3001 FM 1765, Texas City, Texas 77590 ±16,256 SF Industrial Building



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Celveston Bey Refinery Alles St. F. J. In at M. A

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PROPERTY DETAILS

- ±16,256 SF Single Tenant Industrial Building
- Approximately 1/4 mile from Galveston Refineries
- Build-to-Suit Office
- ±0.83 Acres of Land
- 16' 18' Clear Height
- Two (2) Interior Dock Doors
- Available Immediately
- Steel Construction
- Fenced Concrete Yard Area
- Ample Parking
- Spacious Loading Bay
- Pylon Signage Available
- Frontage on FM 1765
- ±4.2 Miles from I-45 South
- ±1 Mile from Highway 146
- Located in a Federal Opportunity Zone
- Located Near 2nd Largest Oil Refinery in the United States
- Contact Broker for Pricing

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Valero

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ALISHA RENSHAW PARTNERS

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Calveston Bay Refinery

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FARM 1765 ROAD

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Information available at www.trec.texas.gov	Information availabl	Commission	Regulated by the Texas Real Estate Cor
	ord Initials Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/Ten
Phone	Email	License No.	Sales Agent/Associate's Name
713-629-0500	joel.michael@partnersrealestate.com	464329	Joel Michael
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
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Phone	Email	License No.	Designated Broker of Firm
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Phone	Email	License No.	Licensed Broker /Broker Firm Name or Primary Assumed Business Name
713-629-0500	licensing@partnersrealestate.com	9003949	PCR Brokerage Houston, LLC dba Partners
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ARLY ESTABLISH: vent. ent will be calculated.	 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 calcul 	ETWEEN YOU AND ies to you, and you provided to you, w	 TO AVOID DISPUTES, ALL AGREEMENTS B The broker's duties and responsibilit Who will pay the broker for services
agreement to represent the the owner first.	a transaction without an agr must place the interests of the	subagent when a does not represer	AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in buyer. A subagent can assist the buyer but does not represent the buyer and
broker in writing not to	ted in a written offer; and rty specifically instructs the	price greater than the price sub- r any other information that a o by law.	
<pre>xer to each party (owner and arty to the transaction.</pre>	ciated with the brol nstructions of each p	ent, appoint a diff e opinions and advi zed in writing to do ze less than the writ	 May, with the parties' written consent, appoint a different license holder asso buyer) to communicate with, provide opinions and advice to, and carry out the in 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:
broker must first obtain the written ne broker and, in conspicuous bold or ermediary:	 AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must agreement of <i>each party</i> to the transaction. The written agreement must state who will pay the broker and 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; 	To act as an int ion. The written ag ligations as an inter ion impartially and	 AS AGENT FOR BOTH - INTERMEDIARY: To act as an agreement of <i>each party</i> to the transaction. The writte underlined print, set forth the broker's obligations as an i Must treat all parties to the transaction impartially
t the buyer, usually through a must inform the buyer of any d to the agent by the seller or	AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the written representation agreement. A buyer's agent must perform the broker's minimum duties above and mus material information about the property or transaction known by the agent, including information disclosed to seller's agent.	ker becomes the b er's agent must per or transaction know	AS AGENT FOR BUYER/TENANT: The bro written representation agreement. A buye material information about the property c seller's agent.
an agreement with the m the broker's minimum m by the agent, including	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.	ORD): The broke or property manag of any material int gent by the buyer	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the powner, usually in a written listing to sell or property management agreemen duties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent.
	ATE TRANSACTION:	RTY IN A REAL EST,	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
ā	 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. 	D BY LAW (A client all others, including ormation about the esent any offer to or saction honestly an	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the brok 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 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.
ored by the broker.	5 OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.	: erage activities, in by a broker and wo	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerag A SALES AGENT must be sponsored by a
n about	Information About Brokerage Services w requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.	ormation A s all real estate li e services to pros,	TREC Texas law requires brokerage

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11-2-2015