

22216 MCCLESKY

22216 McClesky Rd, New Caney, TX 77357



FOR SALE & FOR LEASE

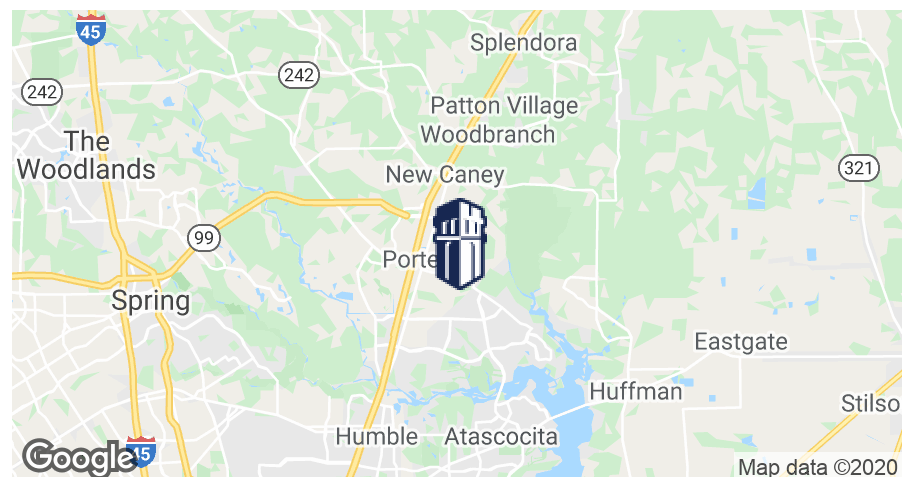


PROPERTY HIGHLIGHTS

- 30,000 SF of Warehouse with 1,200 SF Offices Inside
- 6,000 SF Class A Office Building
- Land Area of 9.3 Acres
- 0.44 Acres of Laydown Yard
- About Half of a Mile from US-69 Feeder
- Oversized Retention Pond
- Fully Fenced
- Municipal Utility District
- 800 Amps 480 V
- Grade Level Doors
- Onsite Blasting Booth
- Three 5-Tons Cranes and One 10 Ton Cranes
- Call Broker for Lease Rate or Sales Price

PROPERTY OVERVIEW

This property is in the growing Montgomery County! 22216 McClesky has an industrial warehouse with a separated Class A office building. Uses could be for light industrial, manufacturing, warehouse. Right off of US-69 and 99, this industrial facility is located in the perfect location for numerous industrial opportunities!



For More Information Please Contact:

George Froming
713.332.8217
georgef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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ADDITIONAL PHOTOS



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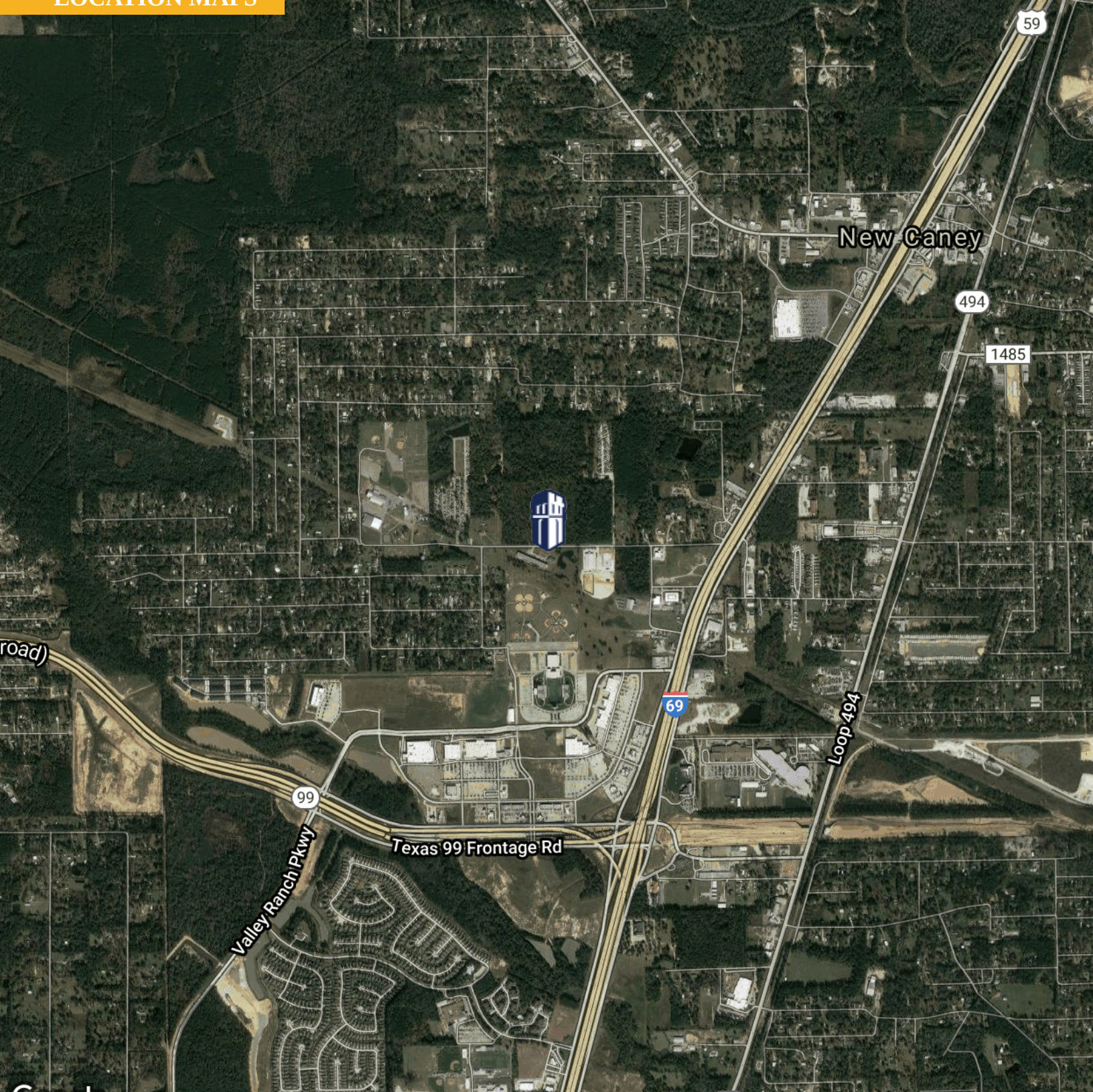
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LOCATION MAPS



Google / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

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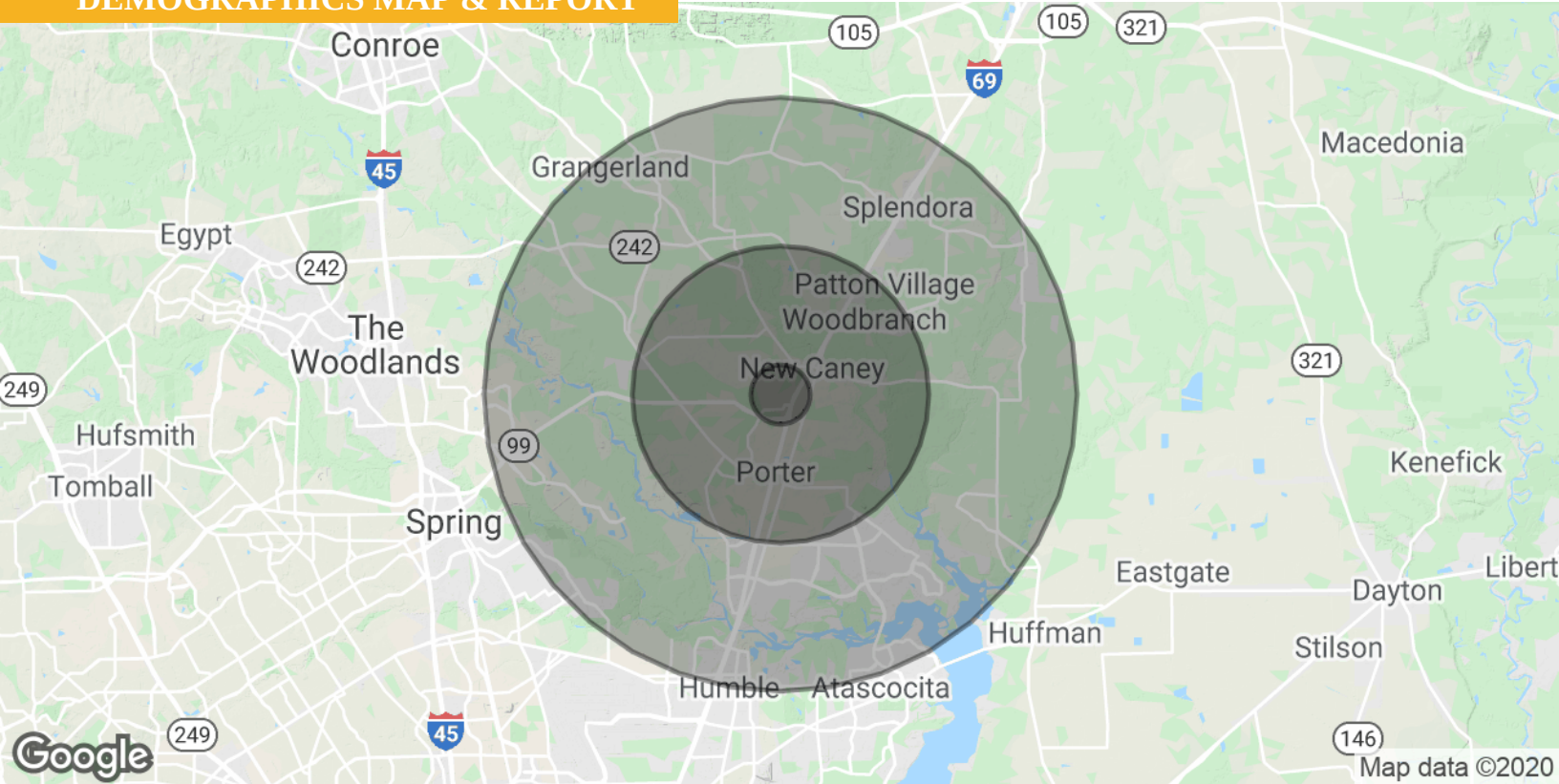
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,227	39,803	193,153
Average age	32.4	33.4	35.7
Average age (Male)	32.7	32.6	34.7
Average age (Female)	32.6	34.2	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	407	13,956	66,560
# of persons per HH	3.0	2.9	2.9
Average HH income	\$52,432	\$63,557	\$90,348
Average house value		\$156,917	\$183,726

* Demographic data derived from 2010 US Census

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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Belvoir Real Estate Group, LLC	9001128		(713) 332-8202
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Goldsby	601116	matthewg@belvoir.net	(713) 332-8220
Designated Broker's Name	License No.	Email	Phone
Matthew Goldsby	601116	matthewg@belvoir.net	(713) 332-8220
Agent's Supervisor's Name	License No.	Email	Phone
George Froming	632043	georgef@belvoir.net	(713) 332-8217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date