

FOR SALE OR FOR LEASE: ±18.32 AC
14117 Garrett Road Houston, TX

AVISON
YOUNG





Property Details

- +/-18.32 acres
- Approximately 12 acres are stabilized with calcium
- 100’ curb cut onto Garrett Rd.
- Entire property is fenced
- Water well and septic with leach field

- 1
- Manufacturing/Threading facility
 - Enclosed Area - 7,500 SF (60’x 125’)
 - 12’ Eave Height & 17’ Ridge Height
 - Four (4) grade level doors (11’w x 12’h)
 - 12’ covered areas on both north and south ends
 - 10’x 8’ covered areas on both east and west ends
 - Two small offices
 - Compressed air lines
 - Electrical – 3 Phase, 480 Volts, 1000 Amps

- 2
- Storage facility
 - Total Covered Area – 12,000 SF (80’x 150’)
 - Enclosed Area – 8,000 SF (80’x 100’)
 - 16’ Eave Height & 26’ Ridge Height
 - 2 Grade Level, Drive Thru Doors (15’w x 16’h)
 - 2 Grade Level Doors (12’x12’)
 - 80’x 25’ covered areas on both east and west ends
 - Shell Office (30’x 50’)
 - Plumbing stubbed out
 - No electricity

- 3
- Small Manufacturing Facility
 - Enclosed Area – 1,000 SF (25’x 40’)
 - 10’ Eave Height & 12’ Ridge Height
 - 2 Grade Level Doors (11’w x 10’h)
 - 2 Grade Level Doors (7’w x 10’h)
 - 12’x 40’ Covered Area on south end
 - Compressed air lines
 - Electrical - 3 Phase, 250 Volts, 200 Amps

- 4
- Small Office
 - Approx. 352 SF (11’x 32’)

Building #1



Building #2

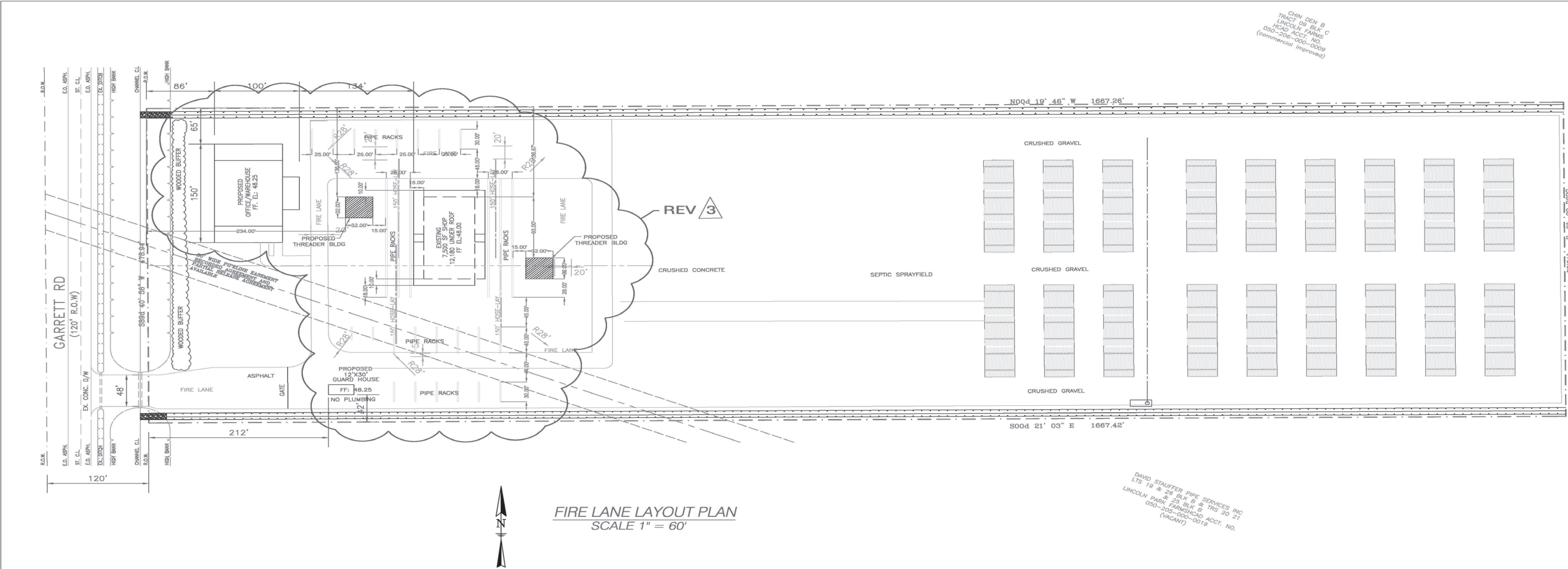


Building #3

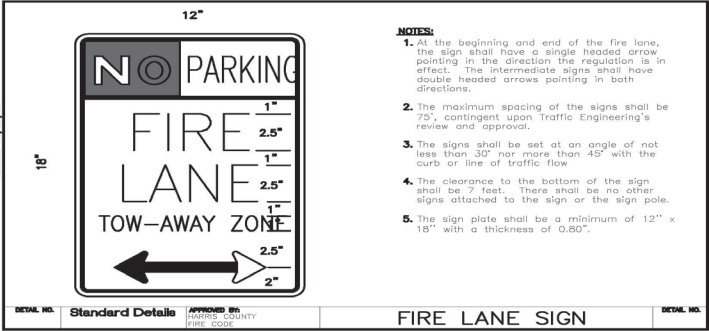


Area Highlights - *Region Map*





FIRE LANE MARKING SPECIFICATION:
"Cubs located between approved Fire Lane-Tow-Away Zone shall be painted RED or a RED stripe shall be placed along the pavement where there is no curb. These shall also legibly marked with the warning: " FIRE LANE TOW-AWAY ZONE" in WHITE letters at least (3) inches in height, at intervals not exceeding (50) feet."



AMC Engineers
Civil Engineers, Traffic Engineers, Planners
TBE FIRM # 11147
12039 Crescent Peak Road
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08-19-13	FOR REVIEW
04/09/14	REVISION 2
06/03/15	REV. 3 FRONT OFFICE/GUARD

PIPE STORAGE YARD
ON GARRETT ROAD
14117 GARRETT RD
HOUSTON TX 77044

Seal: [Professional Engineer Seal]
Signature: [Signature] Date: 06-03-2015

FIRE LANE PLAN
DRAWN BY: DUTCH
DATE: 04/09/2014
SCALE: as shown
C-6 OF 7

Our Team

AVISON
YOUNG



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date