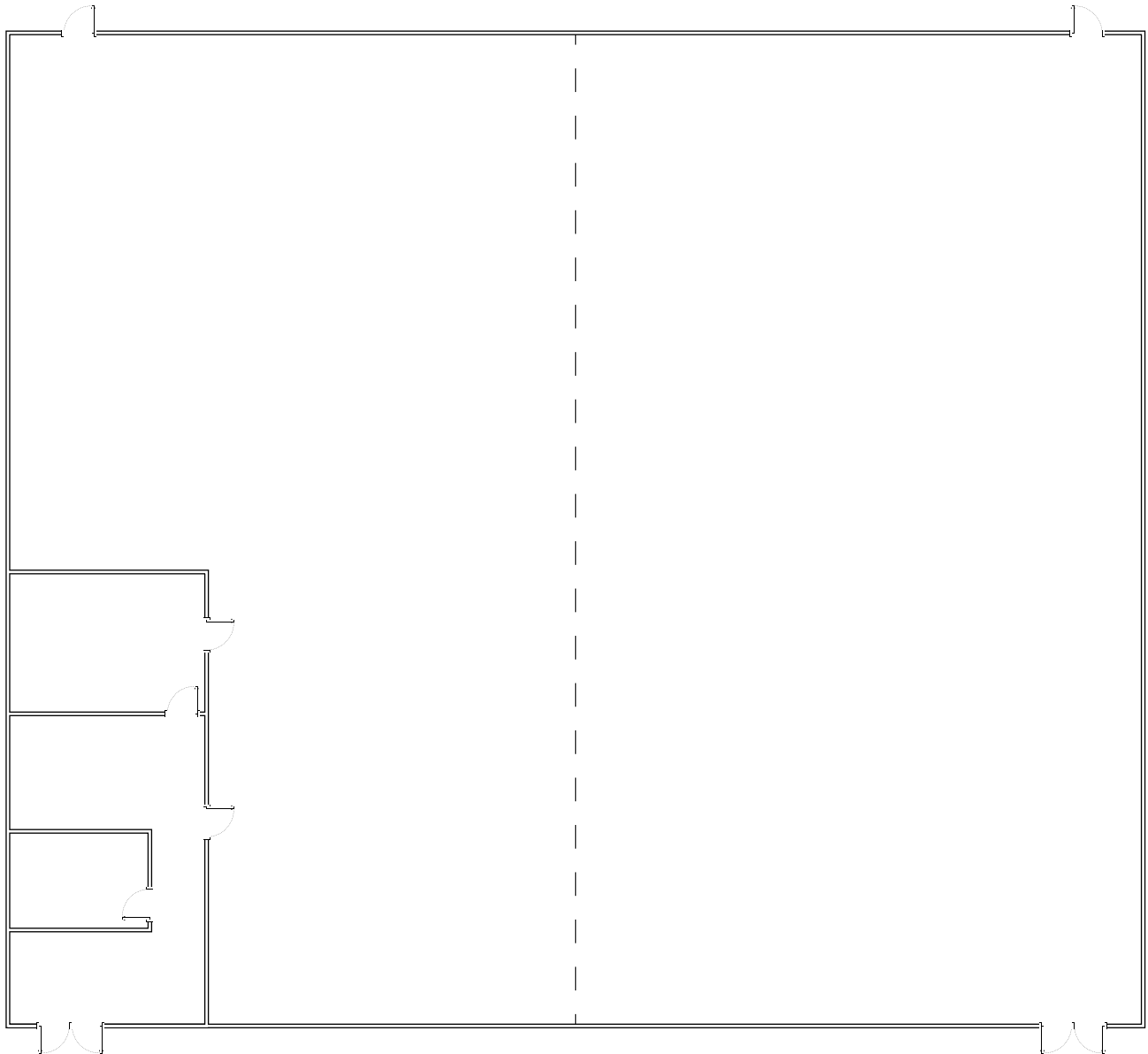


**CLARK★GAINES**  
P R O P E R T I E S

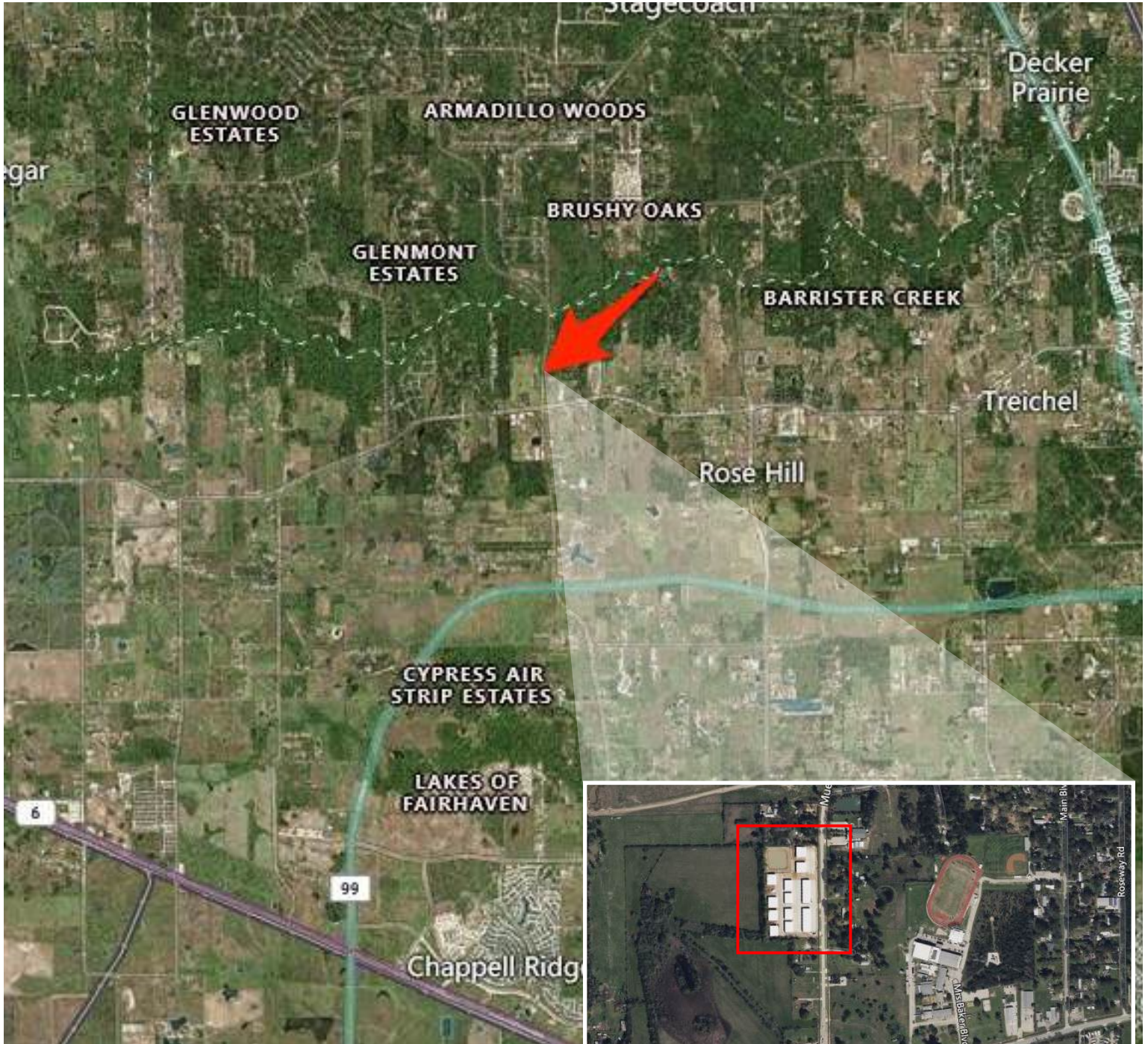
22201-22243 MUESCHKE RD  
TOMBALL, TX 77377  
FOR LEASE OR SALE: +/-1,542 SF – 10,800 SF

# 22221 MUESCHKE FLOOR PLAN

## 2,400 SF SHELL



# AERIAL





# Information About Brokerage Services

11/2/2015

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 coincidental 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.

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<b>Nathan Gaines, CCIM, SIOR</b> Designated Broker of Firm	<b>592262</b> License No.	<b>ngaines@clarkgaines.com</b> Email	<b>(713)678-0854</b> Phone
<b>Nathan Gaines, CCIM, SIOR</b> Licensed Supervisor of Sales Agent/ Associate	<b>592262</b> License No.	<b>ngaines@clarkgaines.com</b> Email	<b>(713)678-0854</b> Phone
<b>Justin Clark, CCIM, SIOR</b> Sales Agent/Associate's Name	<b>609429</b> License No.	<b>jclark@clarkgaines.com</b> Email	<b>(713)678-0852</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

