

# FOR SALE OR LEASE

**PRICE REDUCED!**  
CALL BROKER FOR PRICING

+/- 14,725 SF INDUSTRIAL BUILDING ON +/- 1.95 AC  
2211 LOUETTA RD, SPRING, TX 77388



TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895







# PROPERTY HIGHLIGHTS



## Location

2211 Louetta Rd.  
Spring, TX 77388



## Asking Price

**PRICE REDUCED!**

Call Broker for Pricing



## Size

+/- 14,725 SF on +/- 1.45 AC

## Contact:

TYLER TORRES  
Principal  
Tyler@TexasCRES.com  
(281) 898-0895

- Two office/warehouse buildings totaling 14,725 SF on +/- 1.95 acres of stabilized, fenced, and gated land for lease or sale
- Building 1: +/- 5,000 SF office/flex building with frontage and visibility on Louetta Road; includes 8 - 10 private offices, conference room, large kitchenette/breakroom, IT closet, attached warehouse/garage with 14'x12' roll-up door, and much more
- Building 2: +/- 9,715 SF office/warehouse building previously used as an autoshop with a 14' clear height and a total of 10 grade level roll-up doors (two 12'x12', one 10'x10', five 16'x10' and two 14'x14')
- Over 23,000 SF paved area with +/- 3,800 SF covered carport between the two buildings
- Great site for industrial/retail uses and/or future re-development
- Excellent location with +/- 193 feet of frontage on Louetta Road and +/- 365 feet of frontage on Budde Cemetary Road
- Gated ingress/egress points to the property currently available from both Louetta Road and Budde Cemetary Road
- Located only one mile west of Interstate 45, directly across the street from the new Spring School of Science and Technology
- Average traffic of over 35,000 vehicles per day on Louetta Road
- Located in Harris County and Klein ISD with a total tax rate for 2022 of \$2.00 per \$100.00 of assessed value
- **\*\*Property tours by appointment only\*\***







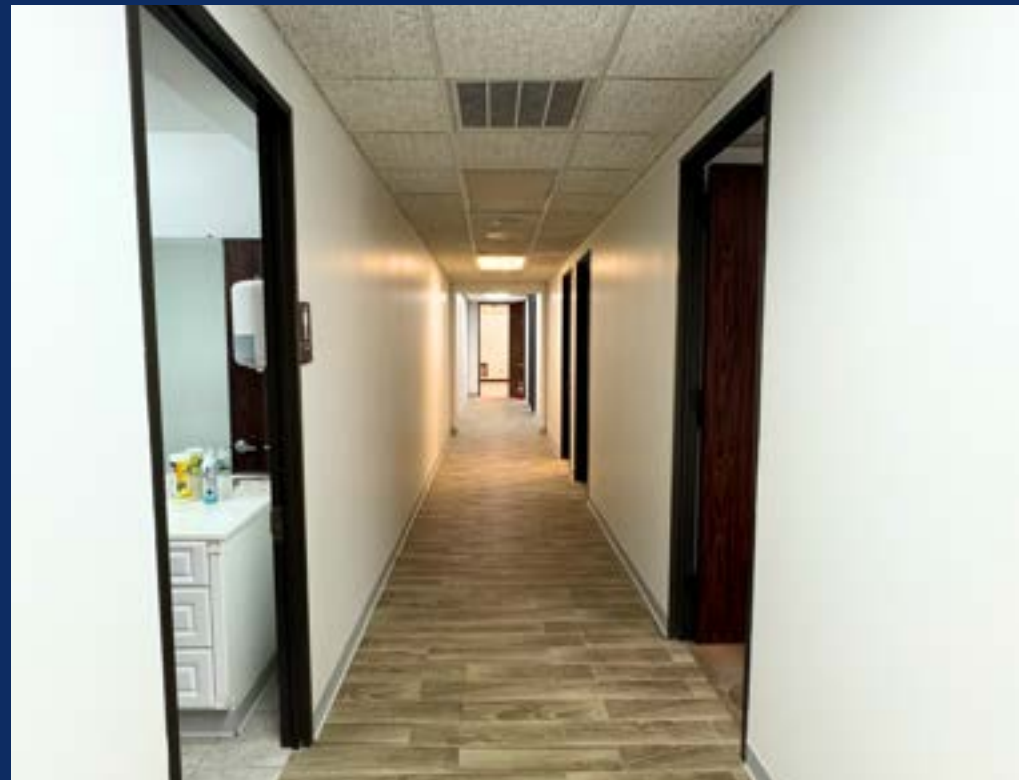








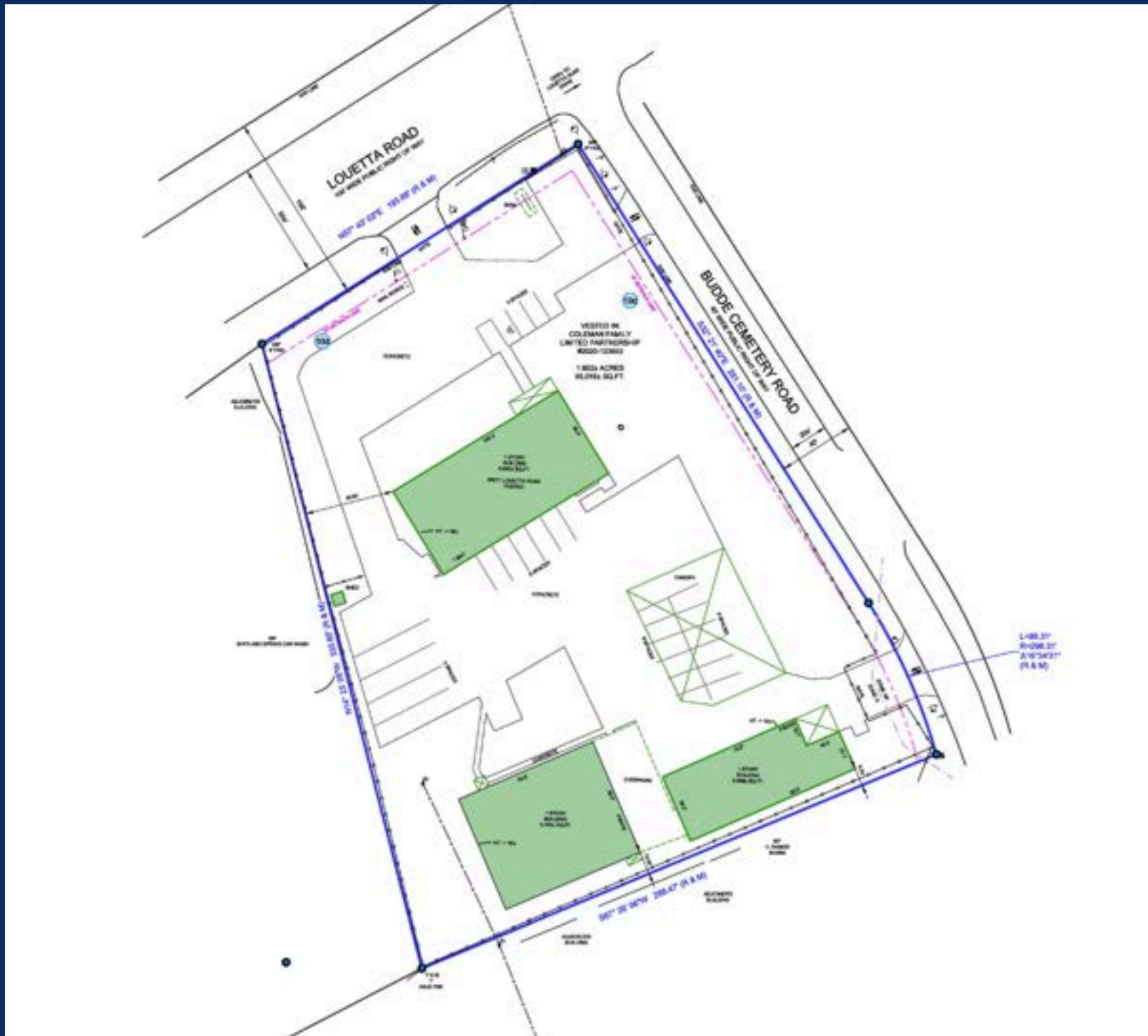






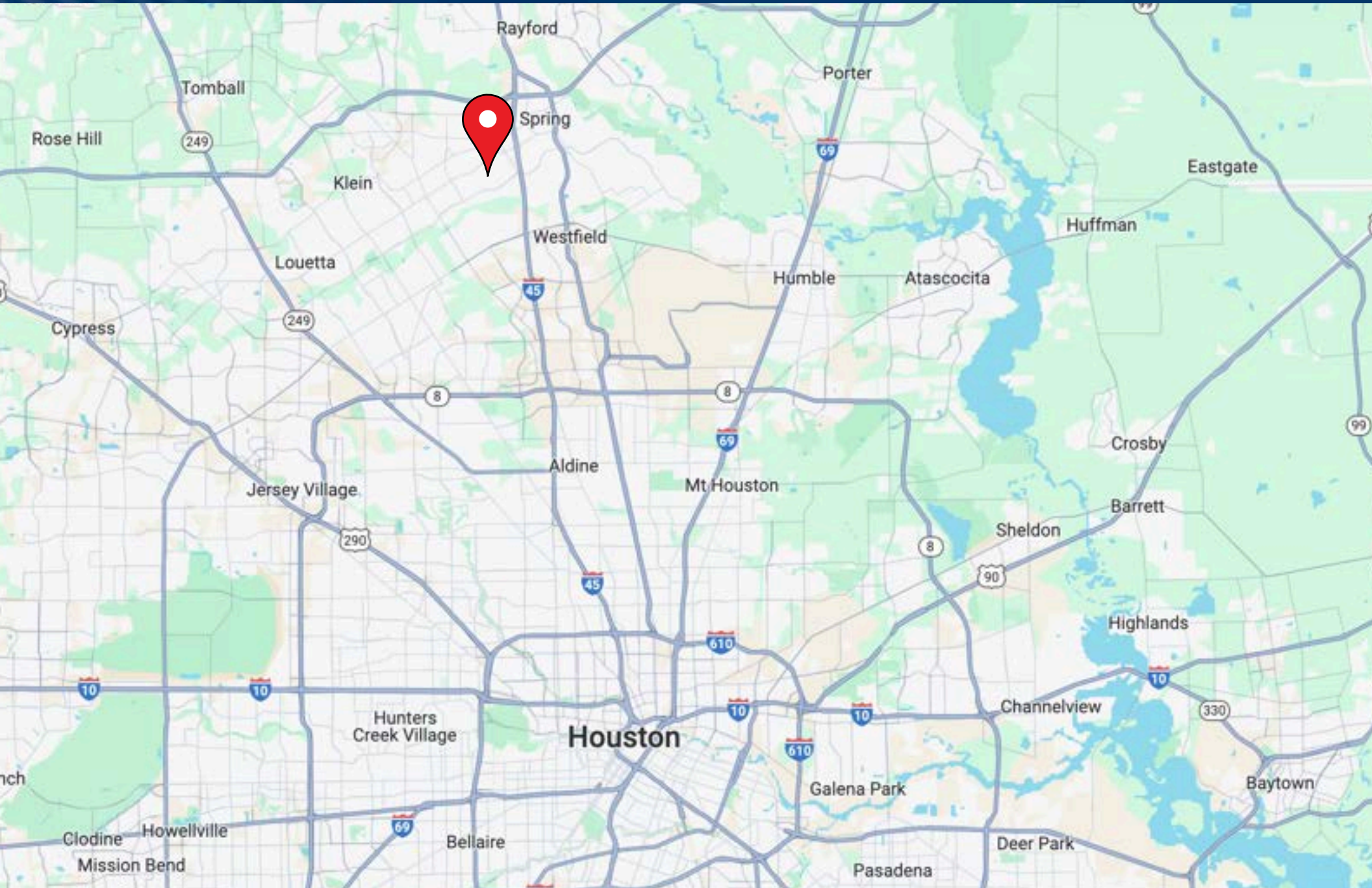








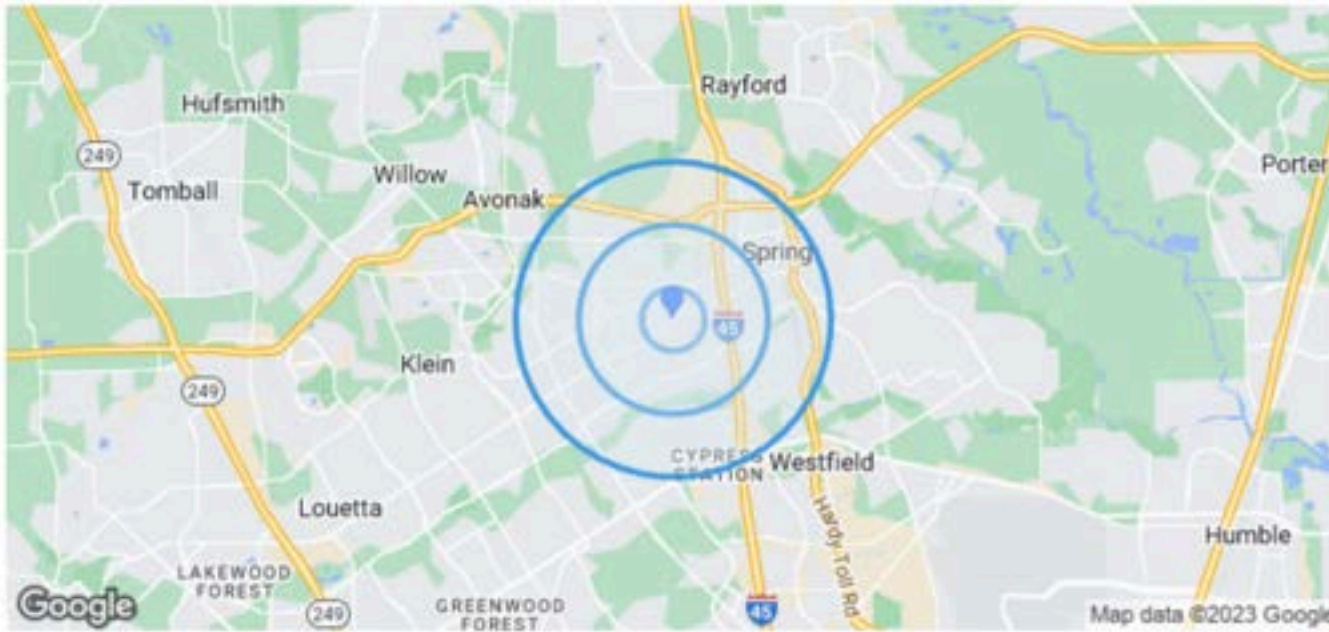
# LOCATION MAP





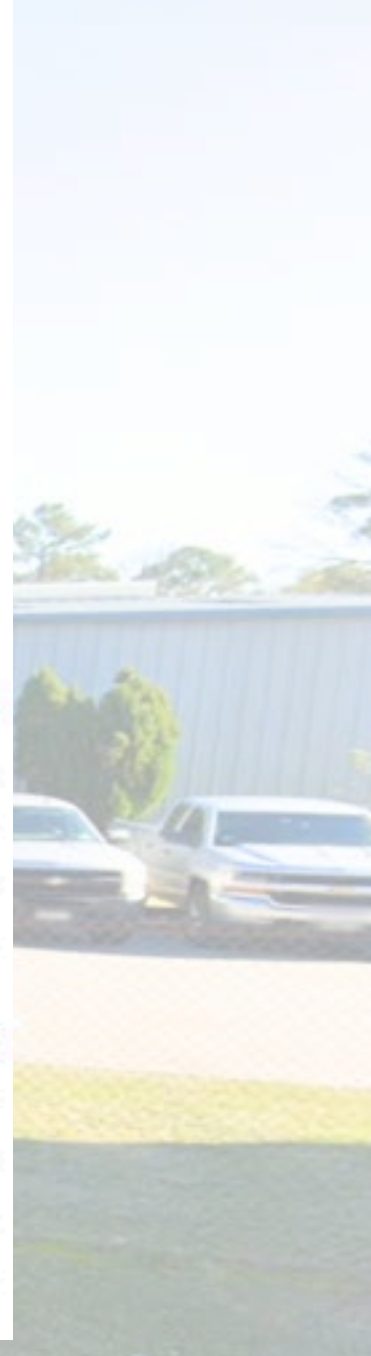






<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Total Population	4,962	82,354	231,739
Median age	38.3	34.8	33.6
Median age (Male)	37.6	33.9	32.7
Median age (Female)	38.8	35.8	34.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Total households	1,789	29,486	82,712
# of persons per HH	2.77	2.78	2.80
Average HH income	\$125,325	\$108,853	\$112,442
Average house value	\$171,148	\$160,927	\$156,348

\*Demographic data valid as of January 2020 and is derived from US Census and other official government sources







## 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.

<u>Texas CRES, LLC</u>	<u>9006590</u>	<u></u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasares.com</u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texasares.com</u>	<u>(281) 899-0835</u>
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)

TAR 2901  
 This form was produced by the subscriber named below through Texas FormSource.  
 Form: C.R.E.S. IABS Submittal Instructions, 01/2015  
 Buyer/Client/Title Fee: \_\_\_\_\_ Fee: \_\_\_\_\_ Date: 11/2/2015  
 Third-Party Produced with 2015/08/11 by 492,349 100% Private Mail Road, Houston, TX 77056 888.255.6622





Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

---

TYLER TORRES  
Principal  
Tyler@TexasCRES.com  
(281) 898-0895

