



Industrial Warehouse Building C For Sale

9031 Ley Road, Houston, TX 77078

35,000 SF / 4 Acres



6115 FM 359 Road, Richmond, TX 77406 | 346-843-1281 | info@xagproperties.com



The information was obtained from sources deemed reliable; however, XAG Properties have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

Property Features

9031 LEY ROAD



Property Features

- Minutes away from Hwy 59, I-10, and Industrial Rd 90.
- Easy access Ley Rd, Leycrest Rd, and Greenriver Rd.
- High ceilings, open layout, and 4 acre land of the warehouse ideal for all types of fabrication, machining, and light manufacturing.

Available Space

- ± 35,000 SF

Date Available

- 05/01/2022

Sale Price

- Call for price

Parking Space

- 30+ spaces

Car Counts (2022)

- Ley Rd/Mesa Rd: 2,447 VPD
- Mesa Dr and Leycrest Rd: 9,448 VPD

Retail and Industries in the Area



DICKINSON FLEET SERVICES
COX AUTOMOTIVE / MOBILITY



tejas
tubular



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Chatwood Place
930 Homes

Industrial Area

Industrial Warehouse
Building C
± 35,000 SF / 4 Acres
For Sale

ESTES
 DELTA STEEL, INC.
 UniFirst
 DISTRIBUTION INTERNATIONAL
 sfi
 SAA
 U.S. XPRESS
 LIVING EARTH
 Shell
 Lineage

tejas tubular
 COASTAL Electric Supply, L.L.C.
 DICKINSON FLEET SERVICES
 DOLLAR GENERAL
 VALERO

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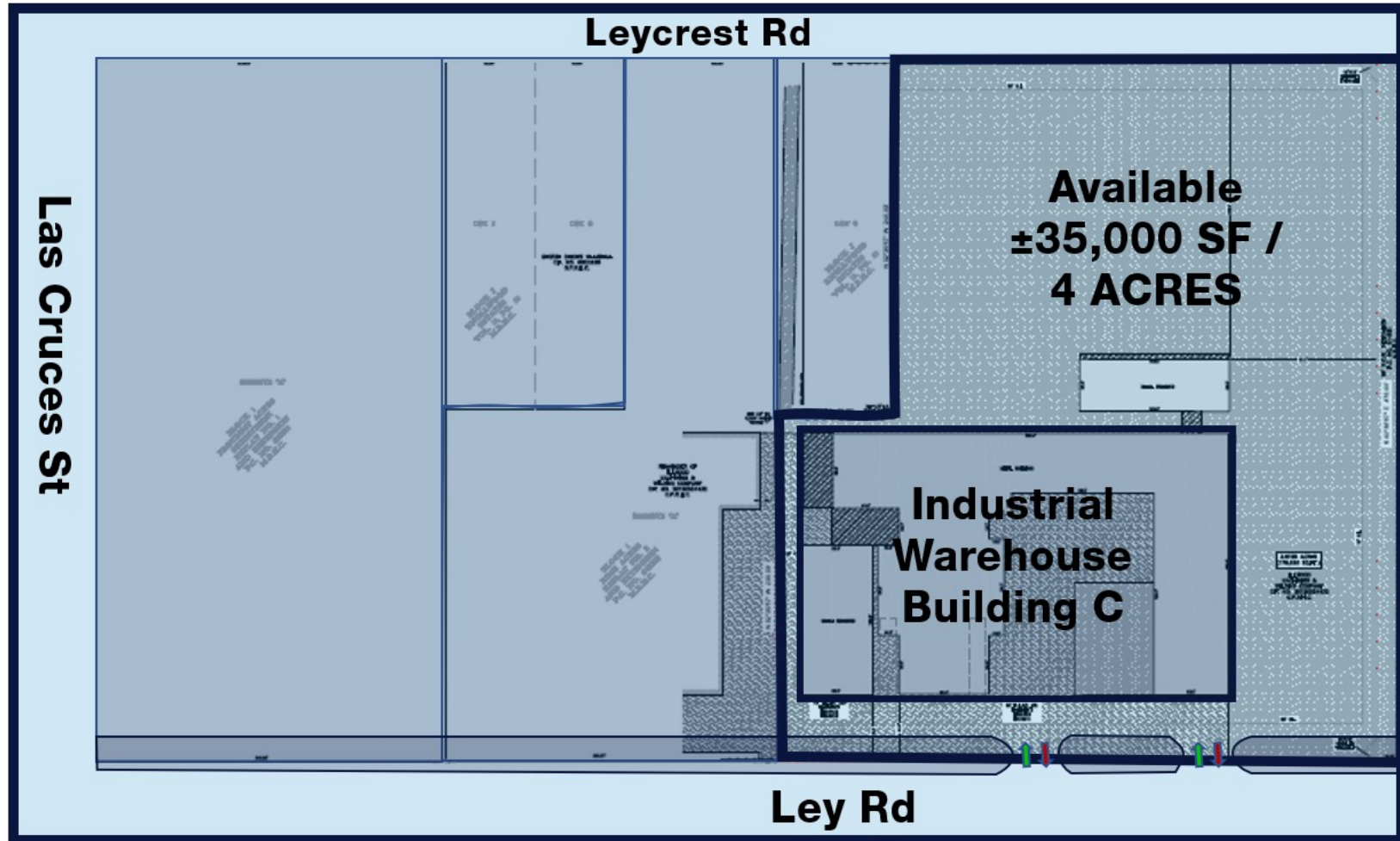
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SITE PLAN

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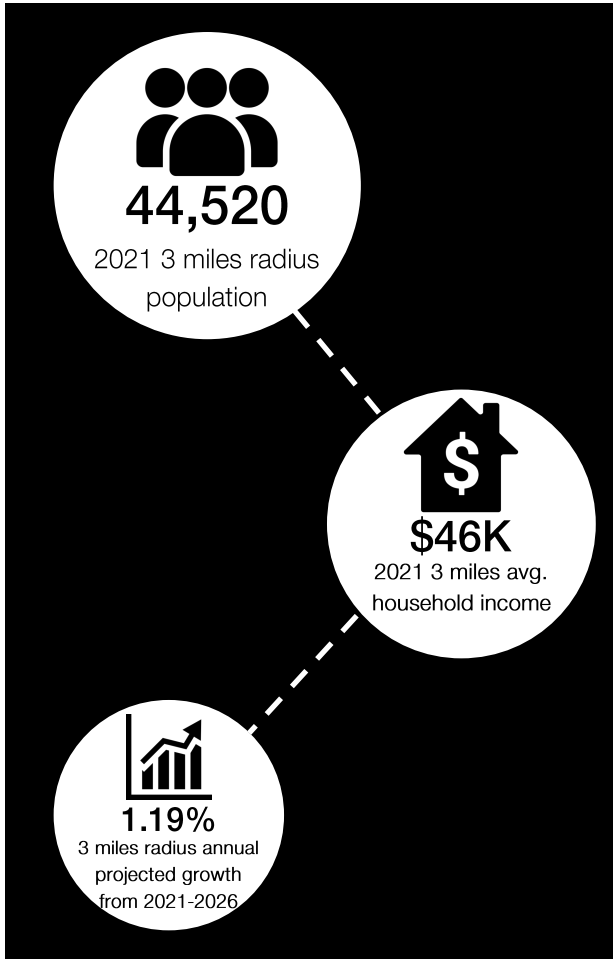
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Demographics

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POPULATION	1 Mile	3 Miles	5 Miles
2026 Population	5,235	47,234	196,112
2021 Population	5,070	44,520	187,057
2010 Population	4,699	42,602	172,334
Annual Percent Change: 2021 to 2026	0.64%	1.19%	0.95%
Annual Percent Change: 2010 to 2021	7.9%	4.5%	8.5%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Total Households	1,485	14,679	60,975
2021 Total Households	1,442	13,857	58,457
2010 Households	1,329	13,316	54,511
Annual Percent Change: 2021 to 2026	0.59%	1.16%	0.85%
Annual Percent Change: 2010 to 2021	8.5%	4.06%	7.2%

2021 Estimated Average Household Income	\$ 49,677	\$ 46,220	\$ 51,843
2026 Estimated Average Household Income	\$ 54,741	\$ 51,303	\$ 57,739



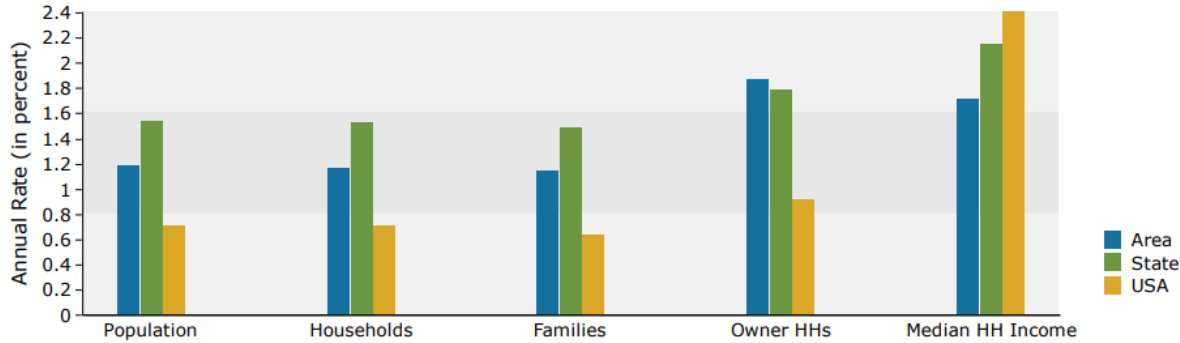
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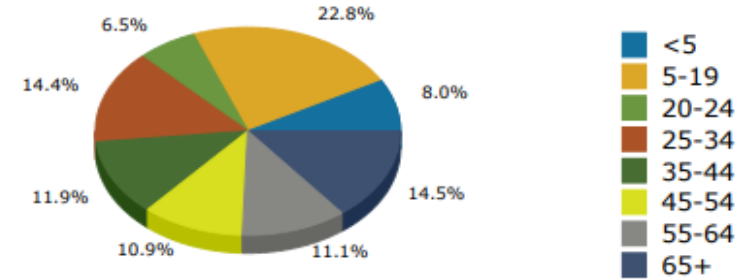
Key Summary (3 Miles Radius)

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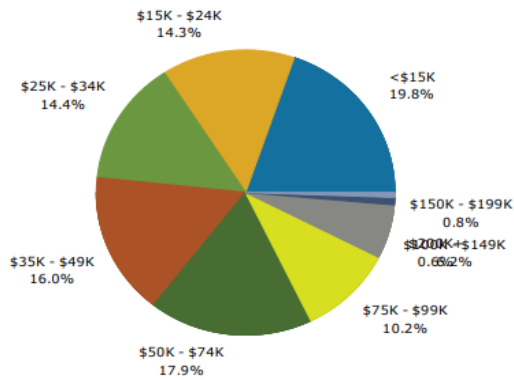
Trends 2021-2026



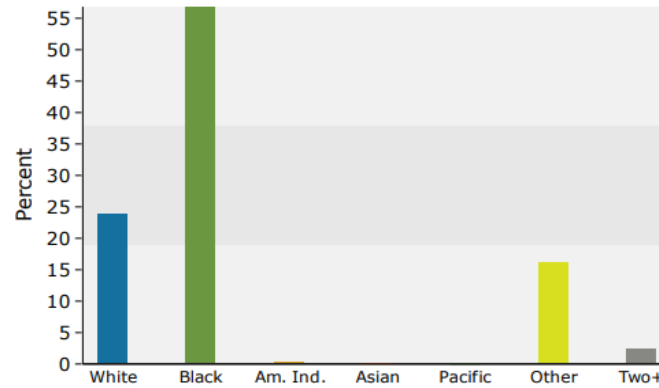
2021 Population by Age



2021 Household Income

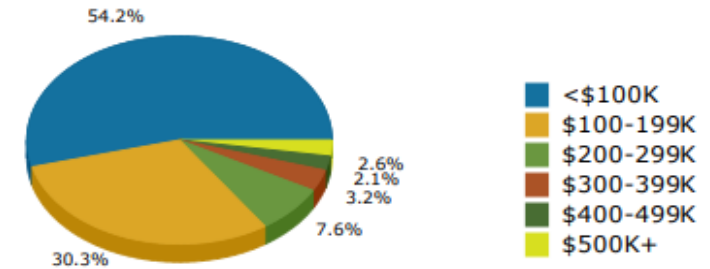


2021 Population by Race

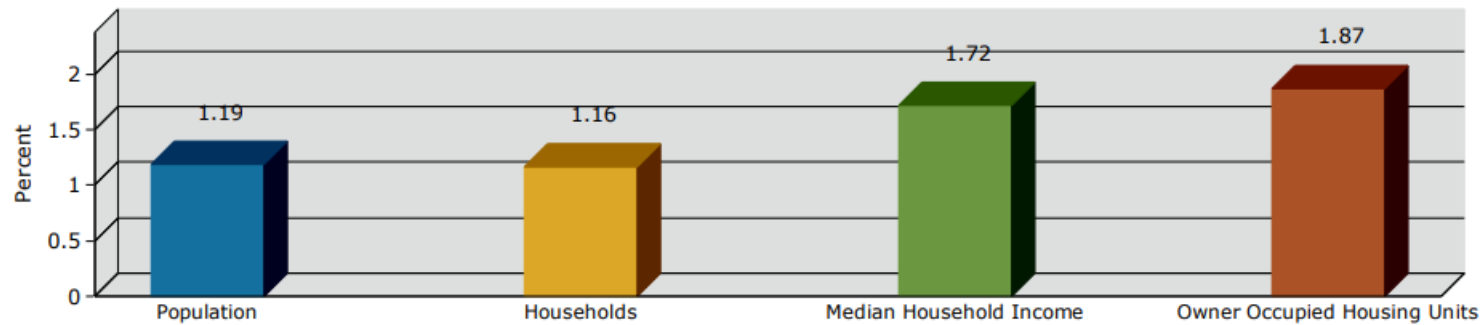


2021 Percent Hispanic Origin: 38.9%

2021 Home Value



2021-2026 Annual Growth Rate



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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 or sub-agent 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 agree-

ment 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.

XAG Properties, LLC

9009836

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

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Phone