



FOR SALE

Kenneth Li, CCIM
Broker/ Owner
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Hua Tian
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**11240 Brittmoore Park Dr.,
Houston TX 77041**

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.

Southwest
REALTY GROUP

地产

**11240 Brittmoore Park Dr.,
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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

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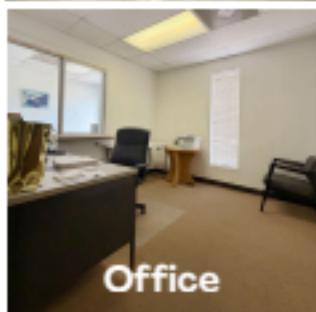
Warehouse



Front Storage Yard



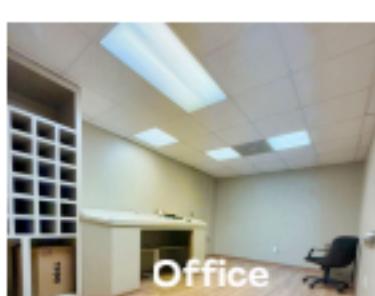
Warehouse



Office



Meeting Room



Office

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FOR MORE INFORMATION, PLEASE CONTACT:

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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.

TYPES OF REAL ESTATE LICENSE HOLDERS

- **AGENTS** - responsible for finding buyers, listing properties for sale or lease, and performing other services personally for their client.
- **ASSOCIATES** - must be supervised by a broker or licensed salesperson.

AGENTS' DUTIES AND OBLIGATIONS

- Provide services to the client in accordance with the law;
- Inform the client of any material information related to the property or transaction known to the broker;
- Answer the client's questions and provide the client with accurate information;
- Treat all parties involved in the transaction fairly and honestly.

AGENTS' OBLIGATIONS TO REPRESENT A PARTY IN A REAL ESTATE TRANSACTION

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 to the agent, including information disclosed to the broker by the seller or buyer's agent.

AGENT FOR BUYER/LESSEE: The broker 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 broker by the seller or buyer's agent.

AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties, the broker must first obtain the written agreement of each party in the transaction. The written agreement must state who will pay the broker and, in compensation paid to the broker, set forth the broker's role as an intermediary, attorney or something else.

- Represent both parties in the transaction;
- Represent both parties in the transaction fairly and honestly;
- Pay with the parties' written consent, agent's own broker associated with the broker to each party's owner;
- Disclose to each party the agent's relationship and authority, and any conflict of interest that may arise in the transaction;
- Advise each party of his or her right to terminate the agreement;
- If the broker writes a brokerage contract with the parties, the broker:

 - Must disclose to each party that the broker is an intermediary, attorney or something else;
 - May not disclose to each party that the broker is an intermediary;
 - May, with the parties' written consent, appoint a different broker/holder associated with the broker to each party's owner;

AS SUBAGENT: A license holder acts as a subagent when acting as a broker in a transaction without an agreement to represent the buyer/seller/lessor or to act as the principal in the transaction.

- The broker's subagent must inform the buyer/seller/lessor or principal that the broker is acting as a subagent;
- The broker's subagent must inform the buyer/seller/lessor or principal that the broker is not the principal;
- 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.

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

- The broker's subagent must inform the buyer/seller/lessor or principal that the broker is not the principal;
- The broker's subagent must inform the buyer/seller/lessor or principal that the broker is not the principal;

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 see the Agreement of Sale or Lease and the Transaction Disclosure Statement.

TEHAR GEORGE REALTY INC.	65985	REAGANH.NET	713-988-1668
License Holder Name or Business Name or Designated Associate Business Name			
KENNETH LI	657984	REAGANH.NET	713-988-1668
Designated Broker of Firm	657984	Email	Phone
KENNETH LI	657984	REAGANH.NET	713-988-1668
License Supervisor of Sales Agent/Associate	657984	Email	Phone
HUA TIAN	654852	REAGANH.NET	832-788-8776
Sales Agent/Associate's Name	654852	REAGANH.NET	Phone

Broker/Agent/Holder and Associated Initials

Reg. #100-2010 by the Texas Real Estate Commission

TX-2011

State: Texas City: Dallas County: Dallas

Phone:

Fax:

Mobile:

Other:

Information available at www.trec.texas.gov

3/13/2018

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12/20/2018