



**New  
Construction**

**Pre-  
Leasing**



## **Pre-leasing Opportunity for Warehouse/Flex Space**

11907 Bedford St | Houston, Texas  
~8,500 SF warehouse + ~1,250 SF office/showroom per unit

**Shayan Malayerizadeh**  
832-278-3711 | [Shayan@WalzelProperties.com](mailto:Shayan@WalzelProperties.com)

## Pre-leasing Opportunity - Warehouse/Flex Space in

Now pre-leasing new warehouse/flex space in Houston, ideally positioned near the Sugar Land and Stafford markets. Each unit offers approximately 8,500 SF of clear-span warehouse space and 1,250 SF of high-end office/showroom buildout, featuring a reception area, two private offices, a breakroom, two restrooms, and a dedicated mudroom.

**Shayan Malayerizadeh**

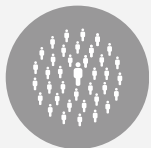
832-278-3711

[Shayan@WalzelProperties.com](mailto:Shayan@WalzelProperties.com)

### Property Details

- New Construction – now pre-leasing
- ~8,500 SF warehouse + ~1,250 SF office/showroom per unit
- Class A office features: reception, 2 private offices, breakroom, 2 restrooms, mudroom
- One (1) drive-in grade-level door per unit
- 24' clear height
- Fully insulated metal-frame structure
- Open-span, column-free warehouse layout
- Power: 3-phase, 200A, 208V (upgradeable)
- Fully fenced site with two automatic entry gates
- 26 dedicated parking spaces
- Convenient access to Hwy 59, Beltway 8 (Sam Houston Tollway), and Hwy 90
- Located in an established submarket with strong demographics

### Contact Broker for Pricing



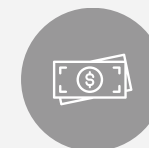
**550.4k**

**CURRENT POPULATION**  
WITHIN 5 MILES



**+21%**

**POPULATION GROWTH**  
WITHIN 5 MILES  
FROM 2024 TO 2029



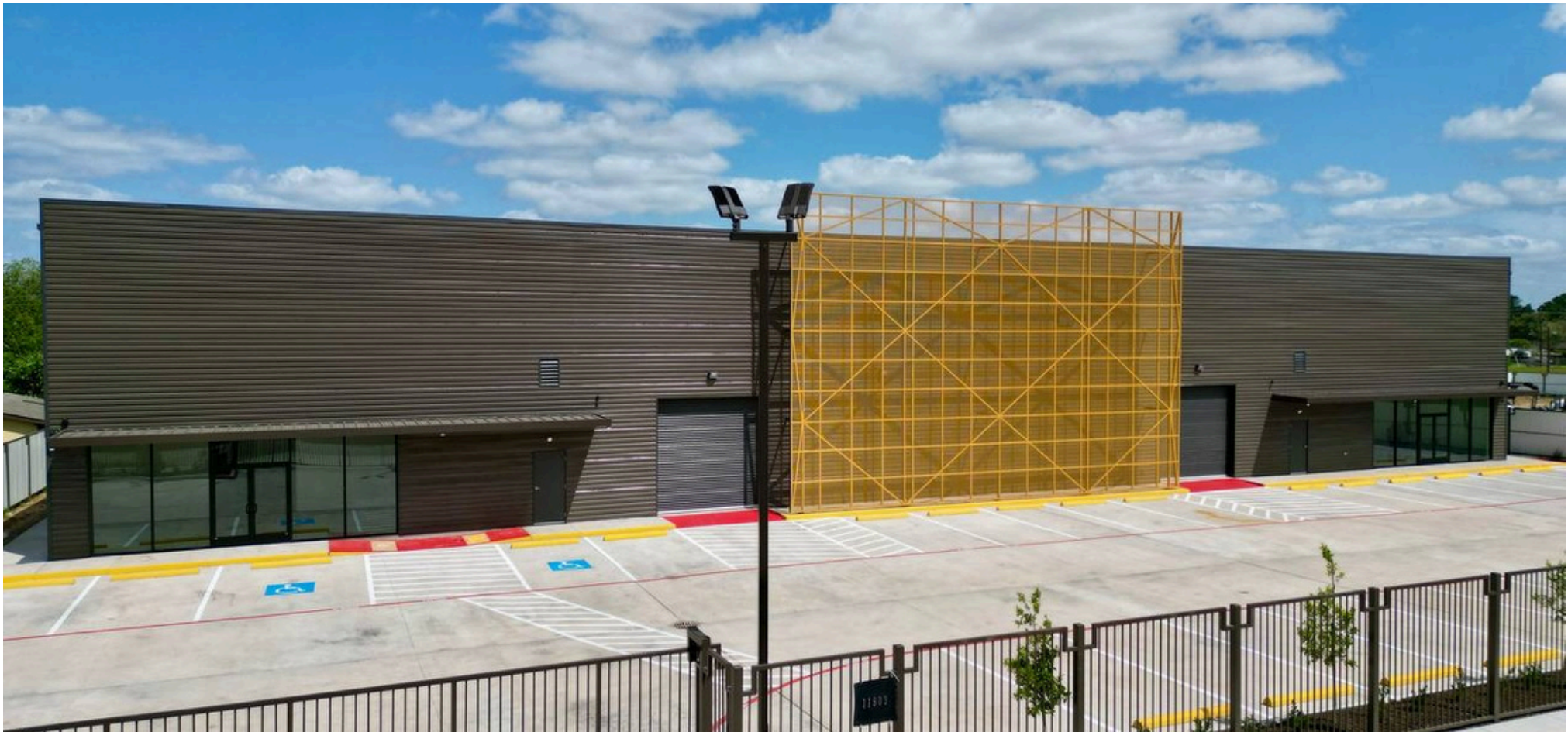
**+10%**

**AVERAGE HHI**  
**Growth**  
WITHIN 5 MILES  
NEXT 3 YEARS



## Property Description

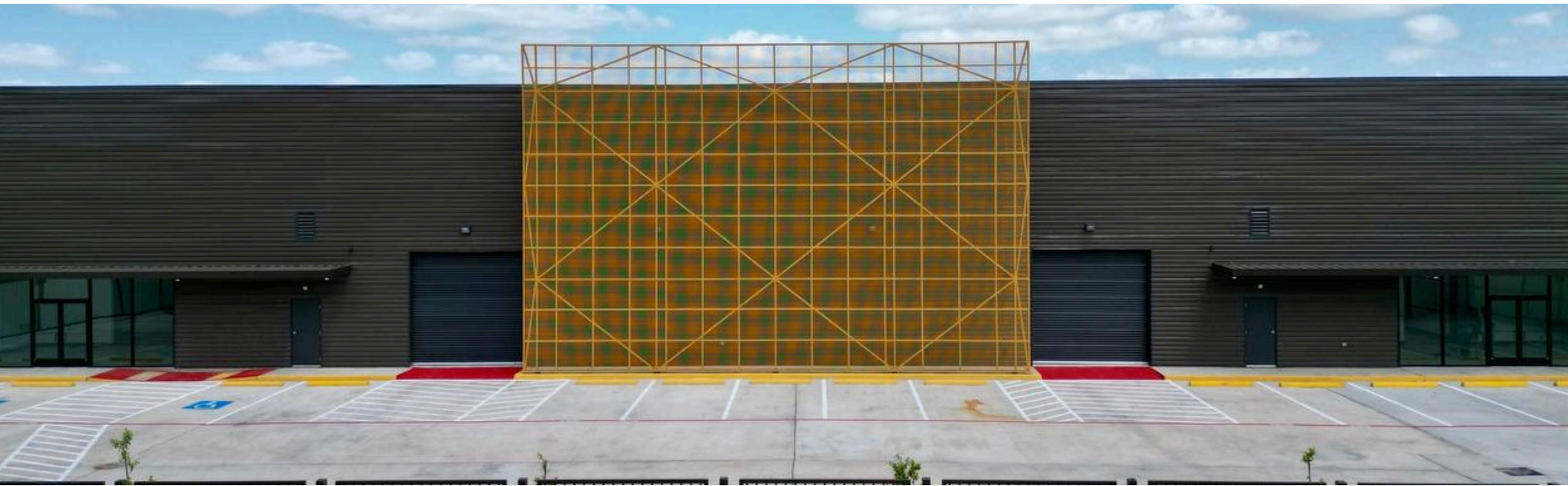
Pre-Leasing - Walzel Properties is pleased to present a brand-new pre-leasing opportunity for warehouse/flex space in Houston, strategically located near the Sugar Land and Stafford markets. Each unit features approximately 8,500 SF of warehouse space and 1,250 SF of Class A office/showroom buildout, including a reception area, two private offices, a breakroom, two restrooms, and a mudroom. The fully insulated metal-frame structure offers 24' clear height, one drive-in grade-level door per unit, and an open-span layout free of interior columns. The property is fully fenced for privacy and security, with two automatic gates for truck and vehicle access. Located in a strong submarket with excellent access to Highway 59, Beltway 8, and Highway 90, this is a valuable leasing opportunity for businesses seeking efficient and modern space in the Southwest Houston area.



Photos are from phase 1



# Property Photos



Photos are from phase 1



# Property Photos



Photos are from phase 1

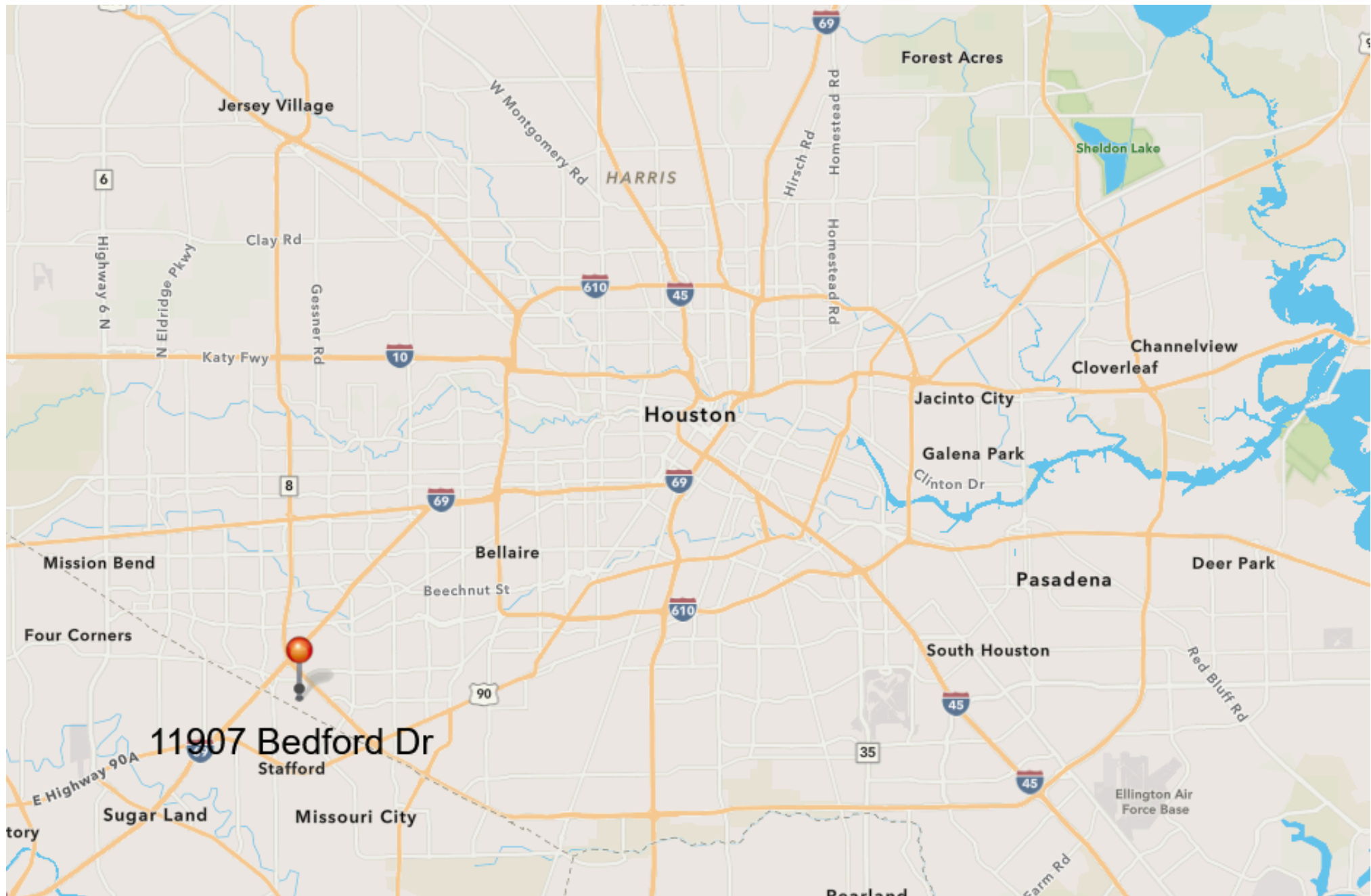


# Aerial Map

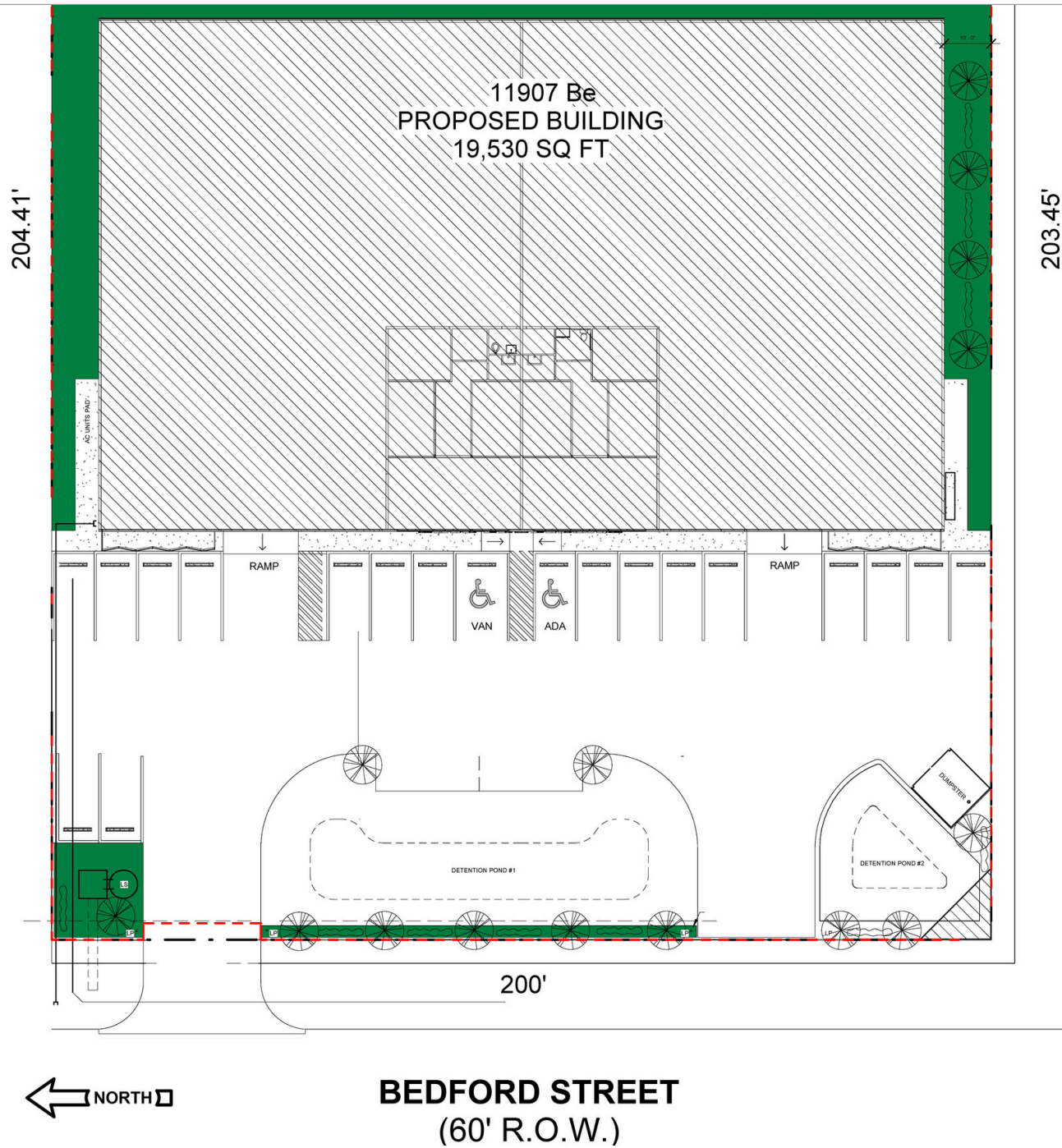




# Regional Map



# Site Plan







## 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.

Walzel Properties	9004621	shelly@walzelproperties.com	832-674-4960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Walzel Properties	9004621	shelly@walzelproperties.com	832-674-4960
Designated Broker of Firm	License No.	Email	Phone
Shelly Walzel	469868	shelly@walzelproperties.com	832-674-4960
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shayan Malayerizadeh	720736	shayanmalayeri@gmail.com	832-278-3711
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](http://www.trec.texas.gov)