

FOR SALE OR LEASE

+65,400 SF ON +19.59 ACRES

9300 Telephone Rd, Houston, TX 77075



OFFICE AND CRANE SERVED WAREHOUSE ON 19.59 ACRES

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FEATURES

- NRA: 65,400 SF
- ±17,200 SF Two-story office
- Approx. 24,000 SF clear space warehouse
- Office includes above average finishes, reception area, elevator, large break rooms, training rooms, lab, conference room, bull pen and private offices
- 68 Surface parking spots
- 26' Clear height
- 25-ton crane
- 3 Phase power
- 19 Acres stabilized secure storage yard
- Yard cleared, cleaned and graded (2020)
- No Flood Plain/Flood Way
- **Sale Price: \$5,850,000**
- Contact Agent for Lease Rate

Est. Tax Rate (2020)

Houston ISD	\$1.14
Harris County	\$0.466
City of Houston	\$0.568
Houston Community College	\$0.100
TOTAL (\$ per \$100 Value)	\$2.274

Demographics (2020)

	1 Mile	3 Miles	5 Miles
Est. Population	4,618	74,623	284,931
Avg. Household Income	\$65,016	\$67,226	\$67,138
Total # Businesses	154	2,400	8,322
Total # Employees	1,890	26,927	79,384
Median Home Value	\$142,148	\$148,779	\$137,059



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INTERNATIONAL

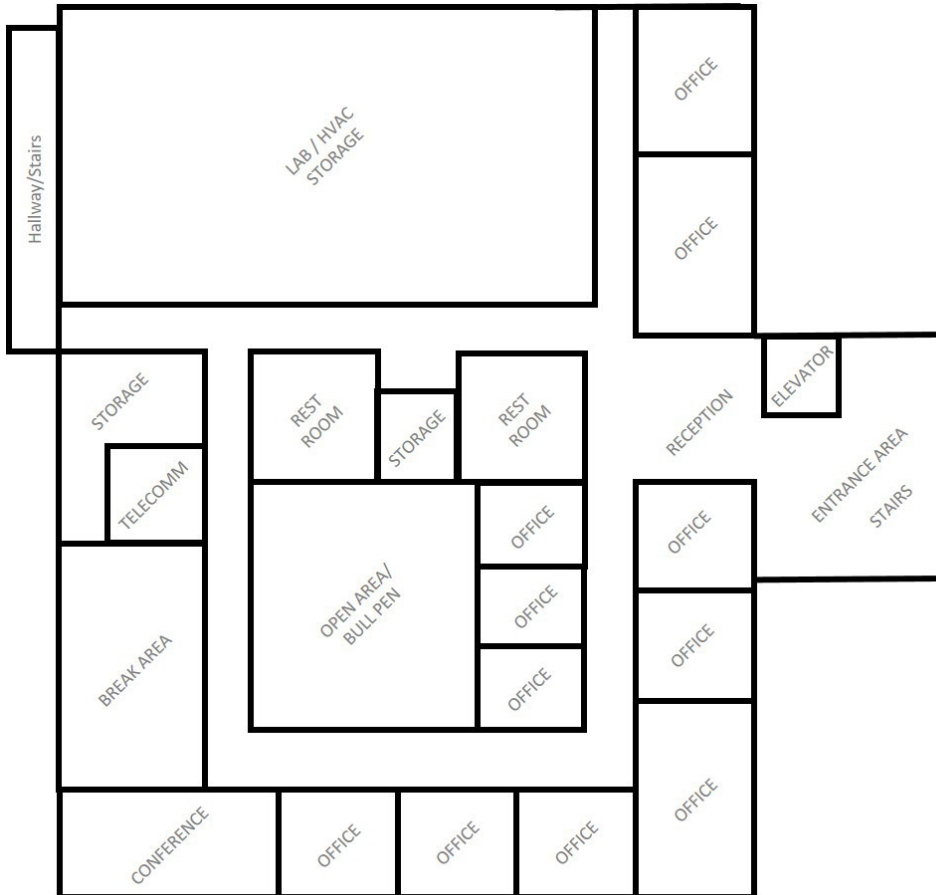


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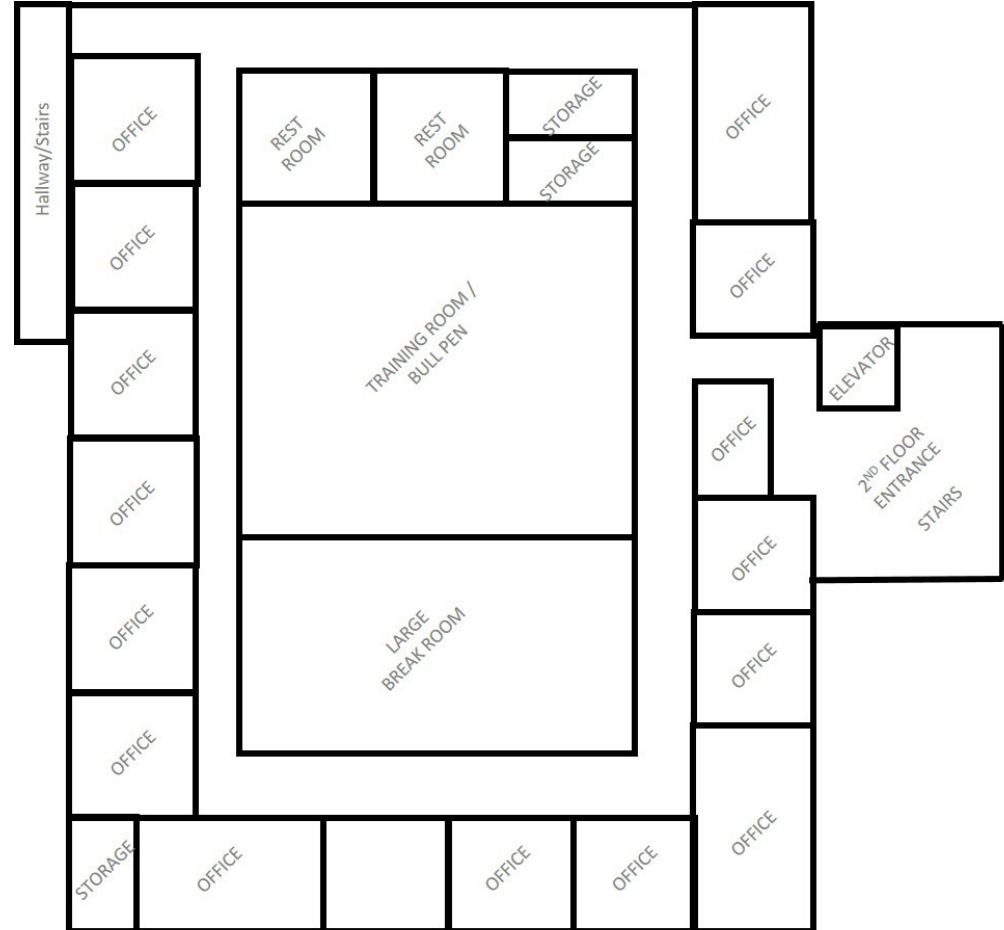
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FIRST FLOOR OFFICE PLAN



SECOND FLOOR OFFICE PLAN



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GREATER HOBBY AREA



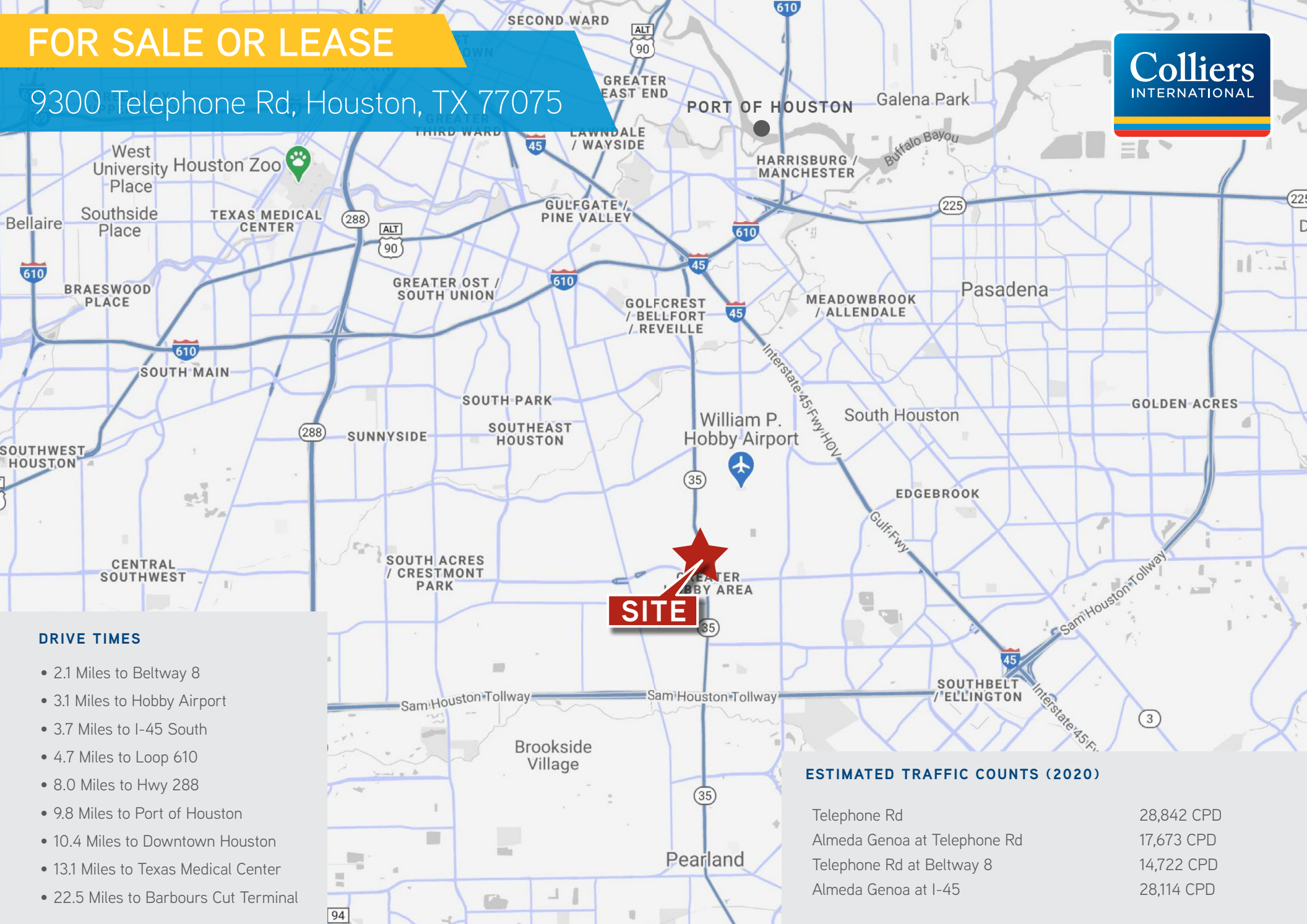
BNSF RAILROAD



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DRIVE TIMES

- 2.1 Miles to Beltway 8
- 3.1 Miles to Hobby Airport
- 3.7 Miles to I-45 South
- 4.7 Miles to Loop 610
- 8.0 Miles to Hwy 288
- 9.8 Miles to Port of Houston
- 10.4 Miles to Downtown Houston
- 13.1 Miles to Texas Medical Center
- 22.5 Miles to Barbour's Cut Terminal

ESTIMATED TRAFFIC COUNTS (2020)

Telephone Rd	28,842 CPD
Almeda Genoa at Telephone Rd	17,673 CPD
Telephone Rd at Beltway 8	14,722 CPD
Almeda Genoa at I-45	28,114 CPD



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 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