



# For Lease

## Weatherford Farms

13203 Murphy Road, Stafford, Texas

New 100,153-SF Rear-Load/  
Flex Building in Southwest  
Houston Submarket

 [VIEW GOOGLE MAP](#)

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A Development of:

**CROW  
HOLDINGS**

INDUSTRIAL





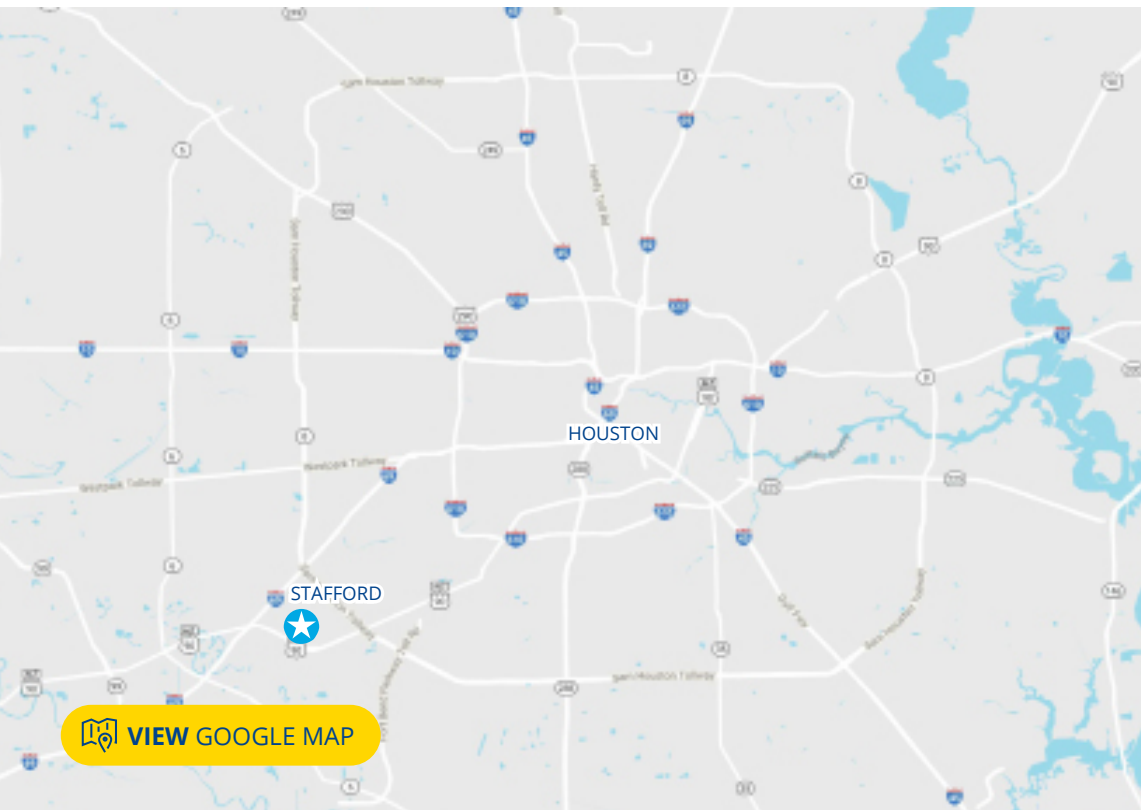
## 13203 Murphy Rd., Stafford Texas

13203 Murphy Road is located in the newly-constructed industrial development, **Weatherford Farms**. Weatherford Farms is strategically located in Stafford, within Houston's Southwest Submarket. This new 100,153-SF building provides an excellent location for an industrial distribution, showroom, retail, value-office or flex user with easy access for employees, suppliers and customers. Users in this location will benefit from Stafford's Triple Freeport Tax Exemption (City, School District & Water District) and one of the lowest combined tax rates in the Houston region at  $\pm$ \$2.02/\$100 of valuation.

### PROPERTY FEATURES

- New Construction - Completed August 2021
- Building 1 in Weatherford Farms industrial development
- Rear load
- 28' clear height
- 42 dock doors
- Two drive-in ramps
- Typical column spacing 40' X 52' with a 60' staging bay
- 184 car parking spaces
- Visibility at busy Murphy / Mula Rd intersection
- ESFR sprinkler system
- **Walls and roof deck painted white**

New Construction - Completed August 2021







**3.8 Miles**  
to Beltway 8 via  
Hwy 59/69

**23 Miles**  
to Hobby Airport  
via Beltway 8

**9.7 Miles**  
to Grand Parkway  
via Hwy 90A

**4.0 Miles**  
to Beltway 8  
via Hwy 90A



MURPHY RD./FM 1092

STAFFORD RD.



## Distance to Major Thoroughfares

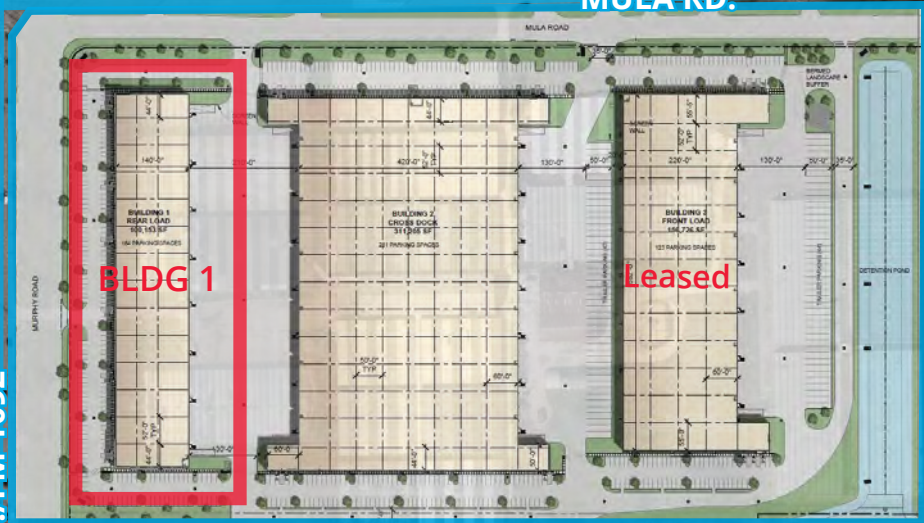
**1.5** Miles to Hwy 59/69 via Murphy Rd.

**1.0** Mile to Hwy 90A via Murphy Rd.

**4.0** Miles to Beltway 8 via 90A

**3.8** Miles to Beltway 8 via Hwy 59/69

MURPHY RD./FM 1092



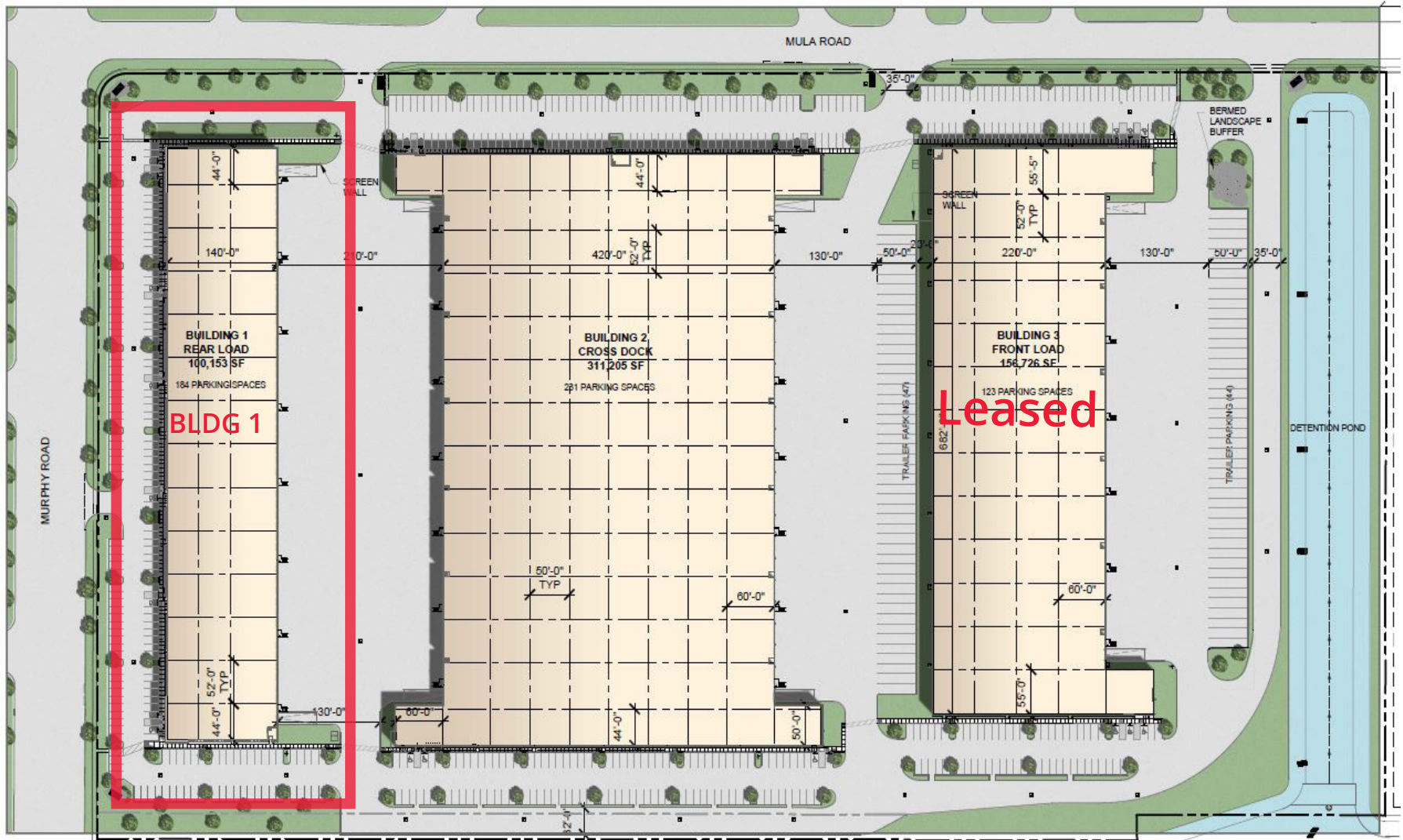
MULA RD.

CASH RD.

 VIEW GOOGLE MAP



# Site Plan







Rendering of Weatherford Farms at Murphy Rd./Mula Rd.



Visibility Along Mula Rd.











**CROW  
HOLDINGS**  
INDUSTRIAL

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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 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