

# For Sale

## 12300 South Main Street

Houston, TX 77035

±114,442 SF on ±9.72 Acres

Located on South Main @ South Post Oak

**REDUCED**



**Gray Gilbert, SIOR**

Partner

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**NAI Partners**

1900 West Loop South, Suite 500

Houston, TX 77027

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**NAIPartners**

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## Property Highlights

### PROPERTY SIZE

- ±9.72 Acres on 2 tracts
- (3) Buildings Totaling 114,442 Sq. Ft.

### PROPERTY HIGHLIGHTS

- Location Access to Major Thoroughfares
- High Land to Building Ratio
- Metal, Grade Level, Fully Insulated Buildings
- City Utilities
- All Air-Conditioned Manufacturing
- Heavy Power
- Fenced / Secure-Stabilized, Concrete & Asphalt
- Employee Parking-123 Spaces

### BUILDING INFORMATION

#### Building 1:

- 90,592 SF Total
- 16,530 SF Office
- All Air-Conditioned
- 11' - 25' Clear Height
- 2-3 Ton Bridge

#### Building 2:

- 19,200 SF
- 5-Ton Cranes
- 24' Eave Height
- Water & Septic Hook Up in Rear
- Clear Span
- Oversized Doors

#### Building 3:

- 4,650 SF
- 8-Ton Crane
- 6' Eave
- Small Office

### PRICE:

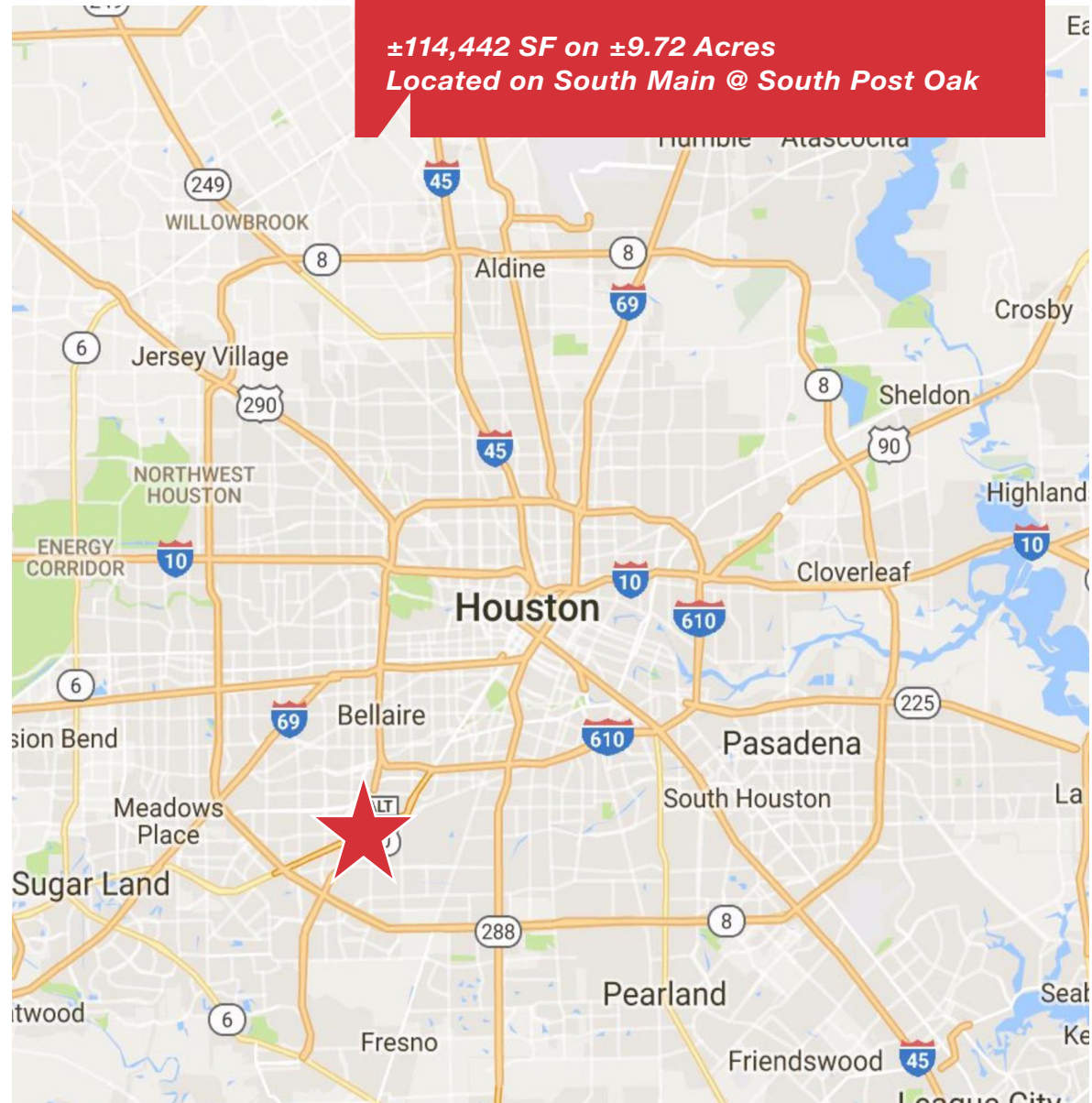
- Contact Broker

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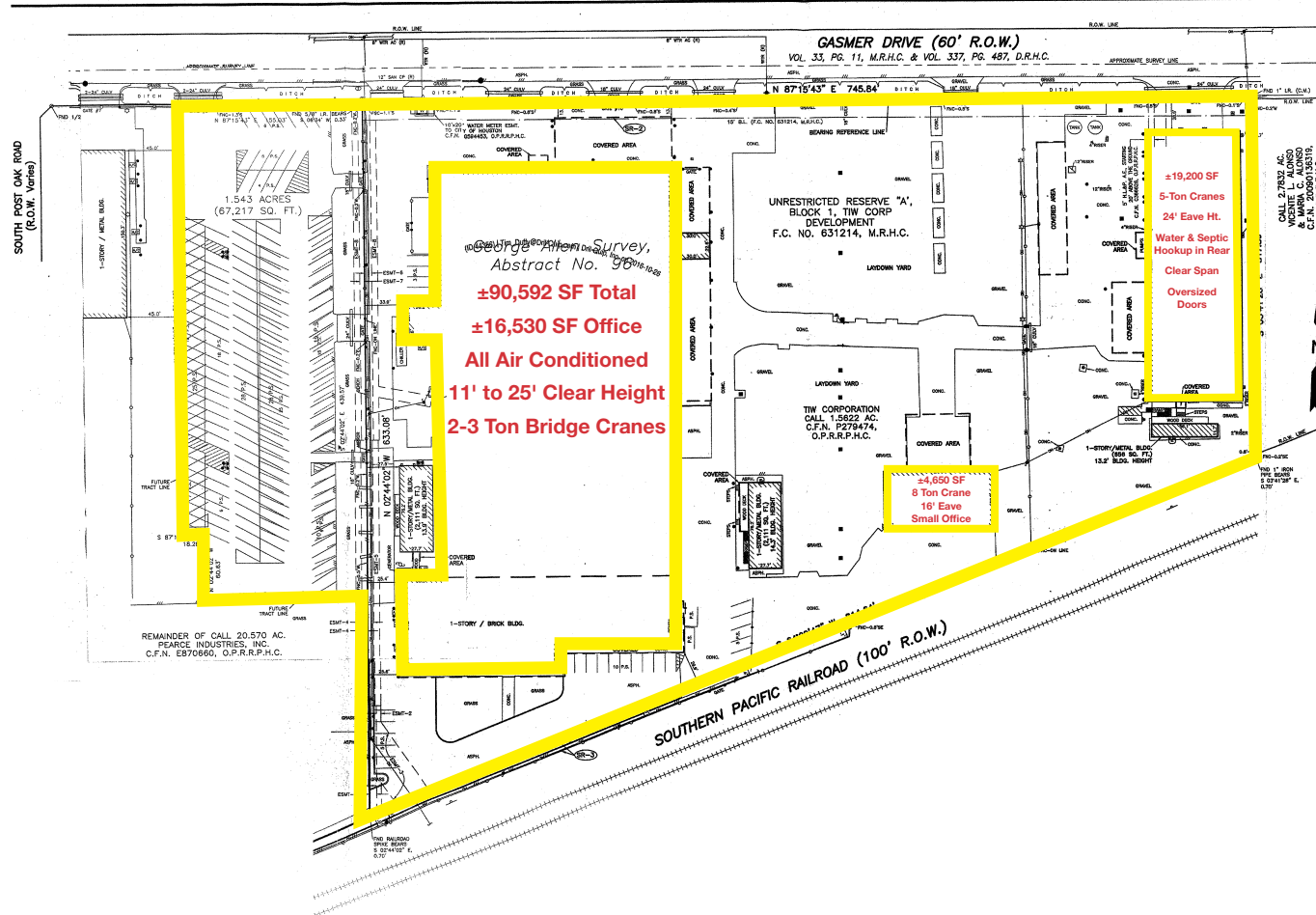
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## SITE SUMMARY



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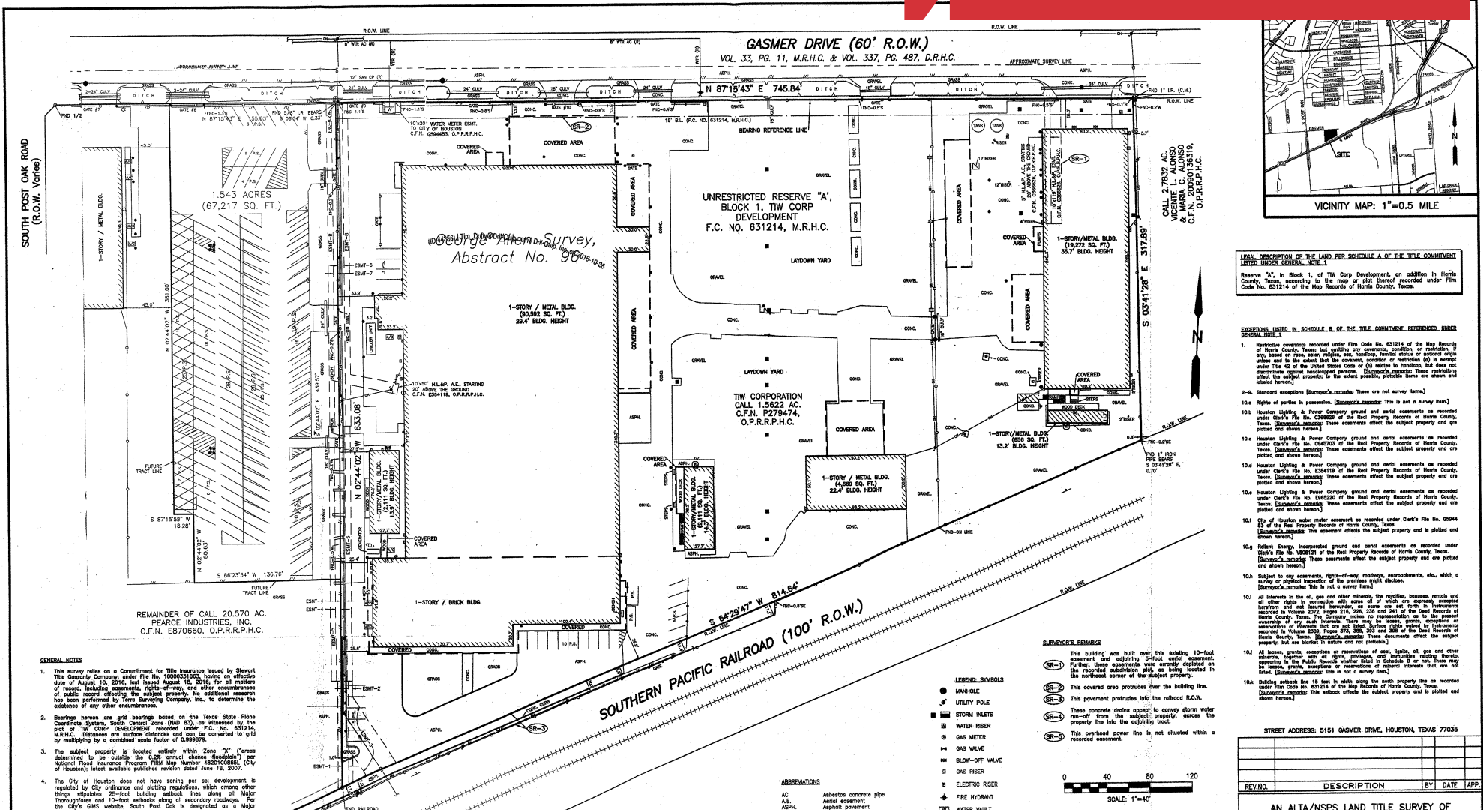
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**SURVEY**



**LEGAL DESCRIPTION OF THE LAND PER SCHEDULE A OF THE TITLE COMMITMENT LISTED UNDER GENERAL NOTE 1**

Reserve "A", in Block 1, of Tiw Corp Development, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 631214 of the Map Records of Harris County, Texas.

- EXCEPTIONS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT REFERENCED UNDER GENERAL NOTE 1**
- 1- Residential easements recorded under Film Code No. 631214 of the Map Records of Harris County, Texas, but not being any easements, conditions, or restrictions of any kind or nature that the easement, condition or restriction (a) is exempt under Title 46 of the United States Code or (b) restricts boundaries, but does not discriminate against nonparties hereto. [Discussed in Remarks. These easements affect the subject property in the exact amount, position, lines and shown and labeled hereon.]
  - 2- A- Easement easements [Discussed in Remarks. These are not survey items.]
  - 10a- Rights of parties in possession. [Discussed in Remarks. This is not a survey item.]
  - 10b- Houston Lighting & Power Company ground and aerial easements as recorded under Clerk's File No. 086423 of the Real Property Records of Harris County, Texas. [Discussed in Remarks. These easements affect the subject property and are plotted and shown hereon.]
  - 10c- Houston Lighting & Power Company ground and aerial easements as recorded under Clerk's File No. 084703 of the Real Property Records of Harris County, Texas. [Discussed in Remarks. These easements affect the subject property and are plotted and shown hereon.]
  - 10d- Houston Lighting & Power Company ground and aerial easements as recorded under Clerk's File No. 083419 of the Real Property Records of Harris County, Texas. [Discussed in Remarks. These easements affect the subject property and are plotted and shown hereon.]
  - 10e- Houston Lighting & Power Company ground and aerial easements as recorded under Clerk's File No. 086423 of the Real Property Records of Harris County, Texas. [Discussed in Remarks. These easements affect the subject property and are plotted and shown hereon.]
  - 10f- City of Houston water meter easement as recorded under Clerk's File No. 08644 22 of the Real Property Records of Harris County, Texas. [Discussed in Remarks. This easement affects the subject property and is plotted and shown hereon.]
  - 10g- Robert Energy Incorporated ground and aerial easements as recorded under Clerk's File No. 1008121 of the Real Property Records of Harris County, Texas. [Discussed in Remarks. These easements affect the subject property and are plotted and shown hereon.]
  - 10h- Subject to any easements, rights-of-way, roadways, appurtenances, etc. which a survey or plat inspection of the premises might disclose. [Discussed in Remarks. This is not a survey item.]
  - All interests in the oil, gas and other minerals, royalties, bonuses, rentals and all other rights in connection with some of which are expressly assumed hereon and all interests hereunder, on some are and forth by instruments recorded in Volume 2072, Page 216, 225, 226 and 241 of the Deed Records of Harris County, Texas. The Company makes no representation as to the present ownership of the interests that are not listed. Surface rights stated by instruments recorded in Volume 2306 Page 273, 289, 303 and 316 of the Deed Records of Harris County, Texas. [Discussed in Remarks. These instruments affect the subject property, but are located on the plat.]
  - All leases, grants, exceptions or reservations of coal, lands, oil, gas and other interests in the oil, gas and other minerals, royalties, bonuses, rentals and all other rights in connection with some of which are expressly assumed hereon and all interests hereunder, on some are and forth by instruments recorded in Volume 2306 Page 273, 289, 303 and 316 of the Deed Records of Harris County, Texas. [Discussed in Remarks. These instruments affect the subject property, but are located on the plat.]
  - 10k- All interests in the oil, gas and other minerals, royalties, bonuses, rentals and all other rights in connection with some of which are expressly assumed hereon and all interests hereunder, on some are and forth by instruments recorded in Volume 2306 Page 273, 289, 303 and 316 of the Deed Records of Harris County, Texas. [Discussed in Remarks. These instruments affect the subject property, but are located on the plat.]

**GENERAL NOTES**

1. This survey relies on a Commitment for Title Insurance issued by Stewart Title Guaranty Company, under File No. 1800031983, having an effective date of August 10, 2016, last issued August 18, 2016, for all matters of record, including assessments, rights-of-way, and other encumbrances of public record affecting the subject property. No additional encumbrances of public record affecting the subject property, known to the Surveyor, have been performed by Terra Surveying Company, Inc., to determine the existence of any other encumbrances.
2. Bearings herein are given based on the Texas State Plane Coordinate System, South Central Zone (NAD 83), as adjusted by the plat of "TERRA COORDINATE RECORD" recorded under F.C. No. 631214, M.R.H.C. Distances are surface distances and can be converted to grid by multiplying by a combined scale factor of 0.999976.
3. The subject property is located entirely within Zone "X" (Areas determined to be outside the 0.25 annual chance floodplain) per National Flood Insurance Program (FIRM Map Number 48020100001C, City of Houston); latest available published revision dated June 18, 2007.
4. The City of Houston does not have zoning per se; development is regulated by City ordinance and planning regulations, which among other things stipulates 25-foot building setbacks along all Major Thoroughfares and 10-foot setbacks along all secondary roads. Per the City's GIS website, South Post Oak is designated as a Major

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2019 NAI Partners. All rights reserved.



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

PCR Brokerage Houston, LLC dba NAI Partners	<b>9003949</b>	<b>licensing@naipartners.com</b>	<b>713-629-0500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	<b>jon.silberman@naipartners.com</b>	<b>713-629-0500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>John Ferruzzo</b>	<b>432323</b>	<b>john.ferruzzo@naipartners.com</b>	<b>713-629-0500</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Gray Gilbert</b>	<b>408873</b>	<b>gray.gilbert@naipartners.com</b>	<b>713-629-0500</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)