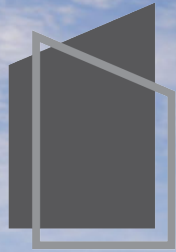


BUILDINGS 3,4,5 DELIVERING Q2 2025



THE EDGE

INDUSTRIAL PARK



NEW CLASS A 20,000 - 34,000 SF

Nine freestanding, crane ready buildings for sale or lease

CONTACT BROKER FOR SALE PRICE AND/OR LEASE RATE



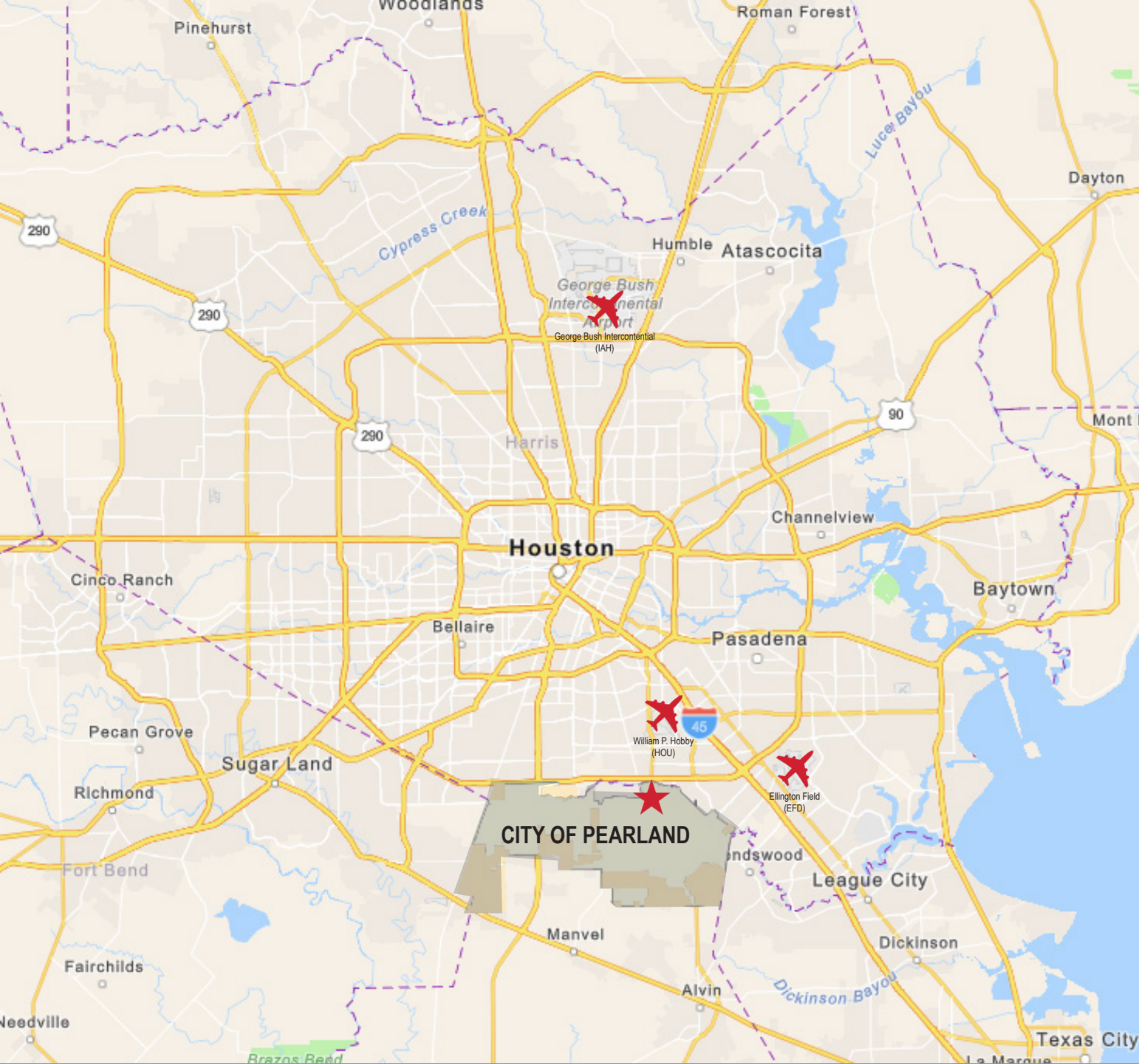
FIRST
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This information contained herein was obtained from sources deemed to be reliable; however FHProperties makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



Discover the perfect blend of convenience and opportunity at 1600 N Main St, Pearland, TX 77581. Located near downtown Pearland, this property offers easy access to bustling city life. With close proximity to Hobby Airport, your business gains seamless connections to global markets. Plus, situated in Pearland, you're at the heart of growth and innovation. Pearland was the eighth fastest-growing city in the U.S. from 2010 to 2020 among communities with populations of 100,000 maximizing your potential with this prime address

DESTINATION	MILES
Hobby Airport (HOU)	4.5
US 45 & Beltway 8	6
610 & US 45	8
Webster	15
Houston Central Bus. District	18.7
I-10 & Beltway 8 East	19.2
Barbours Cut Terminal	26.1
I-10 & Beltway 8 West	27.8
George Bush Intercontinental Airport (IAH)	68.1

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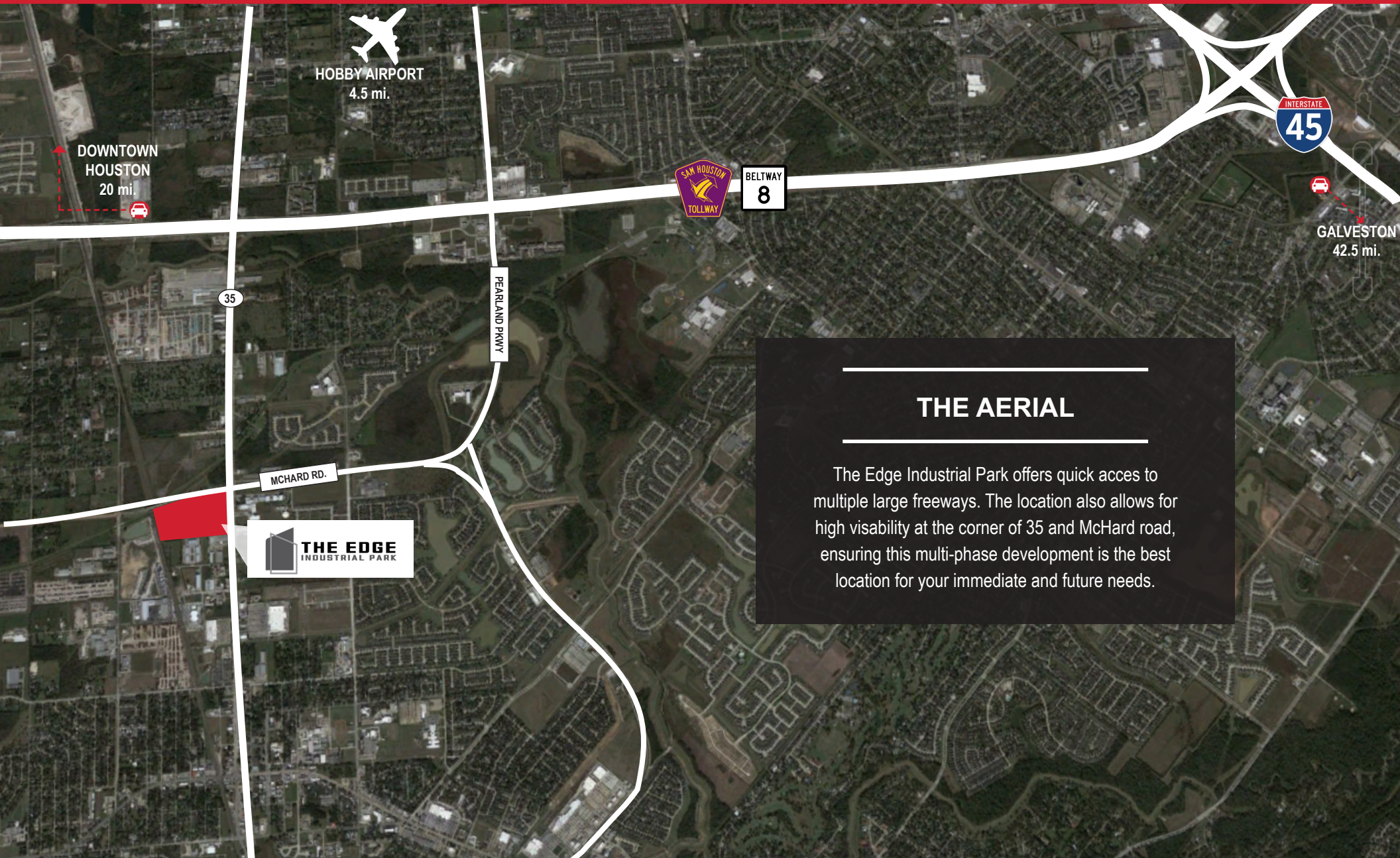
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THE AERIAL

The Edge Industrial Park offers quick access to multiple large freeways. The location also allows for high visibility at the corner of 35 and McHard road, ensuring this multi-phase development is the best location for your immediate and future needs.

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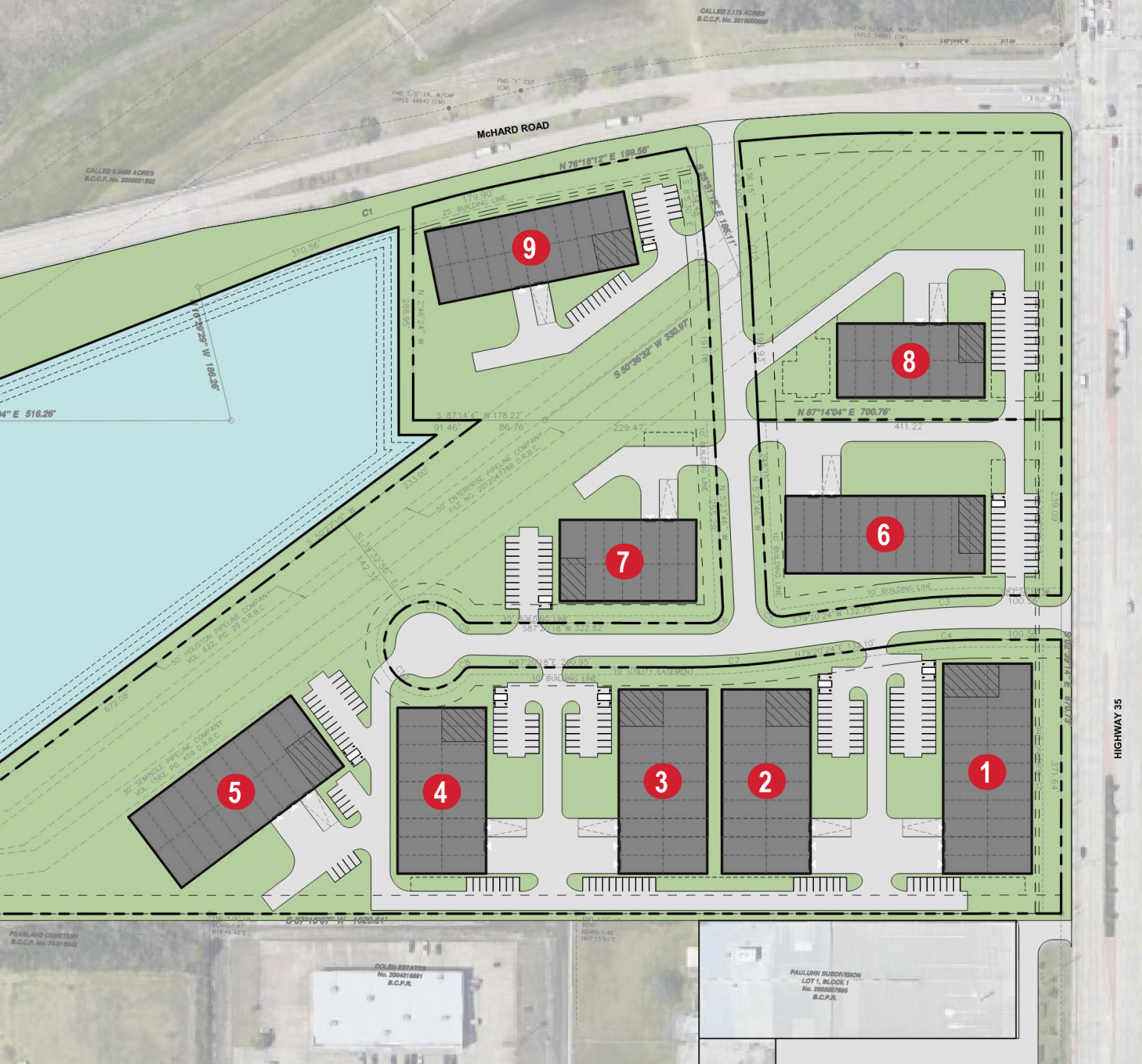
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BUILDING STATS

Phase 1 - Delivering Spec Condition Q2 2025	
Building 3	20,000 SF
Building 4	27,000 SF
Building 5	33,000 SF
Phase 2 - Delivery TBD	
Building 1	34,000 SF
Building 2	30,000 SF
Building 6	28,350 SF
Building 7	20,350 SF
Building 8	27,500 SF
Building 9	20,000 SF

BTS Options to combine building 1 & 2 sites or building 6 & 9 sites available

BUILDING FEATURES

- Office to Suit
- 28' clear height
- 10-ton crane ready
- Dock Well & Truck Court
- Concrete tilt-wall construction
- ESFR Sprinkler System
- 3 Phase, 480 volt, 400 amp power
- City Water & Sewer
- Multiple Overhead Doors
- Ample Parking

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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.

11-2-2015



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.

FIRST HOUSTON PROPERTIES, INC.	311324	AGRENADER@FHPPROPERTIES.COM	713-960-0067
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
PATRICK MCKIERNAM	601506	PATRICK@FHPPROPERTIES.COM	713-534-1880
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JAMES MASHNI	694804	JAMES@FHPPROPERTIES.COM	713-534-1896
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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