



UNDER NEW OWNERSHIP

10325 LANDBURY DR. | HOUSTON | TX | 77099

FOR MORE INFORMATION:

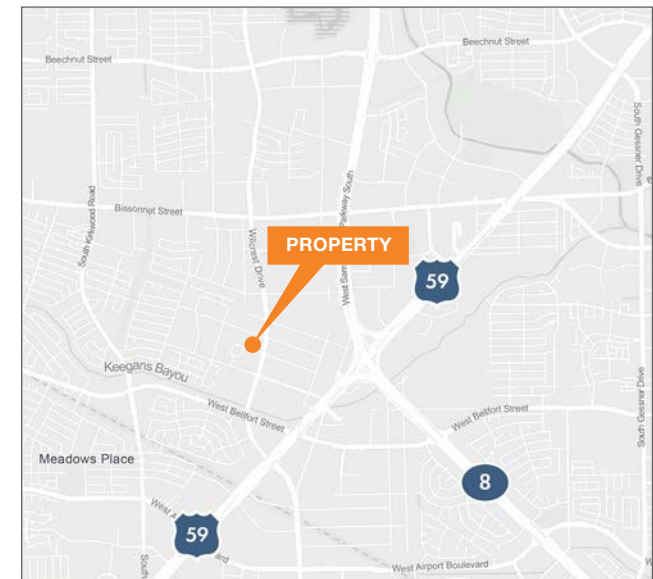
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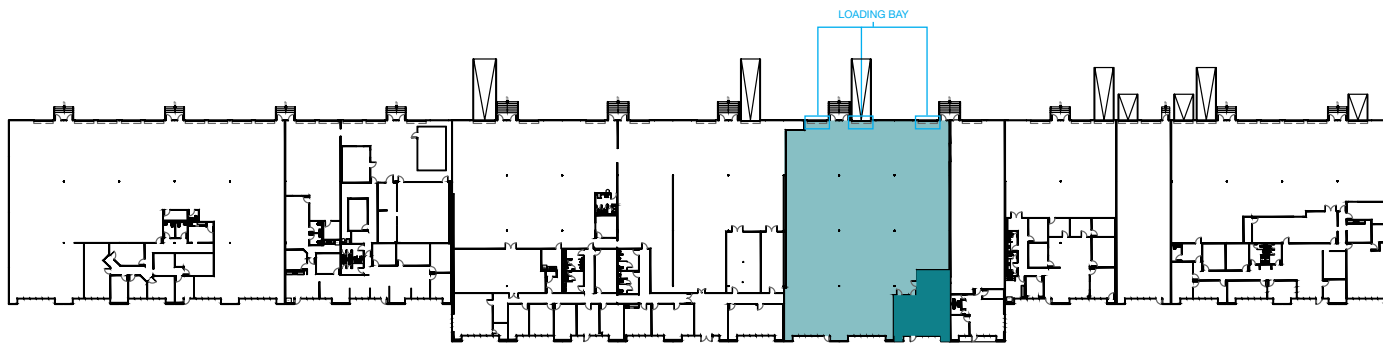
PROPERTY FEATURES

- ±10,781 SF available
- ±20' clear height
- 3-phase power
- Utilities through City of Houston
- Built in 1979
- Tilt wall construction
- Ample parking
- Major capital improvements underway
- [Virtual Tour Available](#)



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

SITE PLAN



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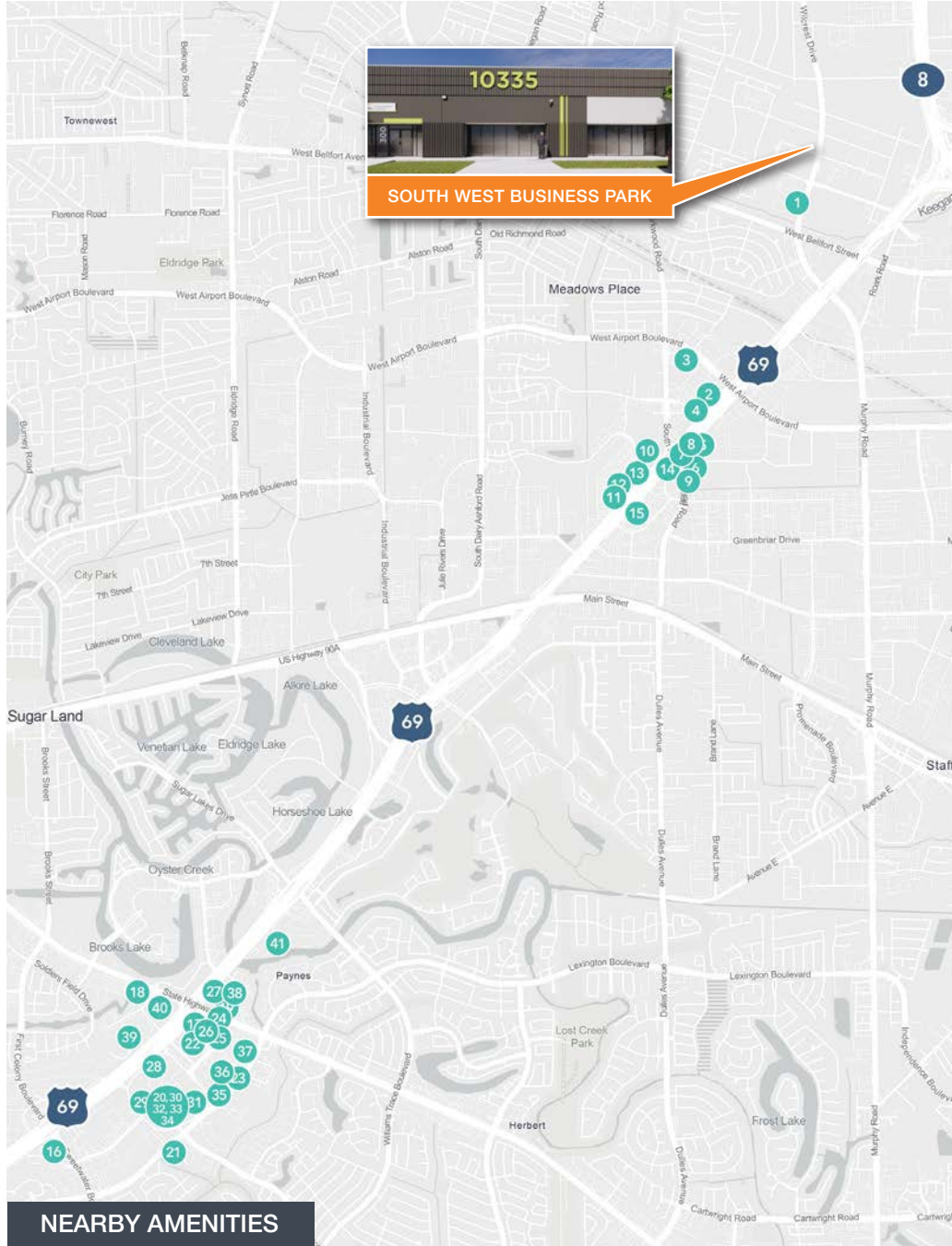
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SOUTHWEST BUSINESS PARK
10325 LANDBURY DR.
HOUSTON, TX 77099

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	LOADING	POWER	AVAILABLE	FLOORPLAN	VIRTUAL TOUR
310	±10,781	±1,014	1 grade-level door / 2 dock-high doors	3-Phase, 120/240V, 150 AMPS	Yes	New	Virtual Tour



RESTAURANTS

RETAILERS

1. SAVOY RESTAURANT
2. GRINGO'S MEXICAN GRILL
3. KELLEY'S COUNTRY COOKIN'
4. AVENIDA CHURRASCARIA STEAKHOUSE
5. PLUCKER'S
6. IN-N-OUT BURGER
7. WHISKEY CAKES KITCHEN & BAR
8. OUTBACK STEAKHOUSE
9. RAISING CANES CHICKEN FINGERS
10. QUIZNO'S
11. RAZZOO'S CAJUN CAFE
12. APPLEBEE'S
13. EL TIEMPO CANTINA
14. PAPPADEAUX SEAFOOD KITCHEN
15. IHOP
16. OLIVE GARDEN
17. STATE FARE
18. BECK'S PRIME
19. BJ'S RESTAURANT & BREWING
20. AKI SUSHI & RAMEN
21. KARAHAI BOYS
22. JUPITER
23. THE PORT OF PERI PERI
24. SWEET PARIS CRÊPERIE & CAFE
25. THE ROUXPOUR
26. ESCALANTE'S
27. LUPE TORTILLA
28. MACY'S
29. JC PENNY
30. HOLLISTER
31. DILLARD'S
32. SEPHORA
33. DICK'S SPORTING GOODS
34. CULTURE SHOCK
35. DSW DESIGNER SHOE WAREHOUSE
36. NORDSTROM RACK
37. HOMEGOODS
38. MERCEDEZ BENZ OF SUGAR LAND
39. TARGET
40. LA-Z-BOY FURNITURE
41. HOME DEPOT

NEARBY AMENITIES



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DFW Lee & Associates, LLC - Houston Office, RS	9012596	contacthouston@lee-associates.com	(713)744-7400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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