

FOR SALE

316

Georgia Ave.
DEER PARK, TX 77536

30,768 SF Office/
Warehouse on
± 8.0 Acres

Fully leased office/warehouse located in Deer Park, Texas available for sale. The property sits just two blocks from Highway 225 and is just minutes to Barbour's Cut and Bayport Container Terminals. 316 Georgia is located in the highly desirable Southeast Houston industrial market surrounded by prominent industrial tenants and business parks.

Railroad St



Georgia Ave

INDUSTRIAL INVESTMENT PROPERTY

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INVESTMENT OVERVIEW



Cap Rate
7.48%

Asking Price
\$5,767,000

Blended NOI
\$431,325

Lease Overview - Building

Premises:	Building and 6 acres
Tenant:	USA Environment, LP
Term:	84 months
Expiration Date:	November 30, 2023
Type:	NNN Tenant responsible to reimburse ad valorem taxes, insurance and maintenance
Escalations:	Two percent (2.0%) annually
Current NOI:	\$382,035.00
Renewal Options:	Two (2) five year options at fair market value (FMV)
Guaranty:	Corporate lease
Tenant Website:	www.usaenviro.com



Lease Overview - Yard

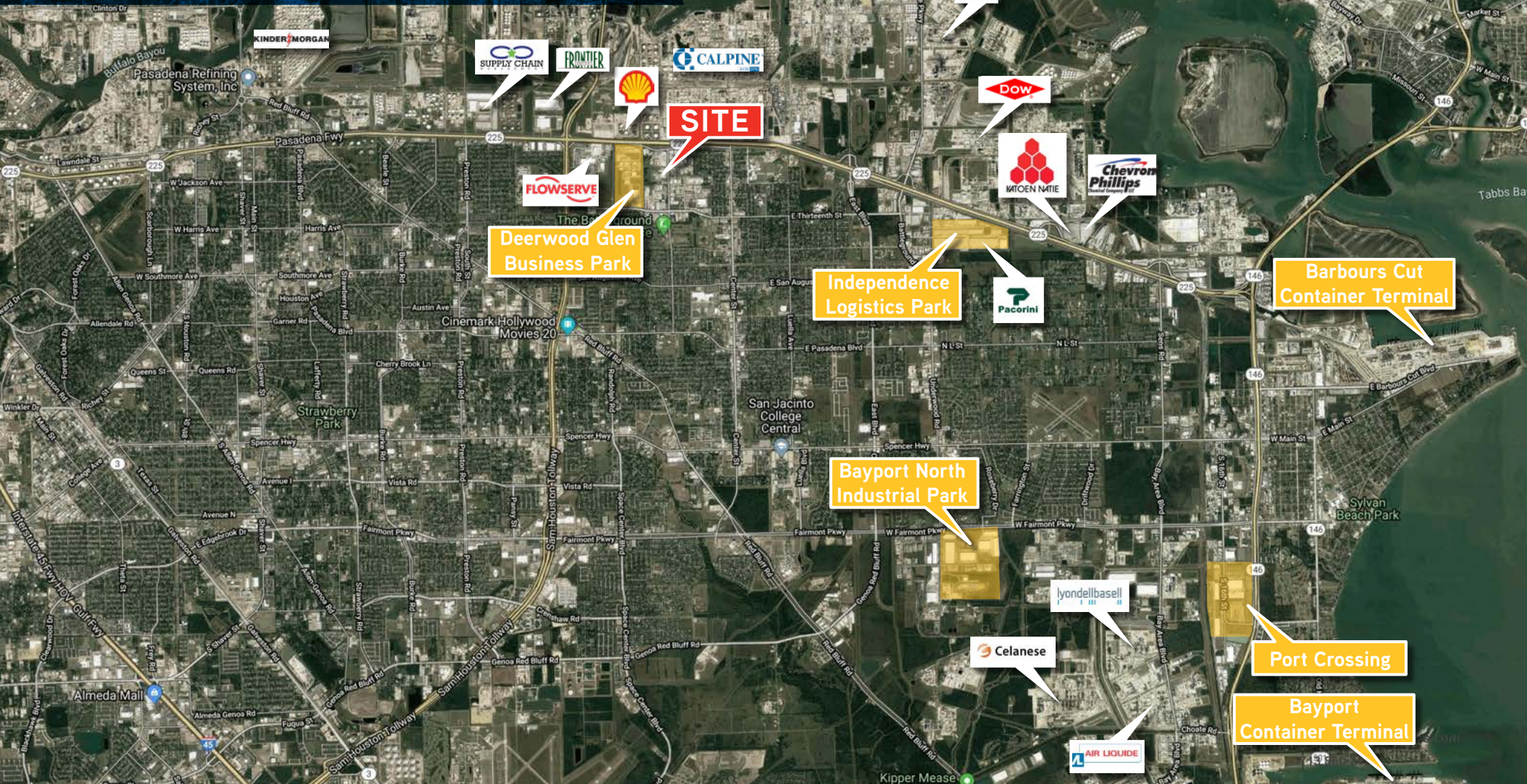
Premises:	2 Acre yard
Tenant:	Curry Supply Co. Inc.
Term:	36 months
Expiration:	April 2, 2022
Type:	Gross Yard lease
Current NOI:	\$49,290.52
Renewal Options:	None
Guaranty:	Corporate lease
Tenant Website:	www.currysupply.com



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SURROUNDING INDUSTRIAL TENANTS AND BUSINESS PARKS



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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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date