



***11240 Brittmoore Park Dr.,
Houston TX 77041***

FOR SALE

Kenneth Li, CCIM

Broker/ Owner

713-988-1668 (o)

kli@ccim.net

Hua Tian

Associate

832-788-8776 (c)

713-988-1668 (o)

hua.tian@swrgroup.com

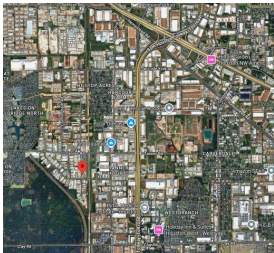
Southwest
— REALTY GROUP — 

The information contained herein was obtained from sources deemed reliable and is true and correct to the best of Southwest Realty Group's knowledge. However, it is not guaranteed and is submitted subject to prior sales, changes, or other conditions, or to withdrawal from the market without prior notice.

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Property Highlights

- Near Beltway 8 and U.S.290
- ± 9,600 SF Freestanding Building
- Metal construction with brick facade
- ± 1.02 Acres of fully fenced/ gated land
- Outside storage yard
- ± 1,200 SF office
- ± 20'-24' clear height
- One (1) grade level doors
- Clear span building
- LED warehouse lights



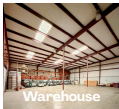
Southwest Realty Group
6918 Corporate Dr., # A-5, Houston TX 77036

Kenneth Li, CCIM
Broker/Owner
713-988-1668 (o)
kll@ccim.net

Hua Tian, Associate
832-788-8776 (c)
713-968-1668 (o)
hua.tian@swrsgroup.com

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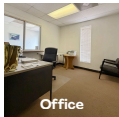
Warehouse



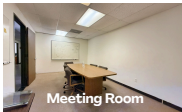
Front Storage Yard



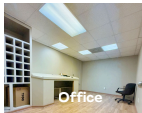
Warehouse



Office



Meeting Room



Office

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FOR MORE INFORMATION, PLEASE CONTACT:

Kenneth Li,
CCIM, CPM, CIPS, ICSC, GRI, CRS
713-988-1668 (o)
kli@ccim.net

Hua Tian
832-788-8776 (c)
713-988-1668 (o)
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

3/12/2018

TYPES OF REAL ESTATE LICENSE HOLDERS

- **ASSOCIATE** - Represents both the seller and the buyer, including such performance as a licensee is permitted to do.
- **ADULT ASSOCIATE** - Must be a person who is at least 18 years old and is not a minor.

ADULT ASSOCIATE'S DUTY TO DISCLOSE

- A licensee who is an adult associate must disclose to the buyer or tenant, in writing, the following information:
- Information that may be material to the buyer or tenant's decision to purchase or lease the property.
- Information that may be material to the seller or landlord's decision to sell or lease the property.
- Information that may be material to the buyer or tenant's decision to purchase or lease the property.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION

AGENT FOR OWNERS (SELLER/LANDLORD) - The licensee becomes the property owner's agent through an agreement with the owner, usually in a written listing or lease 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 tenant's agent.

AGENT FOR BUYER/TEENAGER - The licensee becomes the buyer'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.

AGENT FOR BOTH - INTERMEDIARY - To act as an intermediary between the parties the licensee must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the licensee and, in compliance with the rules of the state, the licensee must disclose to both parties any material information about the property or transaction known by the agent, including information disclosed to the agent by the other party.

- If the licensee is not a party to the transaction, the licensee must disclose to both parties any material information about the property or transaction known by the agent, including information disclosed to the agent by the other party.

Superior Community Real Estate, Inc. is a real estate broker and is not a party to the transaction.

- **Agents who represent both parties must disclose to both parties any material information about the property or transaction known by the agent, including information disclosed to the agent by the other party.**

- The licensee must disclose to both parties any material information about the property or transaction known by the agent, including information disclosed to the agent by the other party.
- Any confidential information or any other information that a party specifically instructs the licensee in writing not to disclose, unless required to do so by law.

AS SUBAGENT - A licensee holds title as a subagent when acting as a buyer in a transaction without an agreement to represent the buyer. A subagent owes the same duties to the buyer as the broker and must disclose to the buyer any material information about the property or transaction known by the agent, including information disclosed to the agent by the other party.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to the buyer or tenant, and the broker's duties and responsibilities to the seller or landlord.
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LICENSE HOLDER CONTACT INFORMATION - This notice is being provided for informational purposes. It does not create an obligation for the licensee to provide this information. Please contact the licensee for more information.

TEAR GEORGE REALTY INC. Licensed Broker (Broker for Name of Primary Assured Business Name)	40997 (c) 40997	KLI@CCIM.NET Email	213/988-1668 Phone
KENNETH LI Designated Broker of Firm	32194 (c) 32194	KLI@CCIM.NET Email	213/988-1668 Phone
KENNETH LI Assistant Supervisor of Sales Agency	32194 (c) 32194	KLI@CCIM.NET Email	213/988-1668 Phone
HUA TIAN Sales Agent/Associate's Name	32194 (c) 32194	HUA.TIAN@SWREALTYGROUP.COM Email	832/788-8776 Phone

Buyer/Tenant/Seller/Landlord Initials

Date Information was disclosed: 3/12/2018

Regulated by the Texas Real Estate Commission

TRE-2716

Equal Housing Opportunity Notice: Equal Housing Opportunity

Buyer's

Phone: 832/788-8776

For: 832/788-8776

3/12/2018

3:00 PM