

FOR SALE OR LEASE

±57,280 Total SF on ±3.9567 Acres

Beltway 8 & Fellows Road - Phase III, Houston, Texas

New Construction

- **Rear-Load Distribution Building**
- **±57,280 Total SF**
- **±3.9657 Acres of Land**



Travis Land, SIOR

Partner
713.985.4624
travis.land@partnersrealestate.com

Braedon Emde

Associate
713.405.7468
braedon.emde@partnersrealestate.com

Alisha Renshaw

Senior Account Manager
713.985.4602
alisha.renshaw@partnersrealestate.com

partners

5847 San Felipe, Suite 1400 / Houston, TX 77057
713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

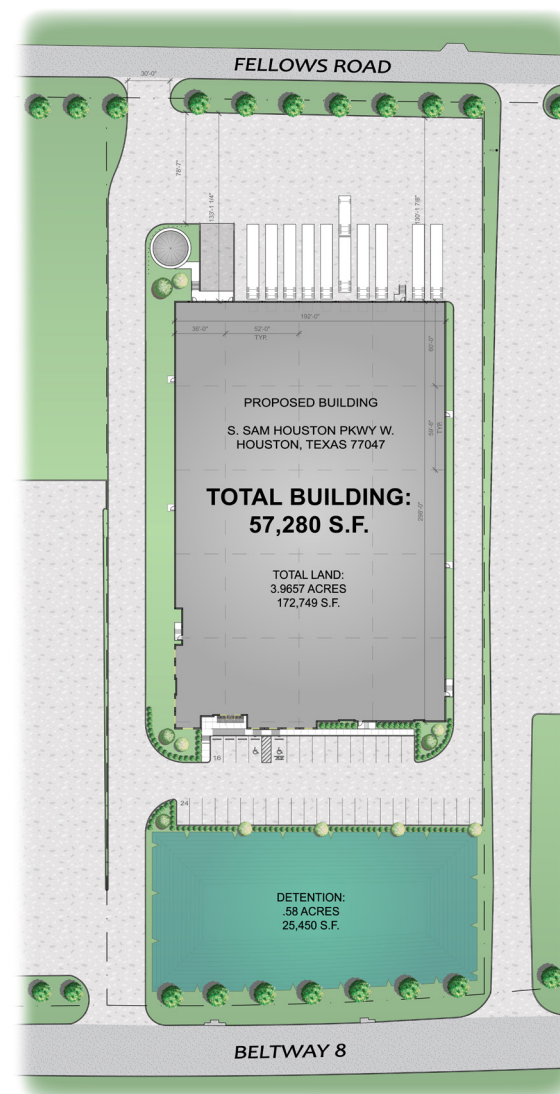
FOR SALE OR LEASE

±57,280 Total SF on ±3.9567 Acres

Beltway 8 & Fellows Road - Phase III, Houston, Texas

Property Highlights

- ±57,280 SF distribution building
- Office to suit
- ±3.9567 acres of land
- Rear load configuration
- Concrete tiltwall construction
- 32' clear height
- 3 phase, 480 volt, 800 amp power
- (10) dock high doors
- (1) ramp
- ESFR sprinkler system
- Sale Price does not include office finish or warehouse lighting
- Visibility and access from Beltway 8
- Estimated completion Q2 2026
- **Sale Price/Lease Rate: Contact Broker**



Travis Land, SIOR

Partner
713.985.4624
travis.land@partnersrealestate.com

Braedon Emde

Associate
713.405.7468
braedon.emde@partnersrealestate.com

Alisha Renshaw

Senior Account Manager
713.985.4602
alisha.renshaw@partnersrealestate.com

partners

5847 San Felipe, Suite 1400 / Houston, TX 77057
713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

FOR SALE OR LEASE

±57,280 Total SF on ±3.9567 Acres

Beltway 8 & Fellows Road - Phase III, Houston, Texas



Travis Land, SIOR

Partner
713.985.4624
travis.land@partnersrealestate.com

Braedon Emde

Associate
713.405.7468
braedon.emde@partnersrealestate.com

Alisha Renshaw

Senior Account Manager
713.985.4602
alisha.renshaw@partnersrealestate.com

partners

5847 San Felipe, Suite 1400 / Houston, TX 77057
713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.



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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Travis Land	498101	travis.land@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Land	498101	travis.land@partnersrealestate.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date