

FOR LEASE

COX ROAD Business Park

3,000 - 12,000 SF
Office/Warehouse Available

11118 - 11200 Cox Road
Conroe, TX 77385

RifleCRE



NICK TERRY, SIOR, CCIM | MANAGING PARTNER
713.936.4081 | nick@riflere.com

LANDON COKER | ASSOCIATE
832.919.7904 | landon@riflere.com

PROPERTY SUMMARY

LOCATION DESCRIPTION

Cox Road Business Park is located in The Woodlands Submarket and is just 1.3 miles from Woodlands Pkwy & I-45N. The park is in the ideal location to serve the fastest growing regions of the Houston MSA: The Woodlands, Tomball, Magnolia, Conroe, Montgomery, and Spring. This trade area boasts HH incomes in excess of \$160k/year, and the area continues to break ground on new master planned residential developments each year.

PROPERTY DESCRIPTION

Metal facade office/warehouse suites with 21' clear height and most suites are served with 208/120V three-phase, four-wire power (amperages vary).

Park features 50' truck aprons allowing for easy in and out with trailers. Well and Septic services are maintained by Landlord.

Locally owned and Managed.



COX ROAD BUSINESS PARK

PROPERTY FEATURES

3,000 - 12,000 SF Office Warehouse Available

208/120 3-Phase Power

50' Truck Aprons

18' Eave Height, 21' Clear Height

1.3 Miles from I-45 N & Woodlands Pkwy

+/- 33,000 SF Stabilized Outside Storage

Locally Owned and Managed

ECONOMICS

Lease Rate: \$12.00 PSF NNN

Sale Pricing: Contact Broker

OPEX Estimate: \$3.00 PSF/annually

Park Size: 42,000 SF

Property Type: Small Bay Office Warehouse
Business Park

AERIAL VIEW

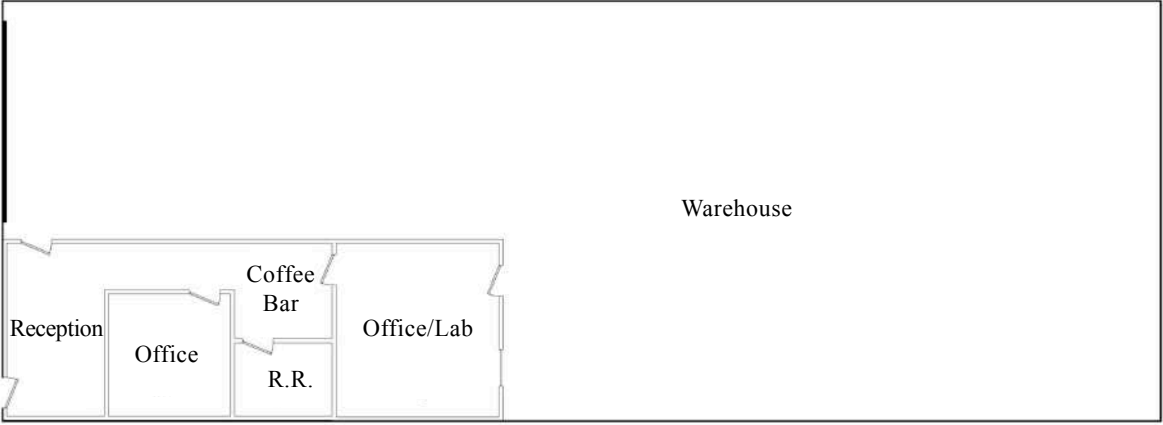


PHOTOS



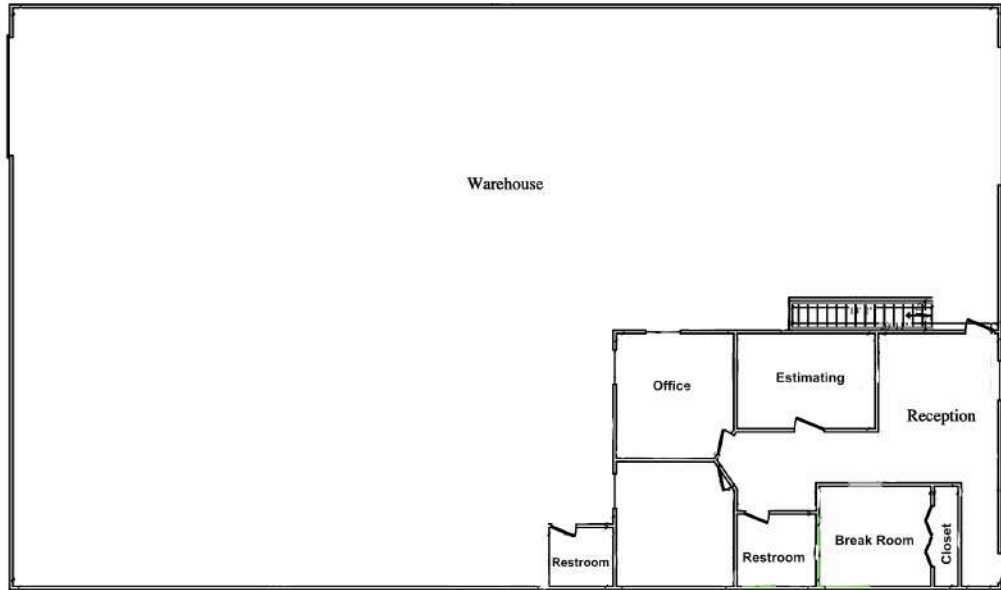
11200 COX RD, UNIT B

3000 SF

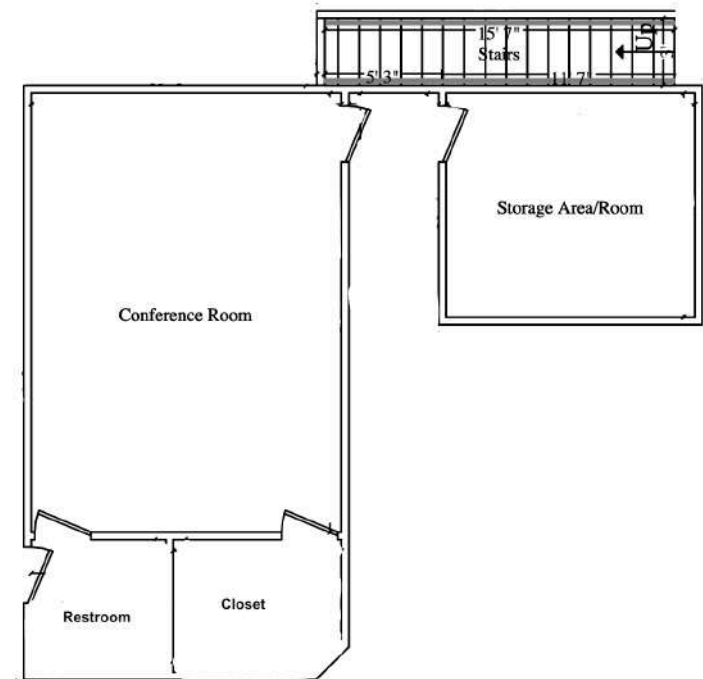


11200 COX RD, SUITE A2

6400 SF



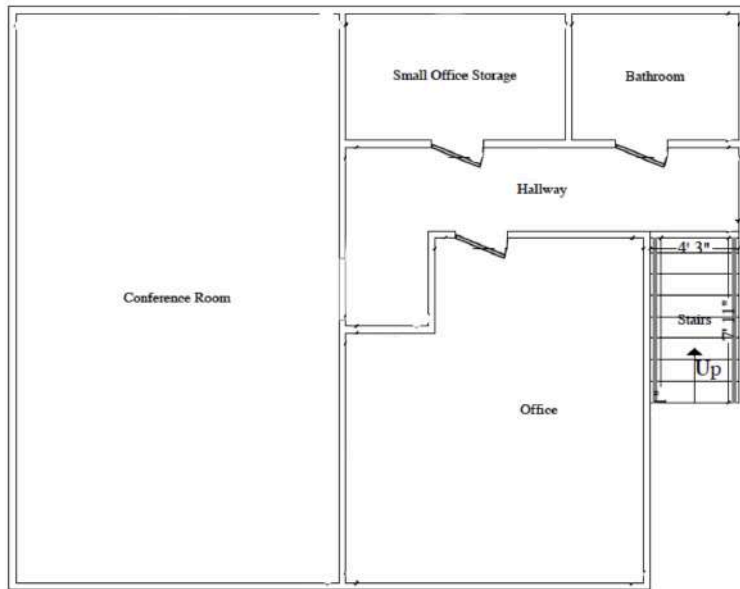
1ST FLOOR OFFICE/WAREHOUSE



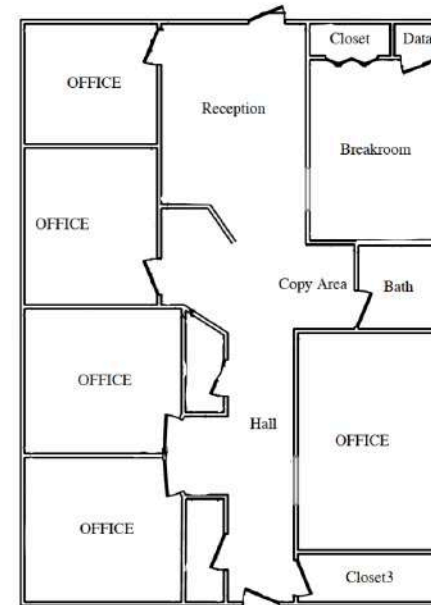
2ND FLOOR OFFICE

11800 COX RD

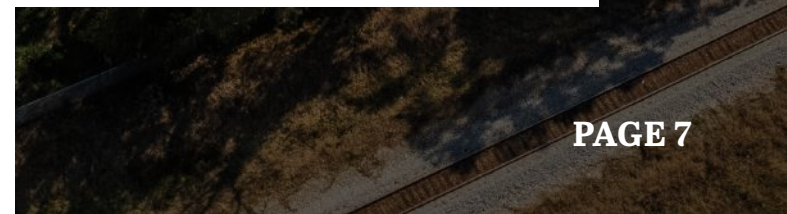
12,000 SF



1ST FLOOR OFFICE



2ND FLOOR OFFICE





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.

RIFLE BROKERAGE, LLC	9008666	info@riflecre.com	713.936.4081
Licensed Broker/Broker Firm or Primary Assumed Business Name	License No	Email	Phone
NICK TERRY	657711	nick@riflecre.com	713.936.4081
Designated Broker of Firm	License No	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No	Email	Phone
Sales Agent/Associate's Name	License No	Email	Phone

Sales Agent/Associate's Name

Date