

BUILD TO SUIT

LCG BUSINESS PARK

6315 – 6363 Theall Rd., Houston

INDUSTRIAL/OFFICE WAREHOUSE

MICHELLE SODERBERG

Dir 1+ 713 830 4005

michelle.soderberg@colliers.com

TODD N. EDMONDS, CCIM, SIOR

Dir 1+ 713 830 2113

todd.edmonds@colliers.com

COLLIERS INTERNATIONAL

1790 Hughes Landing Blvd | Suite 250

The Woodlands, TX 77380

www.colliers.com

Bldg. 4
LEASED

Bldg. 3
LEASED

Bldg. 1
LEASED

Bldg. 2
LEASED



Property Information

LCG Business Park

Building 1 ±8,000 SF – 6363 Theall Road **LEASED**

Building 2 ±6,000 SF – 6315 Theall Road **LEASED**

Building 3 ±6,000 SF – 6357 Theall Road - **LEASED**

Building 4 ±14,000 SF 6321 Theall Road **LEASED**

Additional Land Pad Ready

Key Highlights

- > Easy access to Beltway 8, St. Hwy 249 and FM 1960.
- > Fully fenced and gated Business Park with concrete drives and parking.
- > Monument signage.
- > Outside Houston City Limits.
- > Possible Build to Suit - Pad Ready Sites.
- > 24' eave height.
- > 3 Phase 480 volt power 400 amps.
- > (2) 12'X16' grade level doors.
- > Existing Buildings: Metal walls & ceilings with professional masonry accent. Office to suit.

Rental Rate: Call for Information



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AERIAL LCG BUSINESS PARK



6315-6363
Theall Rd.

CHAMPIONS
PARK

FM 1960

GREENWOOD
FOREST

Veterans Memorial Dr.

Klein Forest
High School



WILLOWBROOK MALL
A GCP PROPERTY



249
TEXAS



WILLOWBROOK
BUSINESS CENTER

CUTTEN GREEN
BUSINESS PARK

CHAMPIONS POINT

CUTTEN BUSINESS
PARK

CHAMPIONS
CROSSING

Hollister Dr.

W. Richey Rd

W. Greens Rd

WILLOWBROOK
INDUSTRIAL PARK

KLEINBROOK

FOUR SEASONS
BUSINESS PARK

CUTTEN GREEN

BAMMEL OAKS
ESTATES

Tomball Parkway

HOUSTON DISTRIBUTING
COMPANY

Greens Bayou

Bammel North Houston Rd

HCFC D

CHAMPIONS
GREEN

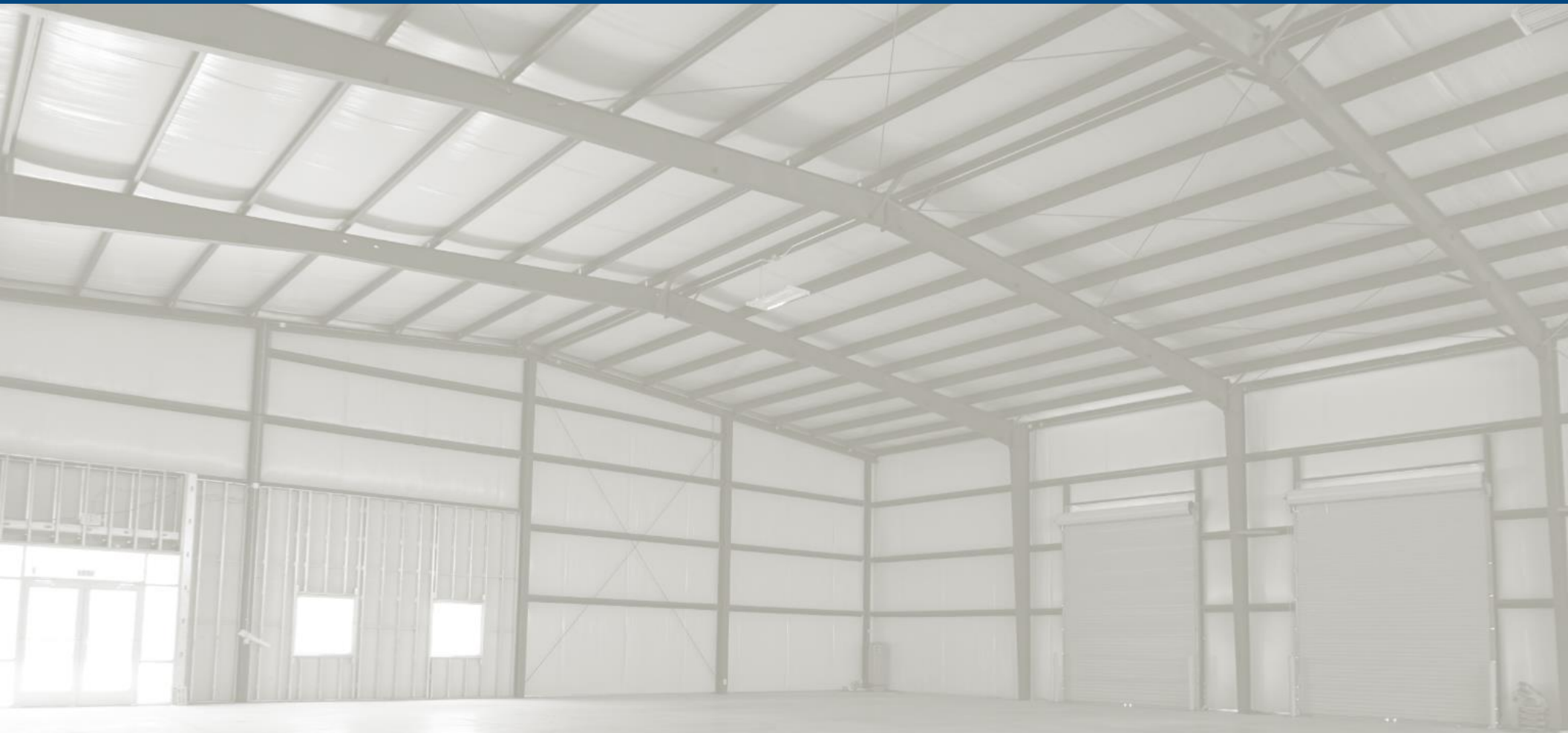
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Sam Houston Parkway West





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COLLIERS INTERNATIONAL
1790 Hughes Landing Blvd., Suite 250
The Woodlands, Texas 77381
713 222 2111
www.colliers.com/texas

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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.

**Colliers International
Houston, Inc.**

<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
License No.	Email	Phone
Licensed Broker/Broker Firm Name or Primary Assumed Business Name		

Gary Mabray

<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
License No.	Email	Phone
Designated Broker of Firm		

Patrick Duffy, MCR

<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate		

Michelle Soderberg

<u>505655</u>	<u>michelle.soderberg@colliers.com</u>	<u>(713) 830-4005</u>
License No.	Email	Phone
Sales Agent/Associate's Name		

Buyer/Tenant/Seller/Landlord Initials

Date