



# PRIME COMMERCIAL PROPERTY FOR LEASE

📍 4925 Avenue H, Rosenberg, TX 77471-2009

- 25,000 SF renovated facility
- High ceilings
- Office Space
- Prime location on Hwy 90A



## FOR MORE INFORMATION:

**ADEL HAZIM**  
**(713)-922-2919**  
**ADELREALTOR@GMAIL.COM**



## PROPERTY INFORMATION

**Lease Price:** **\$\$17,500/month gross/NNN**

**Building Size:** **25,000 SQ FT**

**Office Space:** **6,000**

**Open Shop Area:** **19,000 SF**

**Lot Size:** **5.50 ACRE**

**Year Built:** **1973**

**Rebuilt:** **2024**

**Market:** **ROSENBERG TX**

## PROPERTY OVERVIEW

Body Shop for Lease | 4925 Avenue H, Rosenberg, TX 77471

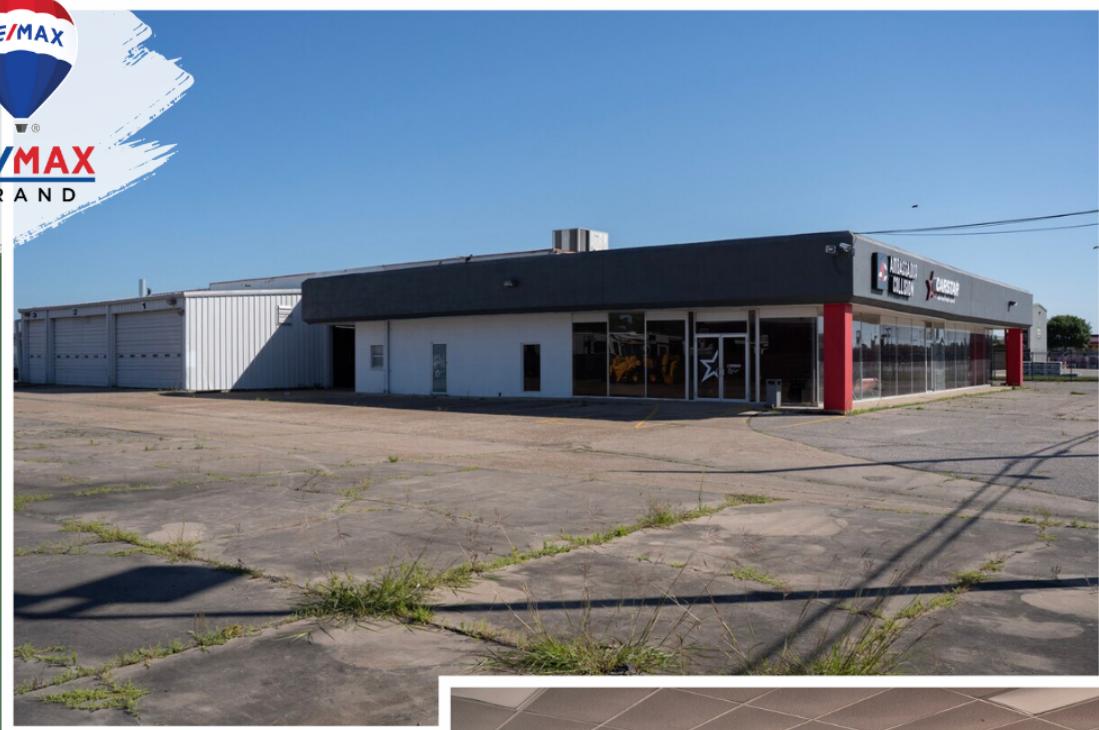
\$17,500/month gross (includes NNN) |

Equipment for Sale: \$100,000

Fully renovated 25,000 SF building on 2.5 acres with 6,000 SF office and 19,000 SF shop. Features include 18' clear height, 27 grade-level doors, fenced yard for 150-200 vehicles, and 3-phase power. Prime location on Hwy 90A with great visibility and access. Equipment includes 2 Sabercat paint booths, mixing room, frame machine, lifts, alignment and frame systems. Air: PV. Ideal for body shop or industrial use.

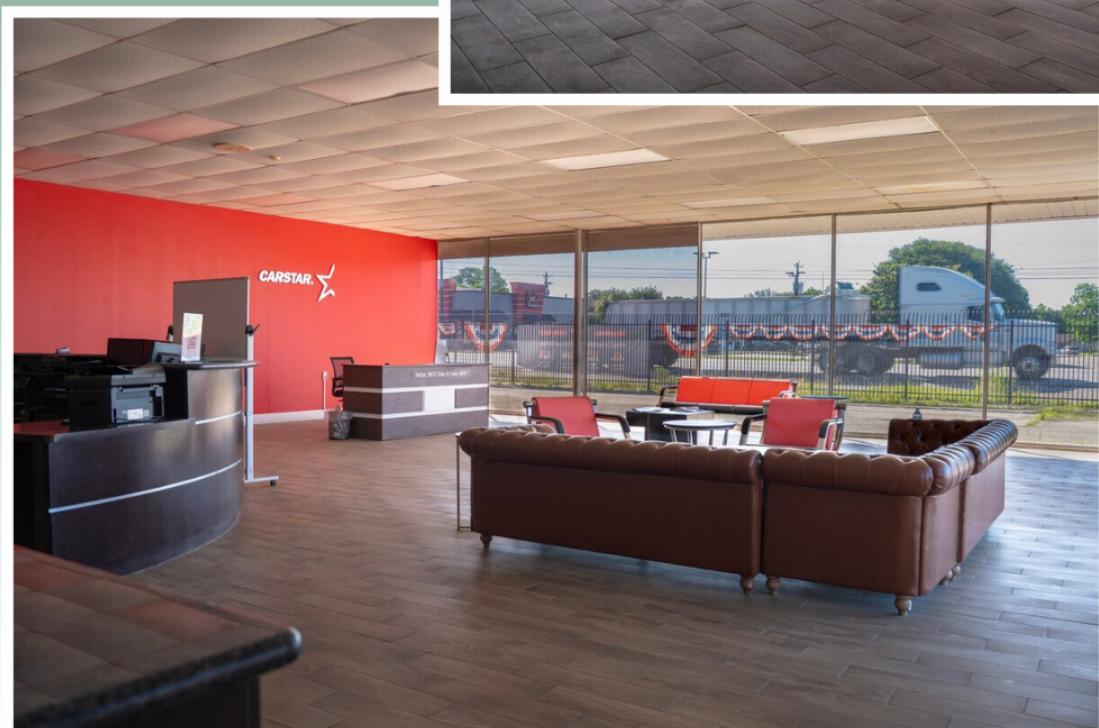
# PRIME COMMERCIAL PROPERTY FOR SALE

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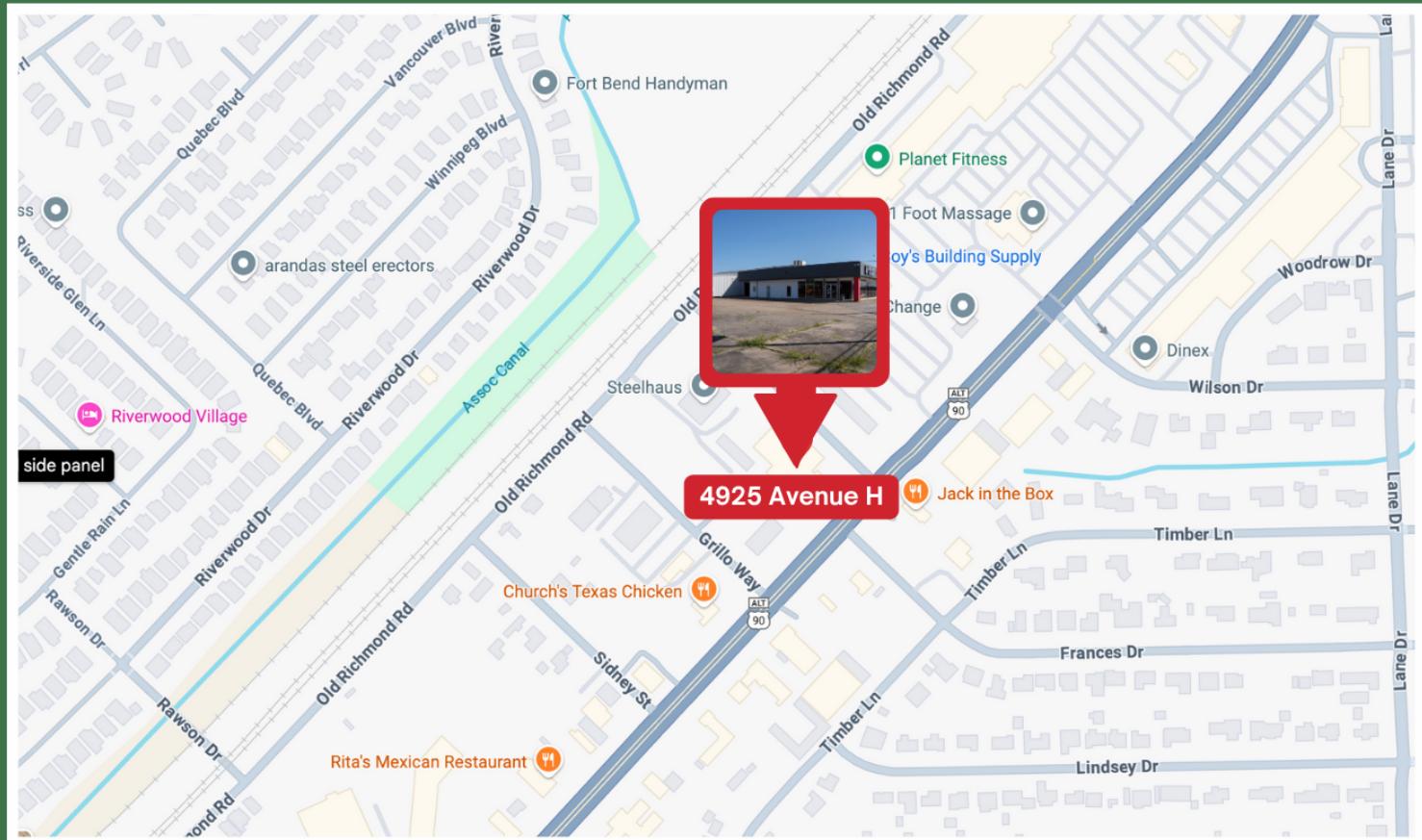
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RE/MAX  
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# PRIME COMMERCIAL PROPERTY FOR SALE

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Restaurants

Price Rating Cuisine Hours All filters

Search this area

Results

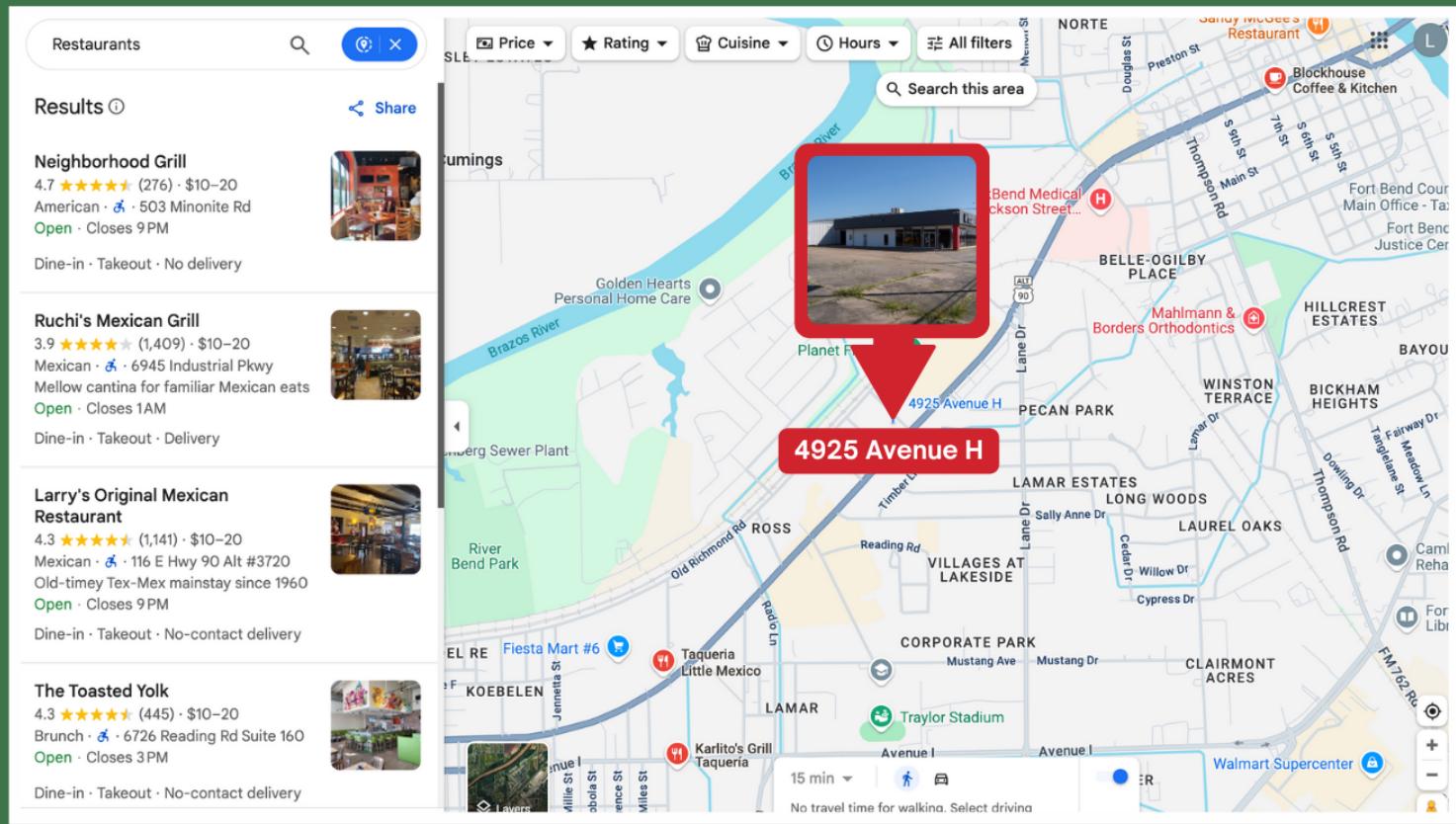
Share

Neighborhood Grill  
4.7 ★★★★★ (276) · \$10–20  
American · 503 Minonite Rd  
Open · Closes 9PM  
Dine-in · Takeout · No delivery

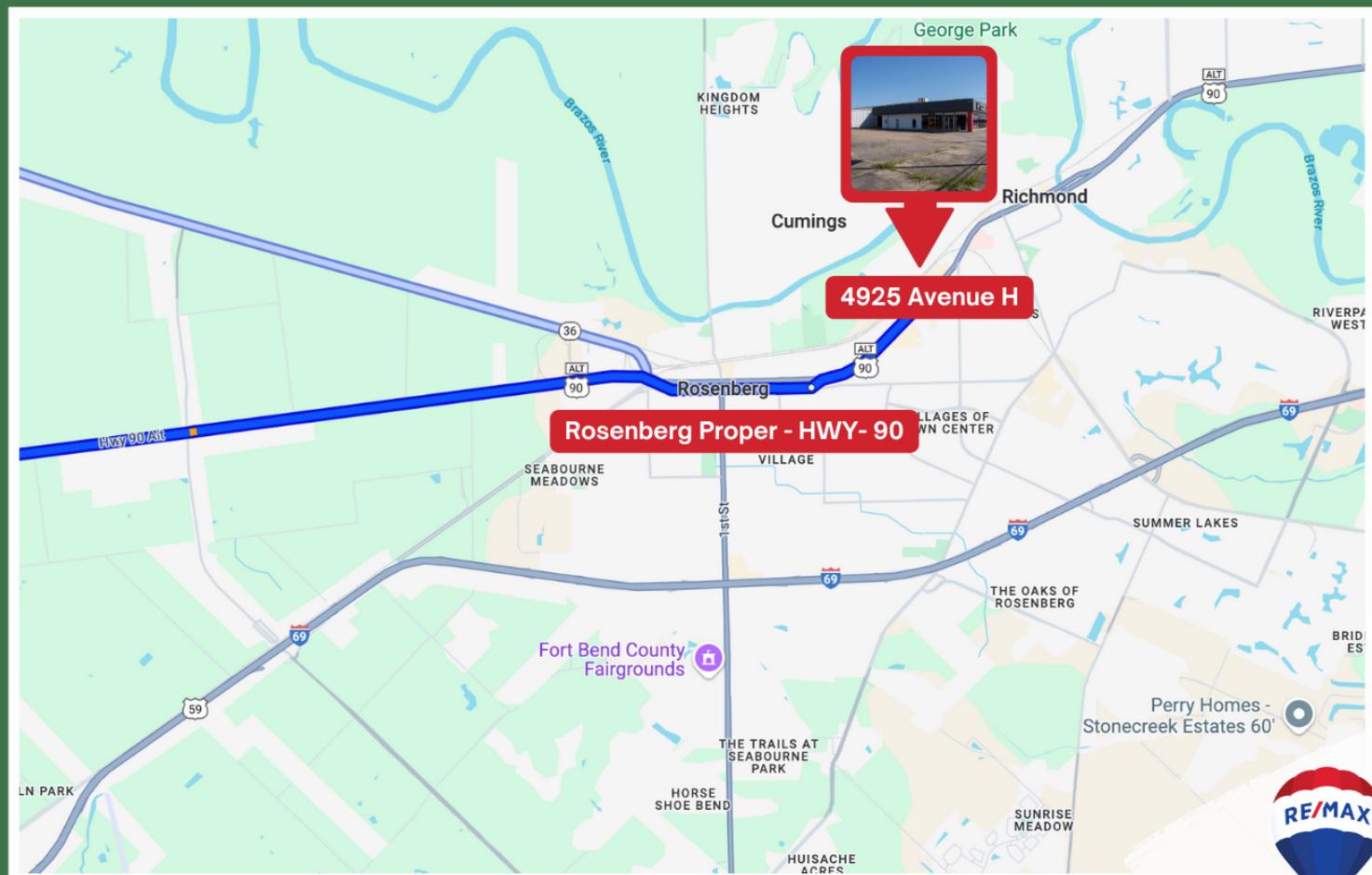
Ruchi's Mexican Grill  
3.9 ★★★★★ (1,409) · \$10–20  
Mexican · 6945 Industrial Pkwy  
Mellow cantina for familiar Mexican eats  
Open · Closes 1AM  
Dine-in · Takeout · Delivery

Larry's Original Mexican Restaurant  
4.3 ★★★★★ (1,141) · \$10–20  
Mexican · 116 E Hwy 90 Alt #3720  
Old-timely Tex-Mex mainstay since 1960  
Open · Closes 9PM  
Dine-in · Takeout · No-contact delivery

The Toasted Yolk  
4.3 ★★★★★ (445) · \$10–20  
Brunch · 6726 Reading Rd Suite 160  
Open · Closes 3PM  
Dine-in · Takeout · No-contact delivery



4925 Avenue H



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Rosenberg Proper - HWY- 90

RE/MAX

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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.*

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.

RE/MAX Grand	9011276	ambergill@remax.net	(281) 994-5700
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Tomberlin	500133	James.tomberlin@remax.net	(281) 994-5700
Designated Broker of Firm	License No.	Email	Phone
Amber Gill	600041	ambergill@remax.net	(281) 994-5700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adel Hazim	0484450	adelrealtor@gmail.com	(713) 922-2919
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date