

FOR SALE | SHIP CHANNEL | OUTDOOR STORAGE

±20.78 ACRES W/164,959 SF IMPROVEMENTS

6621 Liberty Rd. Houston, TX 77028

partners
PARTNERSREALESTATE.COM



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PROPERTY FEATURES

- ±20.78 Acres
- 164,959 SF of Industrial Buildings
 - 23,000 SF Show Room
 - 39,900 SF 4 story Concrete Bldg
 - 102,047 SF Industrial Metal Bldg
- 7 Acres of paved concrete & 13 acres of semi-stabilized crushed concrete
- Entire property is fenced, gated & secure
- Prime location in Northeast corridor of Loop 610 and I-10
- Access to I-610, I-10, HWY 90 and SH 59/I-69
- Close to Houston Ship Channel
- All utilities from City of Houston
- Great IOS opportunity with warehouse or industrial re-development
- Heavy industrial area, outdoor storage opportunity

Call Broker for Pricing!

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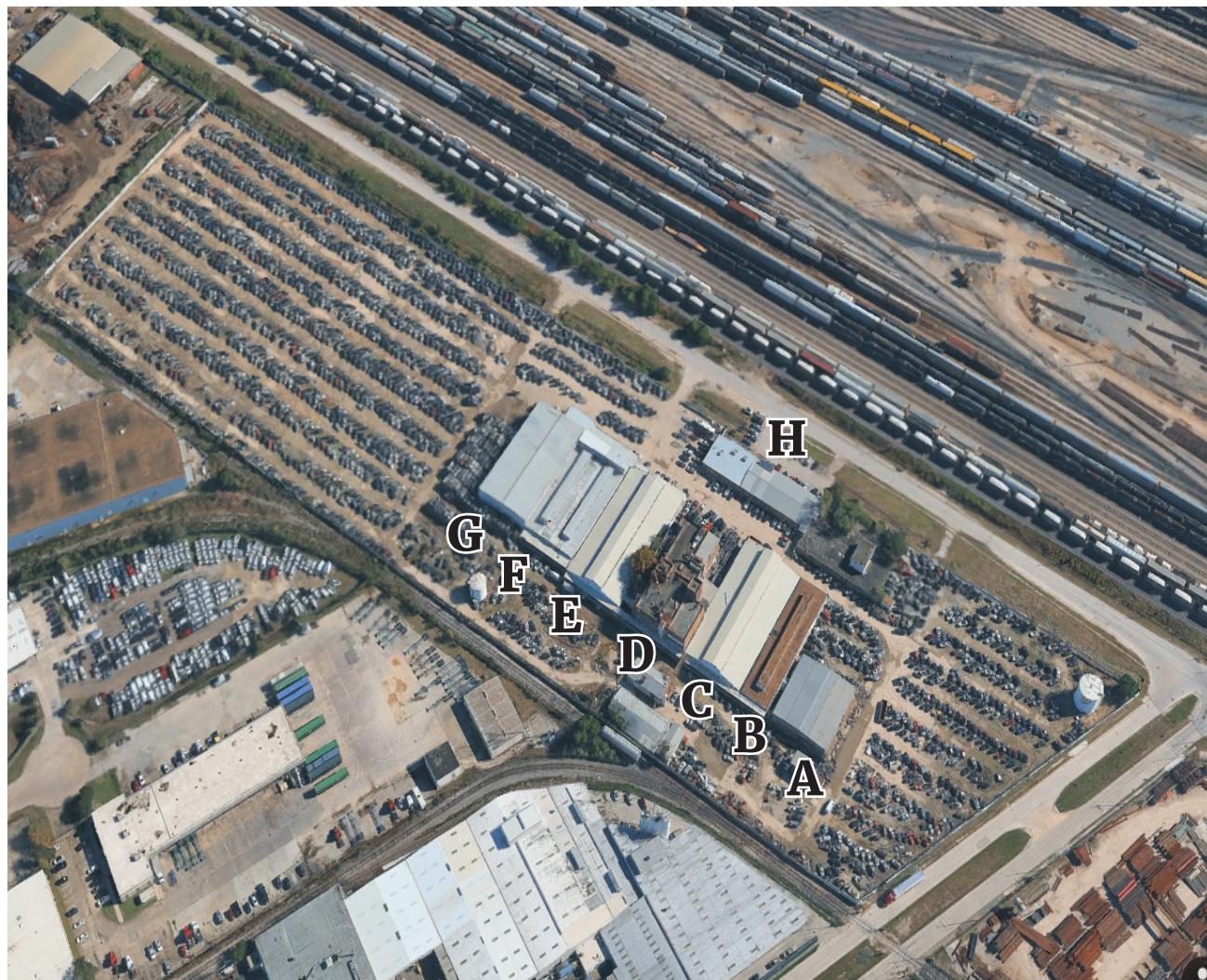
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- A:** ±9,000 SF metal bldg
- B:** ±9,000 SF metal bldg w/14.5' eave/clear
- C:** ±26,472 SF metal bldg w/12' eave 24' clear height
- D:** ±39,900 SF 4 story concrete warehouse
- E:** ±21,000 SF metal bldg w/11'eave & 22' clear height
- F:** ±19,575 SF metal bldg w/10' eave & 10'clear height
- G:** ±7,000 SF metal bldg W/24' eave & 26' clear height
- H:** ±23,012 SF show room



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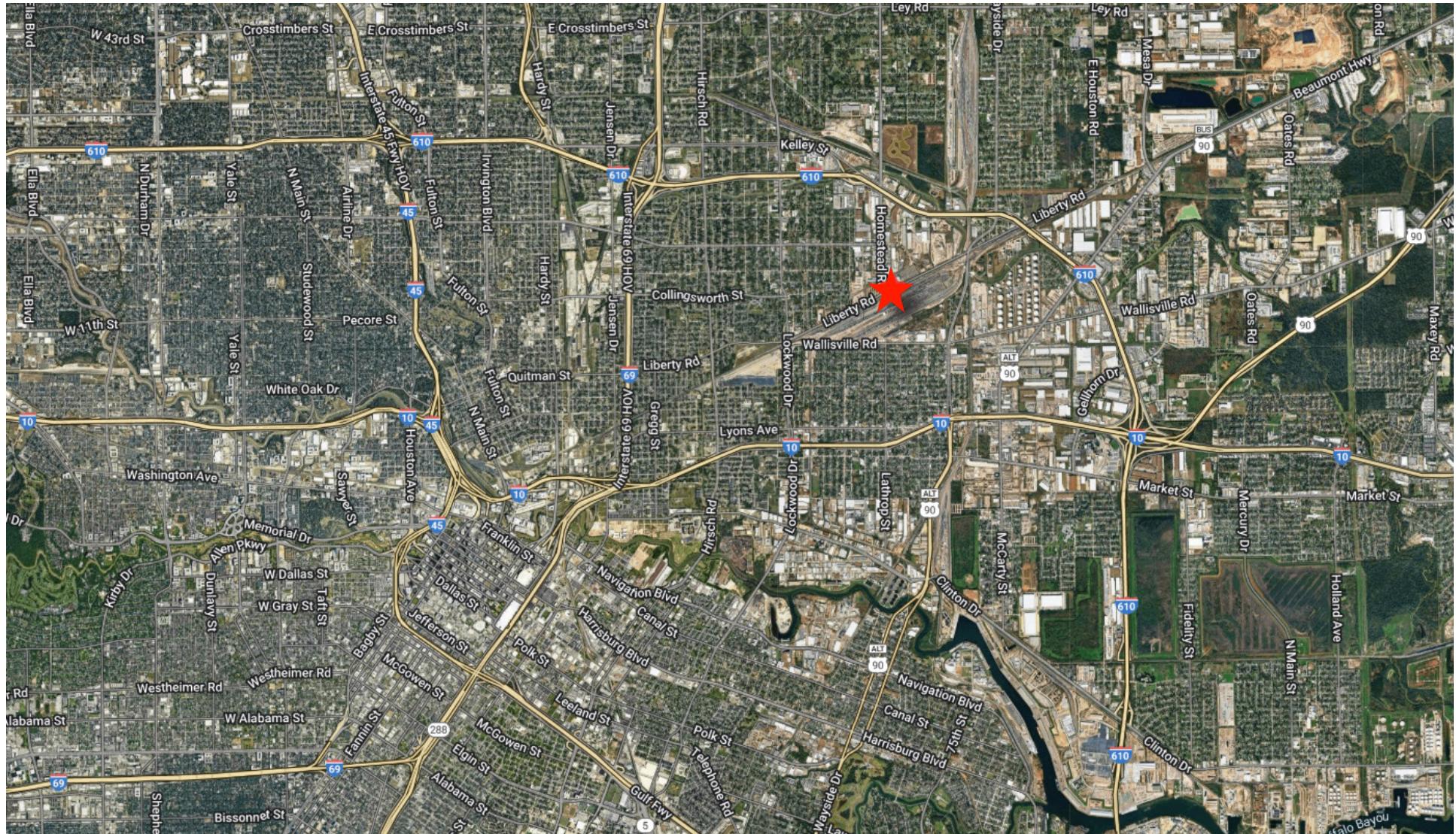
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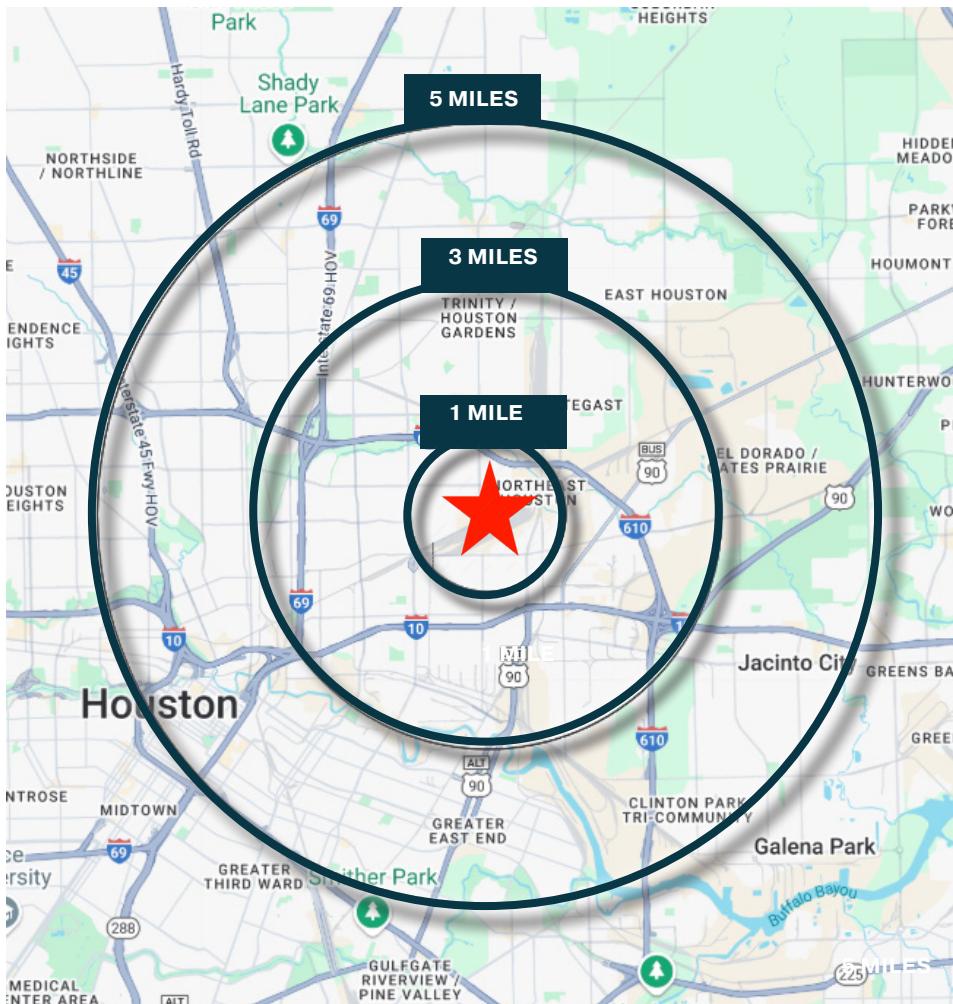
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Population

	1 Mile	3 Miles	5 Miles
Estimated Population 2025	8,101	71,352	278,178
Projected Population 2030	7,920	73,519	287,521

Household

	1 Mile	3 Miles	5 Miles
Estimated Household 2025	2,810	25,243	101,404
Projected Household 2030	2,771	26,282	108,169

Average Household Income

	1 Mile	3 Miles	5 Miles
Estimated Average Household Income 2025	\$62,236	\$60,964	\$83,507
Projected Average Household Income 2030	\$60,742	\$59,698	\$83,347
Estimated Median Household Income	\$40,599	\$43,786	\$61,107

Daytime Demo

	1 Mile	3 Miles	5 Miles
Total Businesses	266	3,003	15,132
Total Employees	3,167	32,671	190,386

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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.



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 by the seller or 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 ESTABLISHED:

- 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/Houston, LLC DBA Partners Real Estate Primary Assumed Business Name or Designated Broker of Firm	9003949	licensing@partnersrealestate.com	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	Phone
Alex Makris	413515	alex.makris@partnersrealestate.com	Phone
Licensed Supervisor of Sales Agent/ Associate Patrick Keegan Sales Agent/Associate's Name	9003949	patrick.keegan@partnersrealestate.com	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____