



FOR SALE

WAREHOUSE / FLEX BUILDING

2114 Seabrook Circle, Seabrook, Texas 77586

KELLY HUTCHINSON | 713 830 2146 | kelly.hutchinson@colliers.com



FOR SALE



2114 SEABROOK CIRCLE, SEABROOK, TX 77586

PROPERTY DETAILS

Location: Bayport Commercial Park

Size: 7,770 sf flex / warehouse building (111' x 70' deep)
840 sf of office upstairs

Land Area: 20,038 SF

Building: Building is insulated. Currently being used for retail showroom and distribution.

Doors: 2 grade level overhead doors

Clear Height: Slopes from 21' to 19'

Parking Spaces: 8 spaces, 18 wheeler accessible

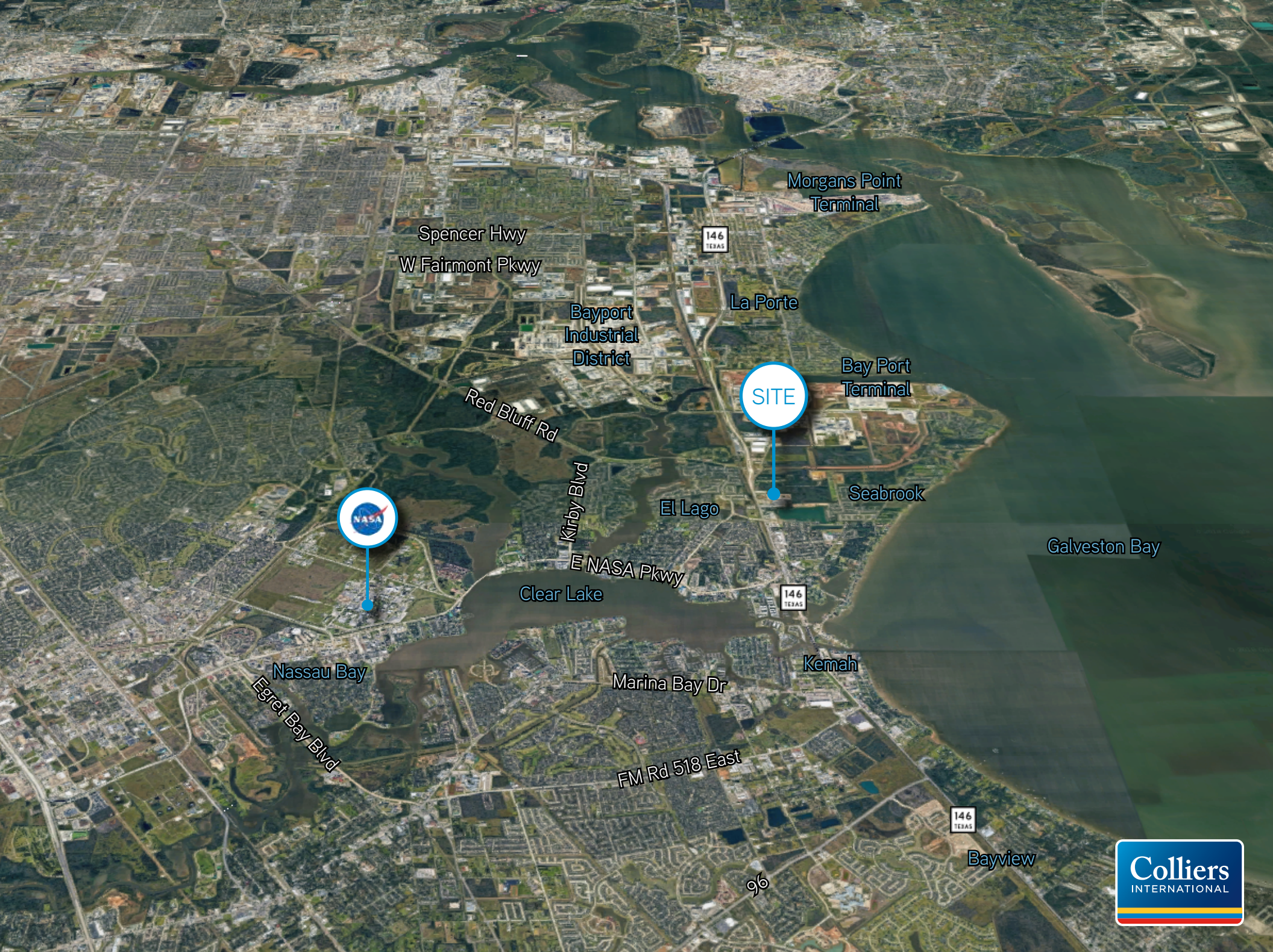
Zoned: Heavy commercial

Highway 146: (Bayport Blvd) Expansion into a 12 lane freeway will begin in 2019. Right of way acquisition is complete.

Year Built: 2005 and expanded in 2013

Reduced Price: ~~\$839,000~~ **\$799,000**





Morgans Point Terminal

Spencer Hwy
W Fairmont Pkwy

146
TEXAS

Bayport Industrial District

La Porte

Bay Port Terminal

SITE

Red Bluff Rd

Seabrook

El Lago

Galveston Bay

Kirby Blvd

E NASA Pkwy

146
TEXAS

Clear Lake

Kemah

Nassau Bay

Marina Bay Dr

Egret Bay Blvd

FM Rd 518 East

146
TEXAS

Bayview

96



HWY 146 NEW RIGHT OF WAY

SITE

2114

2106

2108

2110

2107

2109

2113

3110

M-146

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Contact Us

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Traffic Count

> Bayport Blvd (Highway 146): 38,776 cpd
 (2017 TXDoT)



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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 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