

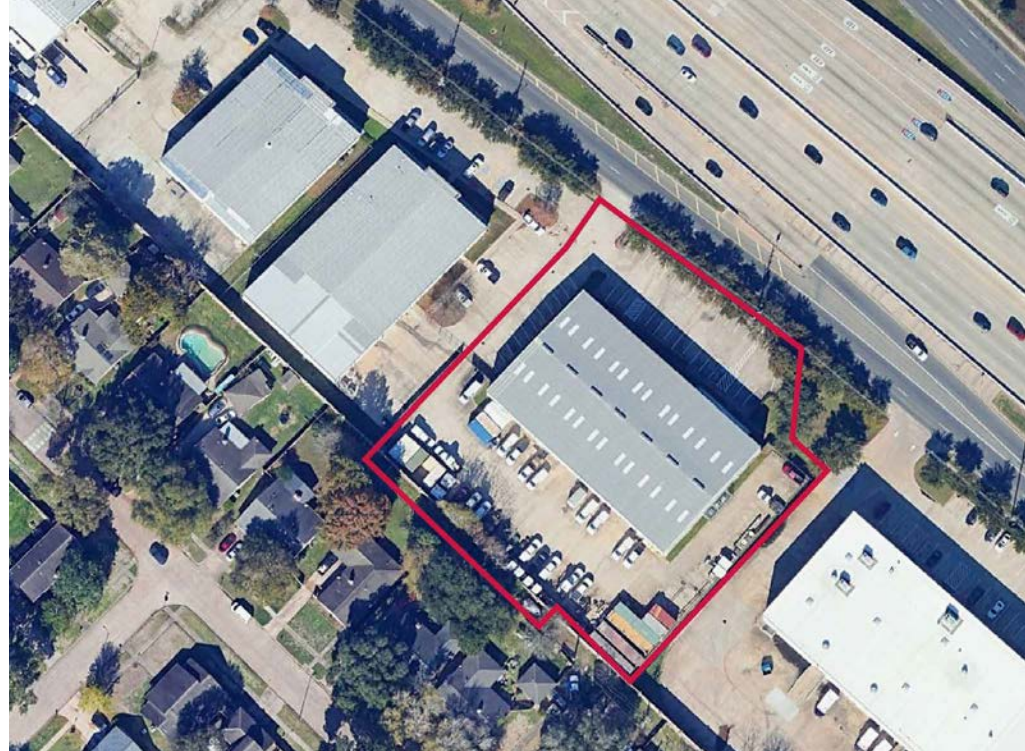
INVESTMENT OPPORTUNITY
AEGEUS INSPECTION SOLUTIONS
11801 S Sam Houston Pkwy W, Houston, TX 77031



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11801 S SAM HOUSTON PKWY W

100% AIR CONDITIONED WAREHOUSE

PROPERTY OVERVIEW

Total Building SF:	±20,060 SF
Total Land:	±1.66 AC
Industrial SF:	±9,860 SF
Office SF:	±10,200 SF
Year Built:	2006
Eave Height:	±24'
Loading:	Three (3) 14'x14' grade-level doors

Outside Storage:	Fenced, gated and paved
Yard Size:	±0.57 AC
Power:	3-phase
Construction:	Metal with brick façade
Utilities:	City Of Houston
Location:	Frontage along Beltway 8 with excellent visibility



Aegeus Inspection Solutions delivers conventional and advanced non-destructive testing, inspection, engineering, and staff augmentation solutions for the energy, defense, and aerospace sectors. Operating in the US for over 40 years, our group comprises experienced technical professionals who provide a wide range of services to secure the integrity, dependability, and safety of our clients' assets.

DECADES OF EXPERIENCE

With over 40 years of experience in the United States, Aegeus Inspection Solutions offers non-destructive testing, inspection, engineering, and staff augmentation solutions for energy, defense, and aerospace. Our seasoned professionals ensure asset integrity and safety, crafting customized inspection programs to meet goals like cost reduction, performance enhancement, and regulatory adherence. Partner with us to enhance operational efficiency and product quality, and reduce risk through assured inspection, engineering, and staffing solutions.

Visit [aegeusinspections.com](https://www.aegeusinspections.com)



FINANCIAL SUMMARY

LEASE

Tenant has been operating out of this location since February 2007 as RTD Quality Services USA, Inc. The company has subsequently been renamed as Applus RTD, Inc. and has now been renamed as Aegeus Inspection Solutions, Inc. The current lease has annual escalations of 3.0% and expires on March 31, 2029.

CURRENT NOI

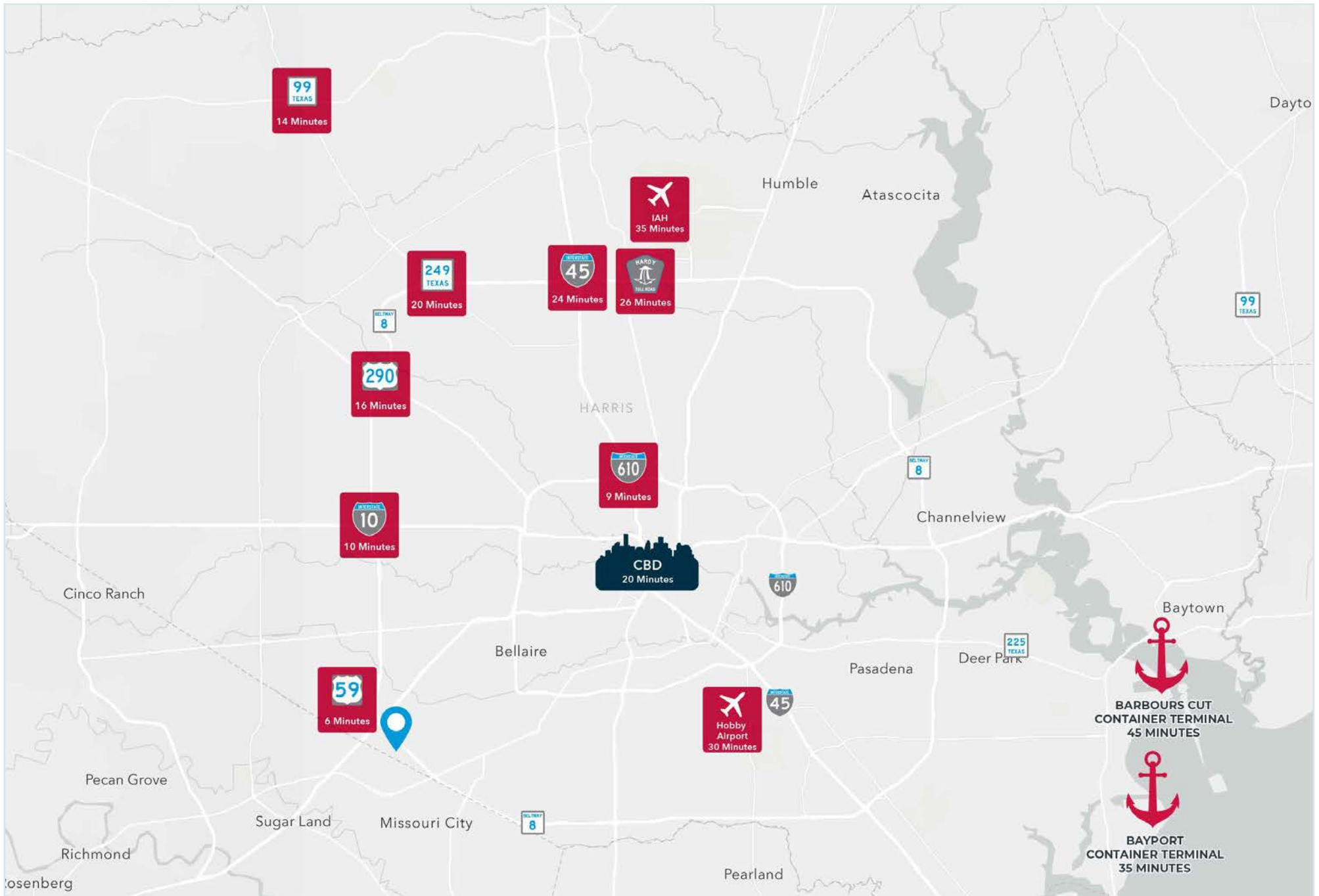
\$260,338.68* (*Effective April 2025)

SALE PRICE

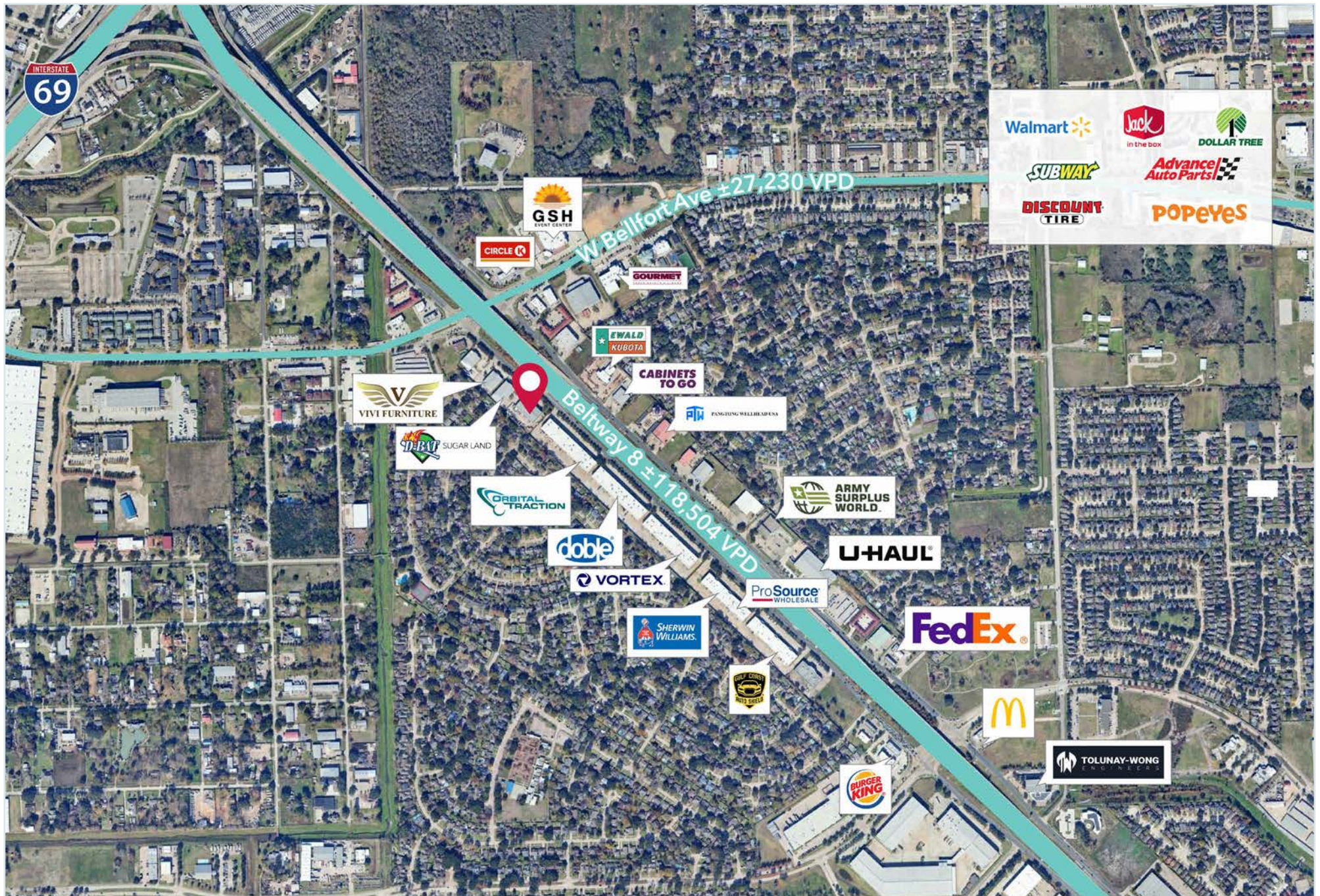
Call for details

LOCATION

11801 S Sam Houston Parkway W, Houston, TX 77031



PROXIMITY MAP



NEIGHBORS

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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.

2-10-2025



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. 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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov