

12929-12975 MARKET ST. HOUSTON, TX 77015

Concrete Stabilization near Greens Port & I-10
±87,865 SF on ±7.57 Acres of Land

FOR SALE & LEASE



Houston Ship Channel



Greens Bayou

Greens Port

Lear St.

Market St.

Dwight St.



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PROPERTY DESCRIPTION & DETAILS

12929-12975 Market St. (The Property) consists of ±87,865 SF in 4 buildings on 4 adjoining land parcels totaling ±7.57 acres of land. The Property is fenced with lighting and concrete stabilization for outside storage & staging. The warehouse buildings are clear span with grade-level loading, fluorescent lighting, ridge vents and side-panels for natural lighting & ventilation. Buildings A and C are insulated, and Building C has dock high loading in addition to grade-level. Each building has multiple overhead doors, at least one of which is oversized. Office areas are mostly open concept and used for shipping/receiving/sales and have coffee bars and a conference room. The buildings are well maintained with slabs in good condition. The property has superior ingress/egress with eight (8) curb cuts along Market St and another one (1) entrance from Lear St.

- **Improved Area:** ±87,865 SF (Per HCAD)
 - Warehouse: ±82,890 SF
 - Office: ±6,975 SF
- **Land Area:** ±7.57 Acres or 329,730 SF
- **Outside Storage:** ±4 Acres
 - ±1.3 Acres Paved Concrete
 - ±2.75 Acres Stabilized
- **Eave Height:** 20' - 21'
- **Building Type:** Metal Clear Span
- **Loading:** OHD (6) & Dock Well (1)
- **HVAC:** In ±6,975 SF Office Space
- **Year Built:** 1991 - 2008
- **Fully fenced with outdoor lighting**
- **Roof:** Metal



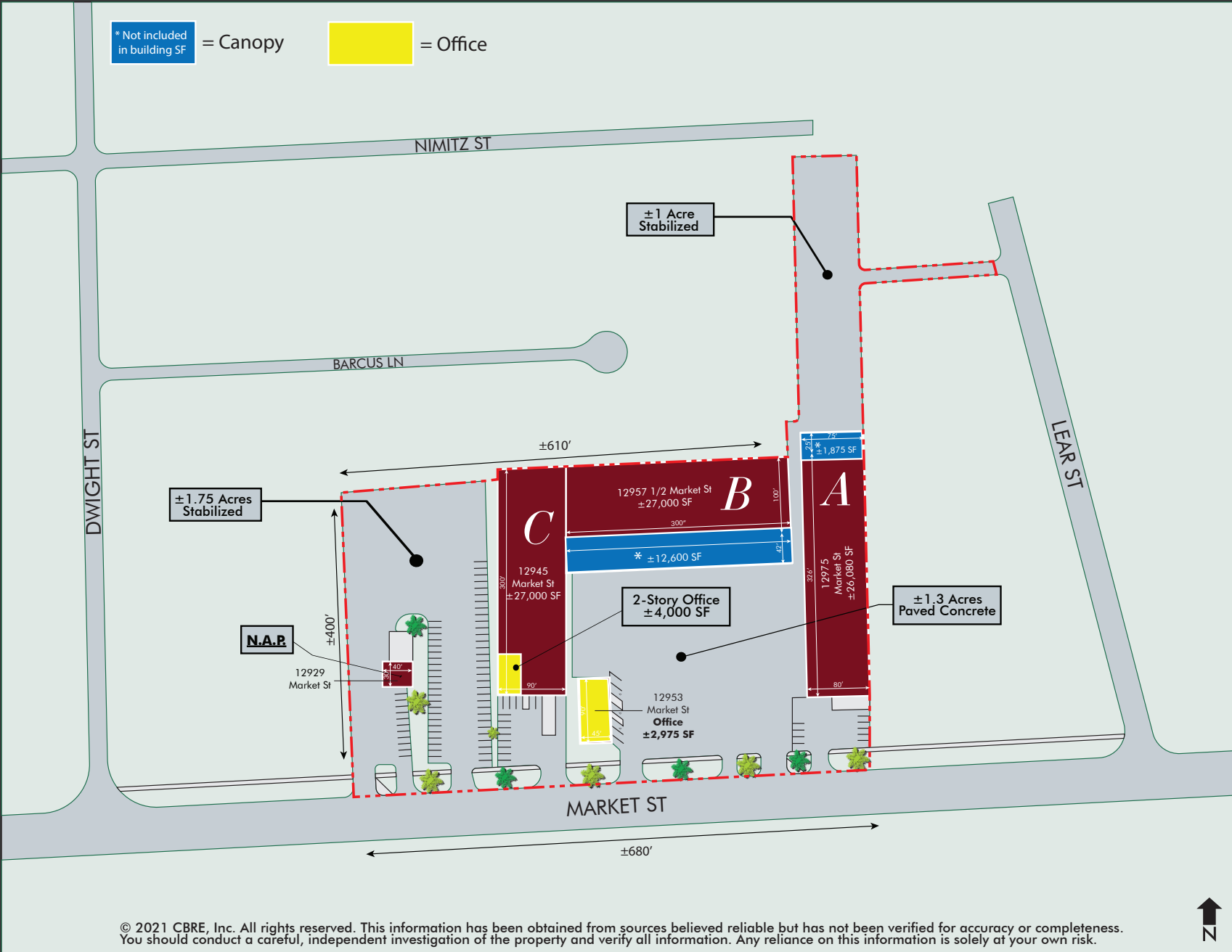
SITE PLAN

* Not included in building SF

= Canopy



= Office

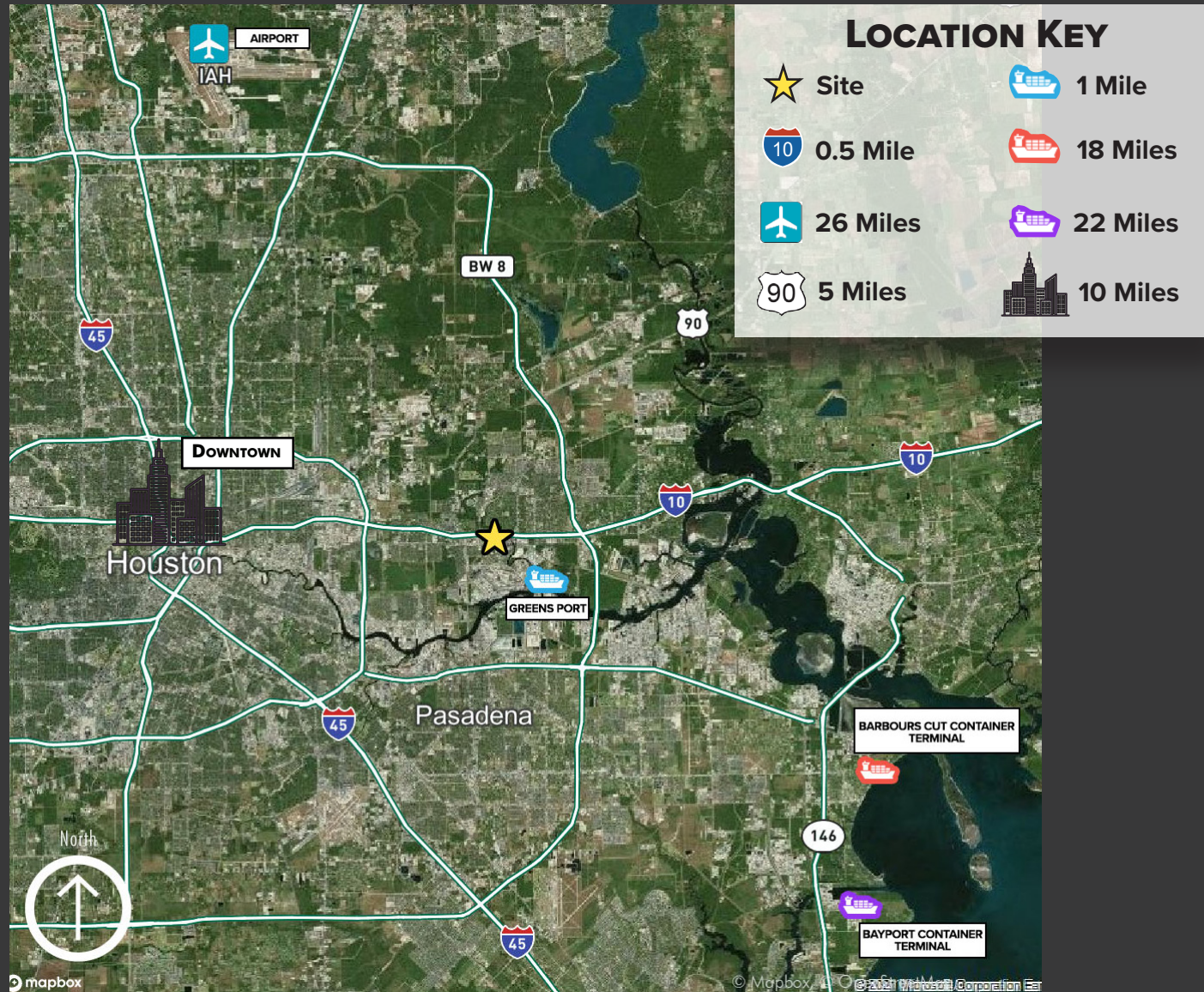


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[CLICK HERE FOR THE FULL SITE PLAN](#)

LOCATION DETAILS

The Property is located in East Houston just south of I-10, inside Beltway 8 on Market St. This ideal location is less than one mile from I-10 and Greens Port providing superior access to many major Houston thoroughfares including I-10, Beltway 8, Loop 610, Highway 225 and Highway 90. This is a great location for a user who needs access to the Port of Houston via Greens Port, or a user moving product across the country via I-10. The Property's location is in one of Houston's most established industrial sub-markets which makes it attractive for both users and investors alike.



PROPERTY PHOTOS



LOOKING SOUTH IN BUILDING "A"
CLEAR SPAN, INSULATED.



LOOKING WEST IN BUILDING "B"
CLEAR SPAN



LOOKING NORTH IN BUILDING "C"
AT TWO STORY OFFICE & MEZZANINE. INSULATED WAREHOUSE.



CANOPY AREA ON SOUTH SIDE OF BUILDING "B"

PROPERTY PHOTOS



SECOND STORY OFFICE AREA



LOOKING NORTH AT BUILDING "C"



NORTH



Market St.



OFFICE SPACE AT 12953 MARKET ST.

BELTWAY
8

Houston Ship Channel

Greens Port

Greens Bayou

Ileor St.

Market St.

Dwight St.



PLEASE CONTACT:

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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