

FOR SALE

OWNER/USER OPPORTUNITY

LIGHT MANUFACTURING CAMPUS



10048 EASTHAVEN BLVD, HOUSTON, TX 77075

LAND SIZE

±3.8 Acres

TOTAL IMPROVEMENTS (SQ.FT.)

±58,738

BEN SAMPLE

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PROPERTY SUMMARY

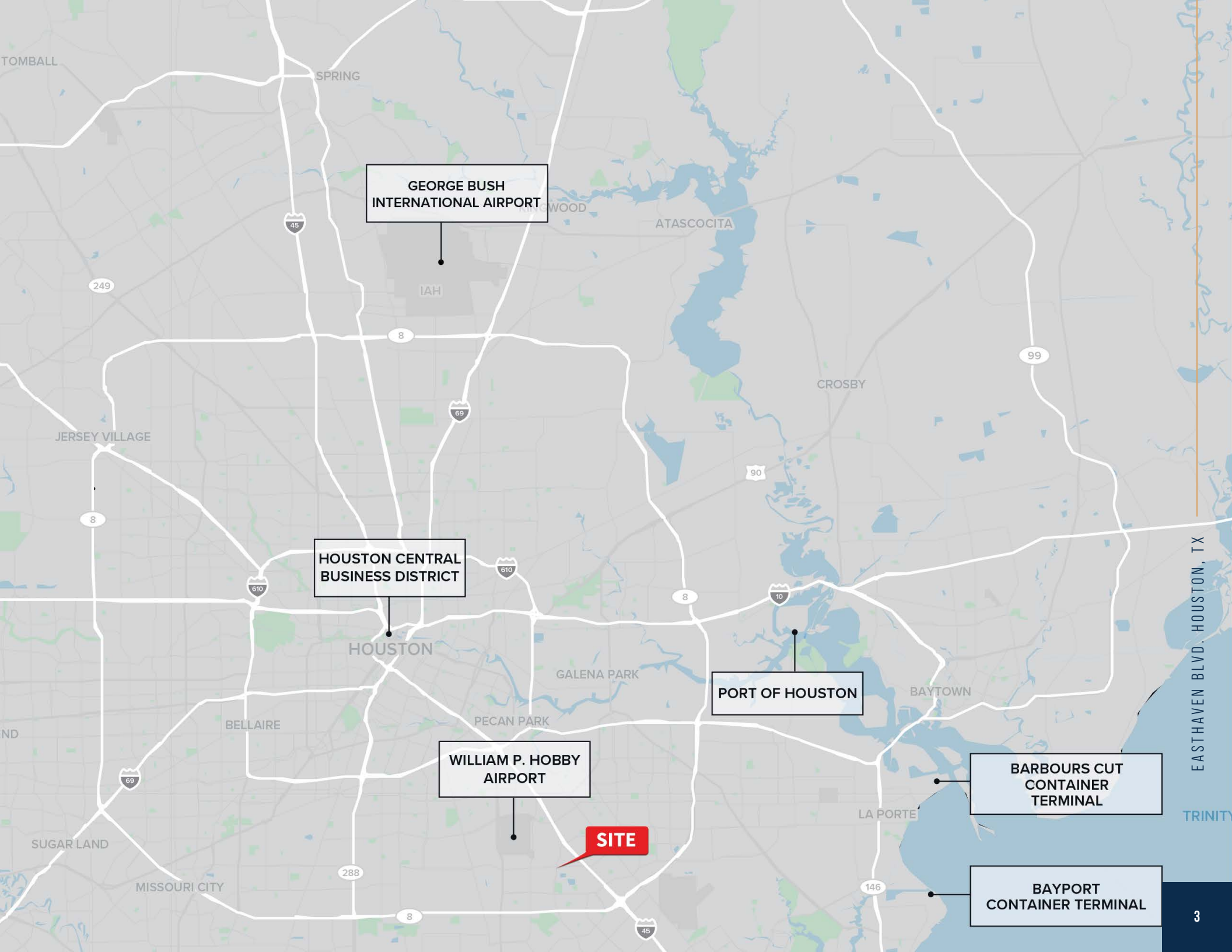
This industrial manufacturing facility is strategically positioned within Houston's southeast corridor, surrounded by light manufacturing operations and residential neighborhoods. The mixed-use environment provides both industrial functionality and workforce accessibility.

PROPERTY ADDRESS: 10048 EASTHAVEN BLVD, HOUSTON TX 77075

ASKING PRICE: **CONTACT BROKER**

- **LAND SIZE:** ±3.8 ACRES
- **TOTAL SIZE:** ±58,738 SF (4 BUILDINGS)
- **OFFICE AREA:** ±9,000 SF
- **LOADING:** GRADE LEVEL
- **CLEAR HEIGHTS:** ±18'-22'
- **OUTSIDE STORAGE YARD**
- **UTILITIES:** CITY OF HOUSTON
- **POWER:** 480 VOLT | 3 PHASE





**GEORGE BUSH
INTERNATIONAL AIRPORT**

**HOUSTON CENTRAL
BUSINESS DISTRICT**

**WILLIAM P. HOBBY
AIRPORT**

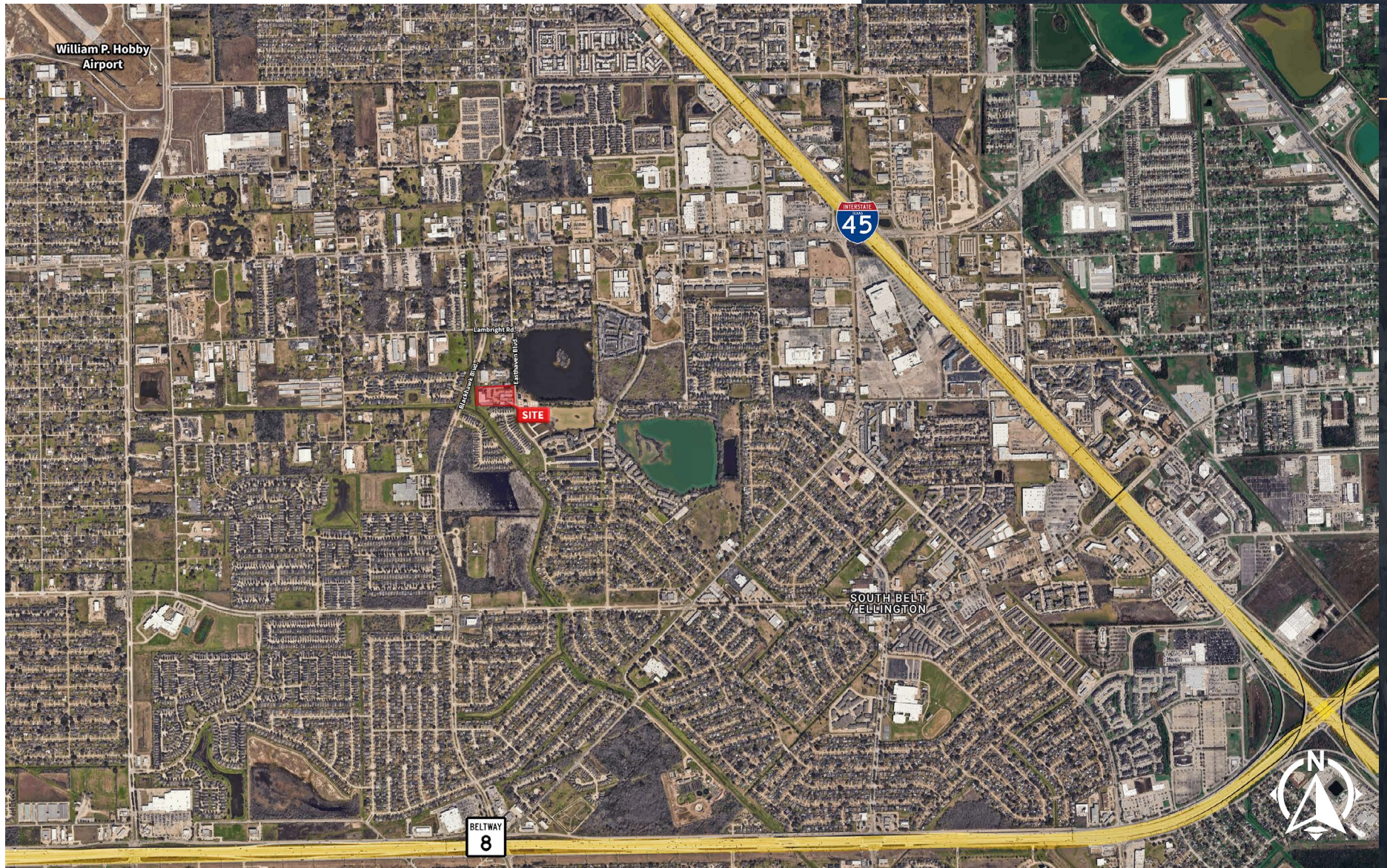
PORT OF HOUSTON

**BARBOOURS CUT
CONTAINER
TERMINAL**

**BAYPORT
CONTAINER TERMINAL**

SITE

PROPERTY LOCATION





This is an aerial photograph of an industrial or commercial property. The site is divided into several sections by a central gravel area and parking lots. On the left is a large, L-shaped building with a red roof. On the right are three smaller, rectangular buildings, also with red roofs, arranged in a row. A large parking lot with numerous cars is located between the left building and the central gravel area. Another parking lot with a few cars is to the right of the three buildings. The background shows a residential neighborhood with houses and trees, and a road runs along the top edge of the image.

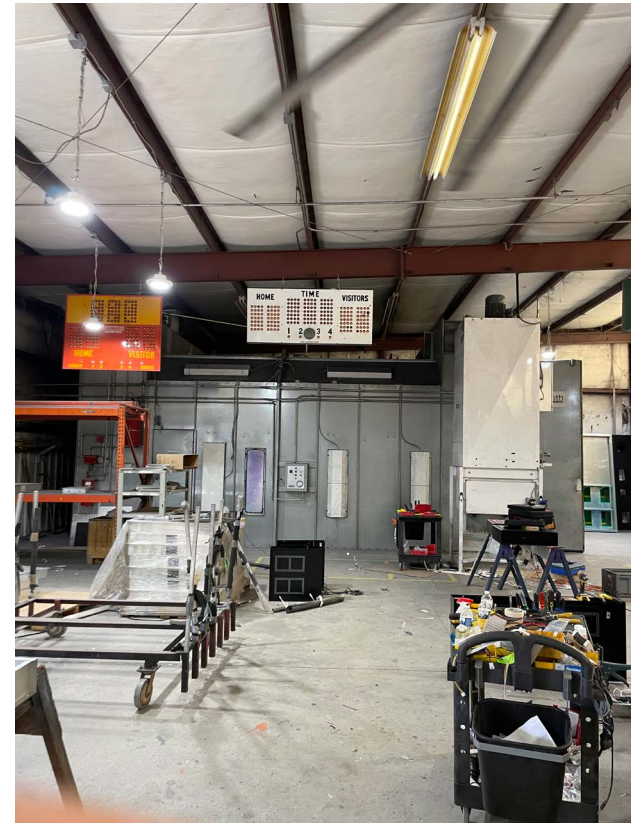
Building #1
±32,394 SF

Building #2
±7,692 SF

Building #3
±3,448 SF

Building #4
±10,075 SF

PHOTO GALLERY



CONTACT US

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date