

WAREHOUSE FOR LEASE

VIRTUAL TOUR

12670 JEBBIA LANE, STAFFORD, TX 77477

ALISON COMMERCIAL GROUP
By: KW Commercial
920 South Fry Road Katy, TX 77450



Each Office Independently Owned and Operated

PRESENTED BY:

IMTIAZ ALI, CRE
Director | Investment Sales
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TX

KRISTINE DIOSANA
Client Services Executive
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION INFORMATION

**Property Address: 12708 Jebbia Ln,
Stafford, TX 77477**

Vacant Bldg Size: 42,140 SF

**Height:
Highest Ridge – 30' 8"
Eave Height – 24'**

of Doors: 5

of Docks: 2

Price: Call Broker

Minimum Lease: 36 months

PROPERTY HIGHLIGHTS

This 42,140 SF warehouse is well-positioned at 12708 Jebbia Ln, Stafford, TX, offering strong infrastructure, a growing labor force, and proximity to major employers and transportation hubs, it has an exceptional access to major highways, including Southwest Freeway (I-69), Sam Houston Tollway (Beltway 8), and Highway 90. It presents an excellent opportunity for industrial tenants seeking a strategic location for business operations.

Key Highlights:

- Nearby Roads: Southwest Freeway (I-69), Sam Houston Tollway (Beltway 8), Highway 90
- Stafford benefits from its proximity to Houston, which is one of the largest metropolitan areas in the U.S. The county's economy is diverse, with a focus on industrial, retail, and corporate sectors. Fort Bend County is home to a highly skilled workforce, with a substantial number of individuals employed in industries such as manufacturing, logistics, and tech-related fields.



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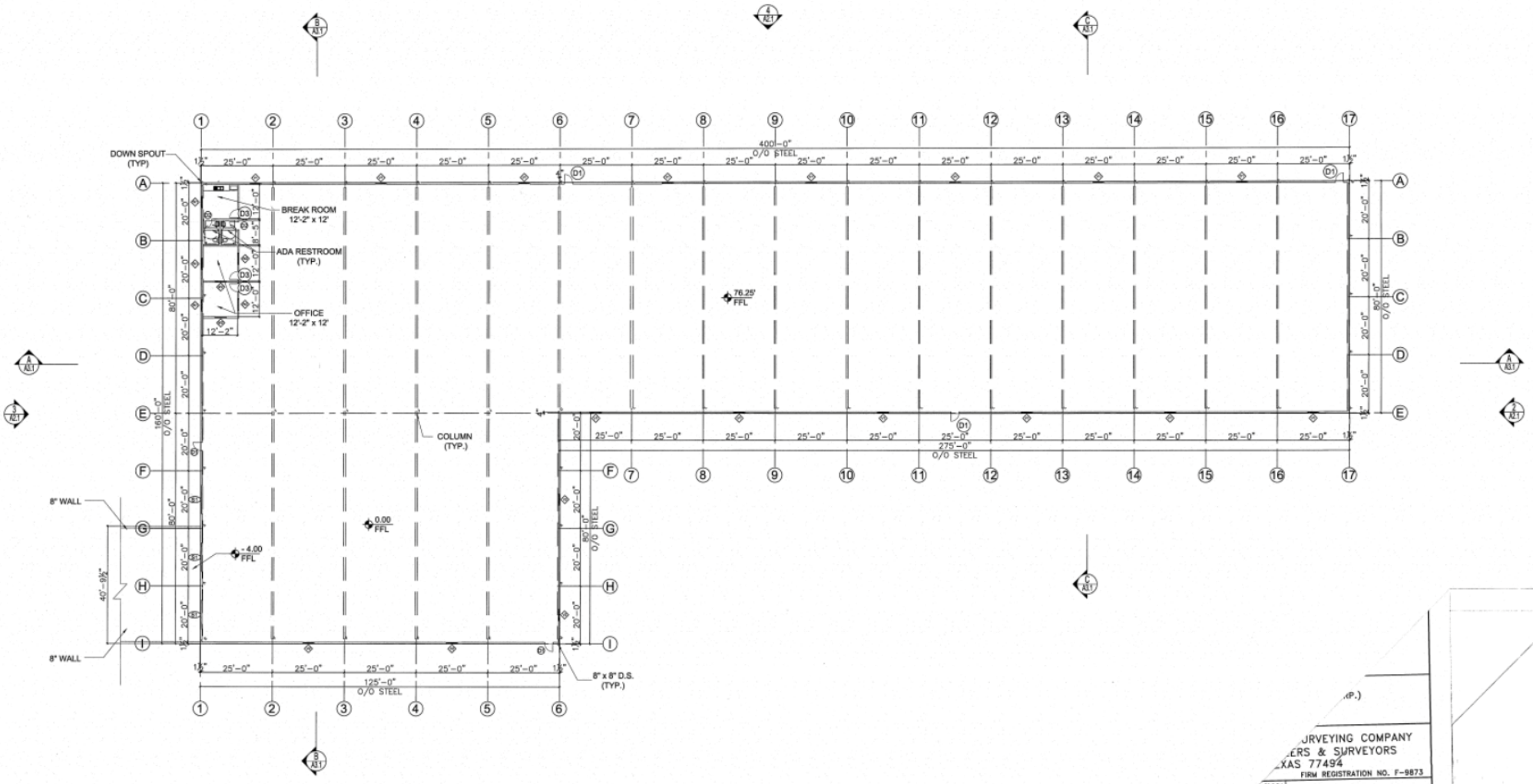
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GENERAL NOTES:
 1. METAL BUILDING MANUFACTURER SHOULD PROVIDE THE SIZE, LOCATION AND ORIENTATION OF ALL METAL STRUCTURES.
 2. REFER DOORS & WINDOWS SCHEDULE FOR DOORS & WINDOWS DETAILS.
 3. 4" INSULATION ON WALLS.

LEGENDS:
 (D1) DOOR MARK, REFER DOOR/WINDOW SCHEDULE
 (S1) SHUTTER MARK, REFER DOOR/WINDOW SCHEDULE
 (V1) 4' X 4' VENTILATORS, REFER DOOR/WINDOW SCHEDULE

NO.	REVISION	BY	DATE	CKD.	DATE

(P.)
 SURVEYING COMPANY
 ENGINEERS & SURVEYORS
 TEXAS 77494
 FIRM REGISTRATION NO. F-9873
 5/2021 PROJ. NO.:
 3/25/2021
 DWG. NO.: A-1.1 - 0

DEMOGRAPHIC PROFILE

12708 Jebbia Ln, Stafford, TX 77477



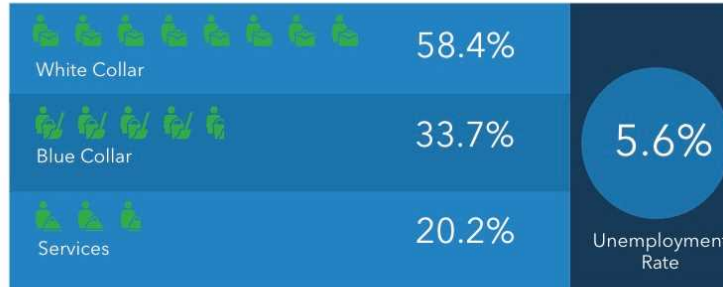
Street name	Direction	Distance (mi)
SUGAR CREEK RD	N	0.1
80th Street Southeast	NE	0.1
215th St	E	0.1
State Hwy 16	SE	0.1

Closest 25 locations

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Source: This infographic contains data provided by [sources and years will be listed here].
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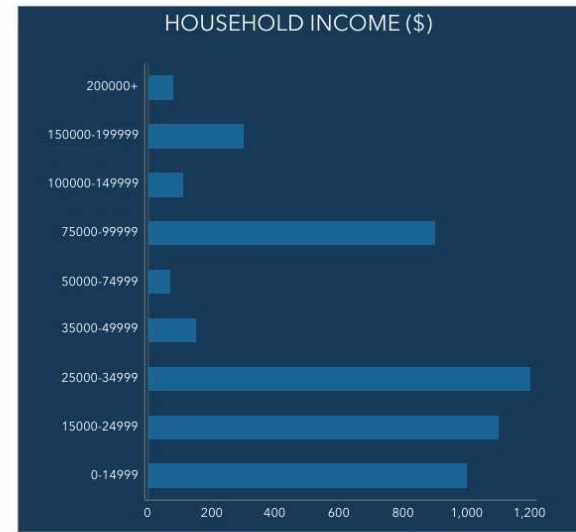


20,456


40.4


8,546

\$38,290






 Self-Storage at U-Haul

 Trailer Rental at U-Haul

G H Hart Number 2 Heliport

 Clark Duncan & Morris

Chief RV & Boat Storage

BRAEBURN GARDENS

STAFFORD GROVE INDUSTRIAL PARK

W Airport Blvd
STAFFORD COURT

SUGAR RIDGE

 SSAF Logistics

MUD District Tax Office

Futura Auto Sales

 LONCA

 PrepGet

 SFR City of Stafford Fire Department

Apollo 2nd warehouse

Cardtronics ATM

 Shell

Chevron

 JJ Fords LLC.

Chevron

Dishaka LLC

DENIM TECHNOLOGIES INC

R & S Mini Storage

Tribocor, LLC

CASH ROAD PROPERTIES

INGCO BUSINESS PARK

GESSNER ROAD COMMERCE PARK

**IMTIAZ ALI, CRE**

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Alison Commercial Group
By: KW Commercial 920 South Fry Road Katy, TX 77450

Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.



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.



11-2-2015

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.

<i>Keller Williams Signature Realty</i>		9004054	klw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Andrea St Jean	508095	andstjean@kw.com	(281) 599-7600
Designated Broker of Firm	NiKy Barker	706537	niky@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate	Intiaz Ali	0728721	ialy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date		