



Westheimer Rd

Fondren Rd

Jeanetta St

Park W Dr

Crossview Dr

Clarkcrest St

Fondren Rd

**FOR SALE OR LEASE**

**2800** | FONDREN ROAD  
HOUSTON, TEXAS

**CONTACT US:**

MIKE TAETZ, SIOR  
713 830 2107  
mike.taetz@colliers.com

JIM PRATT  
713 830 2147  
jim.pratt@colliers.com

JORDAN TROUT  
713 830 2149  
jordan.trout@colliers.com

COLLIERS INTERNATIONAL  
1233 W. Loop South  
Suite 900  
Houston, Texas 770027  
713 222 2111  
www.colliers.com







## Key Highlights

Area	9.0 acres ±205,935 SF - includes ±40,000 SF of AC'd second floor mezzanine space
Parking	215 surface spaces available
Building Type	Retail and distribution
Loading	7 dock high double overhead doors (south side) 3 dock high double overhead doors (north side)
Frontage	±704' on Fondren ±474 on Park West
Clear Height	8'-16' in showroom 31' in warehouse
Year Built	1975 and renovated in 2011

## Demographics

	1 Mile	3 Miles	5 Miles
Employees	11,700	142,839	383,429
Total Population	25,399	236,621	552,722
Total Households	13,174	101,816	232,925



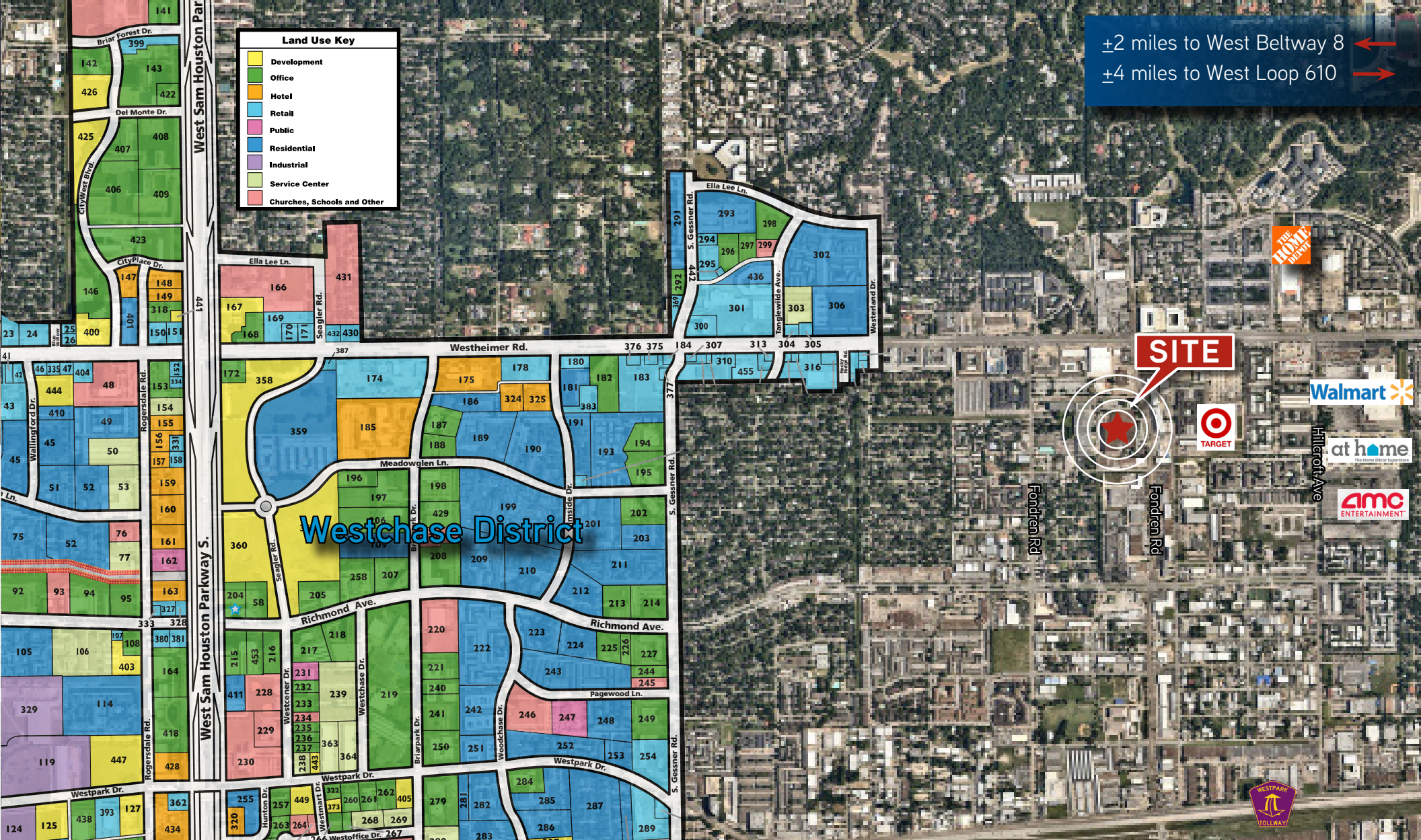
## Offering Price:

\$11,500,000

## Lease Rate:

Call Broker





Land Use Key	
Yellow	Development
Green	Office
Orange	Hotel
Pink	Retail
Light Blue	Public
Blue	Residential
Purple	Industrial
Light Green	Service Center
Red	Churches, Schools and Other

±2 miles to West Beltway 8 ←  
 ±4 miles to West Loop 610 →

**SITE**



**COLLIERS INTERNATIONAL**  
 1233 W. Loop South, Suite 900  
 Houston, Texas 77027  
 713 222 2111  
[www.colliers.com/texas](http://www.colliers.com/texas)

**MIKE TAETZ, SIOR**  
 713 830 2107  
[mike.taetz@colliers.com](mailto:mike.taetz@colliers.com)

**JIM PRATT**  
 713 830 2147  
[jim.pratt@colliers.com](mailto:jim.pratt@colliers.com)

**JORDAN TROUT**  
 713 830 2149  
[jordan.trout@colliers.com](mailto:jordan.trout@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# 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.

## 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

<u>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 222-2111</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Patrick Duffy, MCR</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Michael J. Taetz</u>	<u>380674</u>	<u>mike.taetz@colliers.com</u>	<u>(713) 830-2107</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date