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7938 Wright Rd.

Property Highlights

Prime Industrial Property on US-290 – 7938 Wright Rd, Houston, TX 77041

Situated with excellent visibility and access from US-290, 7938 Wright Rd is a premier industrial property ideal for manufacturing, distribution, and warehouse operations. This well-positioned facility offers outstanding connectivity to major highways, making it a prime choice for businesses looking to establish or expand their operations in Houston's thriving industrial market.

Location Highlights:

- Prime location on US-290 with excellent exposure and accessibility
- Easy access to Beltway 8, I-10, and major transportation routes
- Close proximity to Houston's Energy Corridor and key industrial hubs
- Surrounded by a strong business community and industrial infrastructure
- This property offers an exceptional opportunity for businesses looking for a highly accessible and functional industrial space.

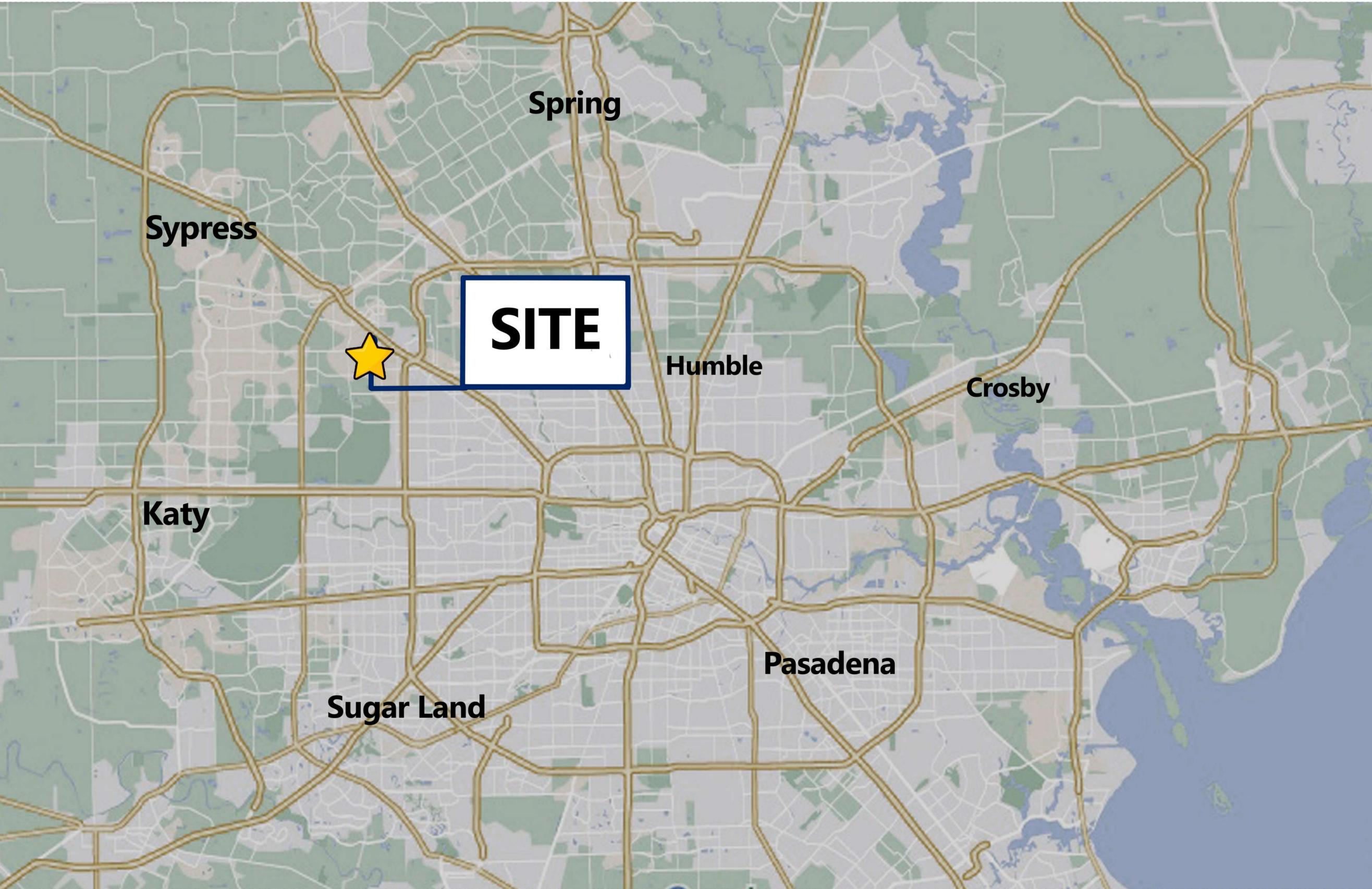
Investment Highlights

- High-Exposure Location – Positioned directly on US-290, ensuring strong visibility and accessibility for businesses and potential tenants.
- Stable and Growing Market – Houston's industrial sector remains one of the strongest in the nation, with continued demand for well-located properties.
- Attractive Investment Opportunity – Ideal for both owner-users and investors looking for a property with long-term value and income potential.
- Excellent Tenant Appeal – The area's strong industrial presence makes this an attractive option for logistics, distribution, and manufacturing businesses.
- Strategic Connectivity – Proximity to major highways, ports, and Houston's Energy Corridor enhances operational efficiency and business reach.
- Potential for Appreciation – With ongoing development and economic growth in the region, this property is well-positioned for future value appreciation.

- RBA: +100,000 SF
- Land Area: 13.9 AC
- Drive Ins: 4-16Ft
- Crane: 2 - 5 Tons
- Power supply: 3 Phase
- 2000 Amps
- 480 V
- Loading docks: 3
- Strategic Location: Easy access to major highways



7938 Wright Rd.





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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date