



FLATROCK
COMMERCIAL REAL ESTATE GROUP

Boudreaux Business Park

11315 Boudreaux Rd., Tomball TX 77375

FOR SALE OR LEASE

New Construction

- Shell Complete
- Sale price: \$3,300,000
- Lease rate: \$1.15 PSF
- Opex \$0.27 PSF

ADKISSON GROUP
DEVELOPMENT



Four Building Business Park

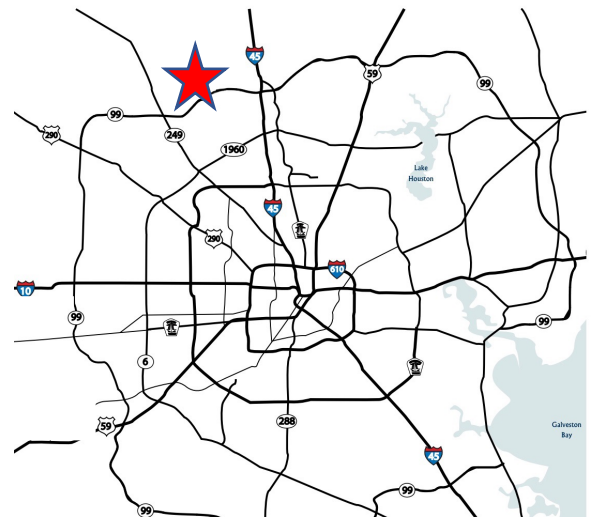
~~11307 Boudreaux Road (14,400 sq ft)~~ **Leased**

~~11311 Boudreaux Road (27,360 sq ft)~~ **Leased**

11315 Boudreaux Road (20,000 sq ft)

~~11319 Boudreaux Road (18,585 sq ft)~~ **Leased**

- Pre-engineered architectural metal & stone buildings
- Fully insulated
- Easy access to Grand Parkway, SH 249, Hwy 290, and I-45
- Frontage on Grand Parkway with dual access on Boudreaux
- Call for pricing information



Flatrock Commercial Real Estate Group

21175 State Hwy 249 | Suite 296 | Houston TX 77070 | Main: 713.574.6433 | flatrockcompanies.com

For more information, contact: Caleb Lawson, CCIM, SIOR
Direct: 713.568.1750 | Mobile: 713.204.2110 | caleb@flatrockcompanies.com

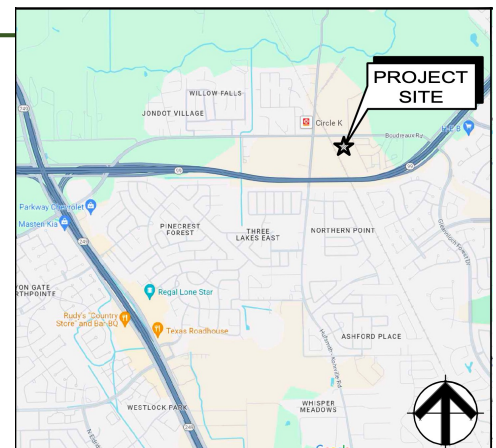
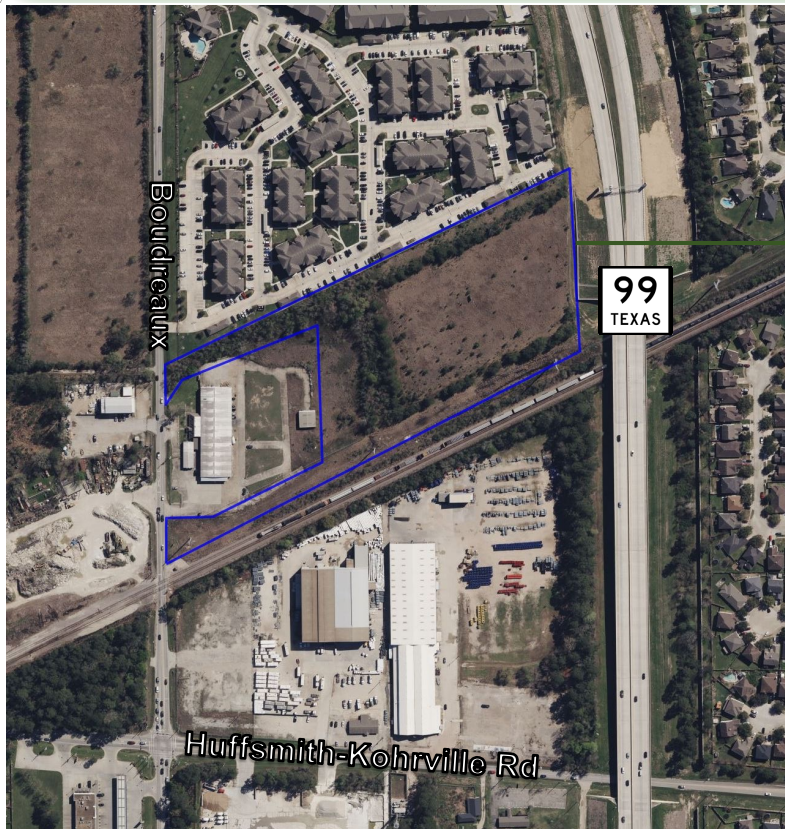
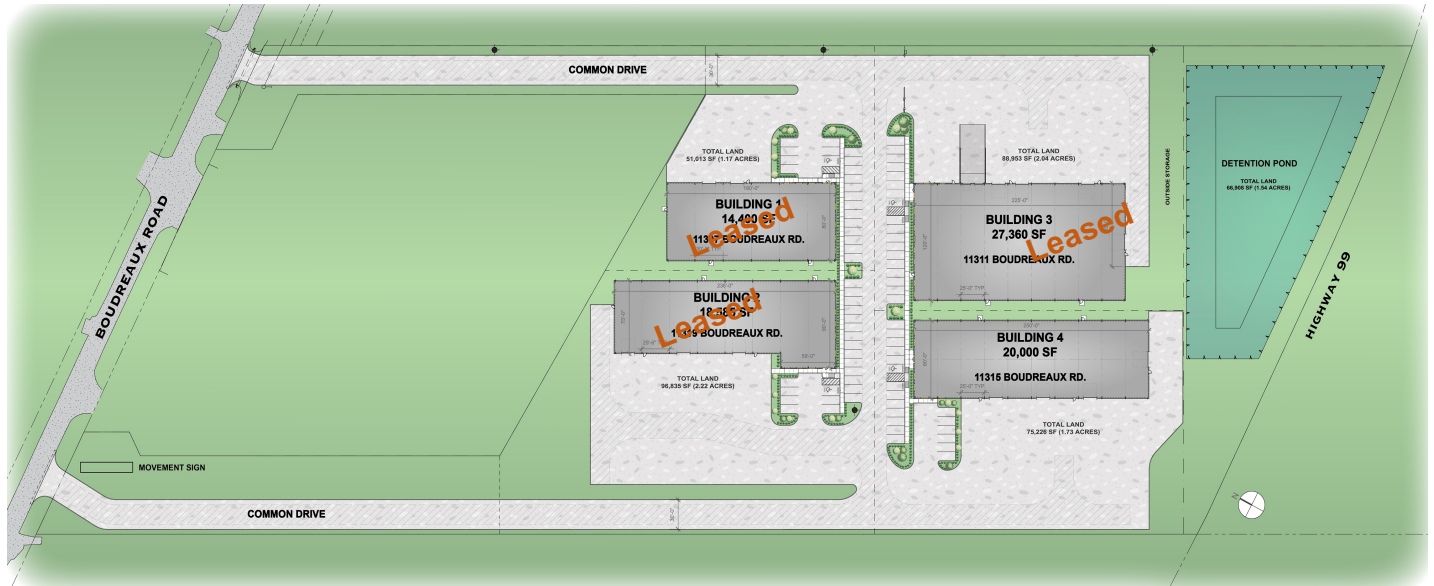


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Site



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A wide-angle photograph of a large, modern industrial building with a grey metal facade and large roll-up doors. In the foreground, there is a paved parking lot with a few white cars parked. A tall utility pole stands prominently in the middle ground, and a line of trees is visible in the background under a blue sky with scattered white clouds.



PARKING ANALYSIS				KEYED NOTES		GENERAL NOTES		LEGEND	
LAND AREA	BUILDING AREA	PARKING REQUIRED (S)	PARKING REQUIRED (S-1)	PARKING PROVIDED	PARKING RATIO	1. SEE PARKING AND TRIP DATA DETAIL RE: SEE	2. REFER TO EXISTING PLANS, PLUMBING AND MECHANICAL, ELECTRICAL, AND HVAC FOR ALL EXISTING AND PROPOSED EQUIPMENT, PLUMBING AND MECHANICAL, ELECTRICAL, AND HVAC	3. REFER TO EXISTING PLANS FOR ALL EXISTING AND PROPOSED EQUIPMENT, PLUMBING AND MECHANICAL, ELECTRICAL, AND HVAC	4. REFER TO EXISTING PLANS FOR ALL EXISTING AND PROPOSED EQUIPMENT, PLUMBING AND MECHANICAL, ELECTRICAL, AND HVAC
10,000 S.F.	20,000 S.F.	10 SPACES	10 SPACES	10 SPACES	1.00	SEE PARKING AND TRIP DATA DETAIL RE: SEE	2. REFER TO EXISTING PLANS, PLUMBING AND MECHANICAL, ELECTRICAL, AND HVAC FOR ALL EXISTING AND PROPOSED EQUIPMENT, PLUMBING AND MECHANICAL, ELECTRICAL, AND HVAC	3. REFER TO EXISTING PLANS FOR ALL EXISTING AND PROPOSED EQUIPMENT, PLUMBING AND MECHANICAL, ELECTRICAL, AND HVAC	4. REFER TO EXISTING PLANS FOR ALL EXISTING AND PROPOSED EQUIPMENT, PLUMBING AND MECHANICAL, ELECTRICAL, AND HVAC
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TOTAL REQUIRED - 10 SPACES									

**BUILDING 4
ENLARGED
SITE PLAN**

A001

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11307 Boudreaux

Building 1

- 14,400 SF
- 1.17 acres
- 26' eave height
- 80' wide clear span
- Two 14'x16' overhead doors
- 480V 3-phase 600 amp
- 20 parking spaces
- Crane ready 10-ton

11319 Boudreaux

Building 2

- 18,585 SF
- 10-ton crane ready
- 2.22 acres
- 26' eave height
- 75' wide clear span
- Three 14'x16' overhead doors
- 480V 3-phase 600 amp
- 21 parking spaces

11311 Boudreaux

Building 3

- 27,360 SF
(3,279 SF of office)
- 2.04 acres
- 26' eave height
- 120' wide clear span
- Four 14'x16' overhead doors
- 480V 3-phase 800 amp
- 19 parking spaces

11315 Boudreaux

Building 4

- 20,000 SF
- 10-ton crane ready
- 1.73 acres
- 26' eave height
- 80' wide clear span
- Four 14'x16' overhead doors
- 480V 3-phase 600 amp
- 19 parking spaces

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Information About Brokerage Services

11-2-2015

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.

Flatrock Commercial Real Estate Group, LLC	9007453	Jodie@flatrockcompanies.com	713-574-6433
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Lawson	468312	Caleb@flatrockcompanies.com	713-204-2110
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Caleb Lawson	468312	Caleb@flatrockcompanies.com	713-204-2110
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

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TAR 2501

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