



FinialGroup

# Independence Business Park on McHard

Located in Southwest Houston between Sugarland and Pearland  
18.95 Acre 8-Freestanding Building Master-Planned Industrial Park



**±17,025 - ±27,030 Square Foot Crane Ready Buildings**

## Property Features:

- Eight (8) Freestanding Buildings
- ±17,025 - 27,030 SF
- 10% Office Build-Out
- 83' Truck Apron
- 24' Eave Height with 5' Wall Lights
- 14'x16' Grade-Level Doors
- 10-Ton Crane Ready
- Base Power – 3 Phase, 480 Volt, 200 Amps
- Fully Detained
- Outside Storage / Expansion Capabilities
- Located in Southwest Houston within close proximity to Beltway 8 and the South Freeway
- Access to City Water and Sewer
- **FOR SALE OR LEASE**

## Contact

Randy Young | (713) 422-2082 | [randy.young@finialgroup.com](mailto:randy.young@finialgroup.com)  
 Jason Gibbons | (713) 422-2087 | [jason.gibbons@finialgroup.com](mailto:jason.gibbons@finialgroup.com)  
 Jack Gaffney | (713) 814-4921 | [jack.gaffney@finialgroup.com](mailto:jack.gaffney@finialgroup.com)  
 Doc Perrier | (713) 422-2294 | [doc.perrier@finialgroup.com](mailto:doc.perrier@finialgroup.com)

## Location:



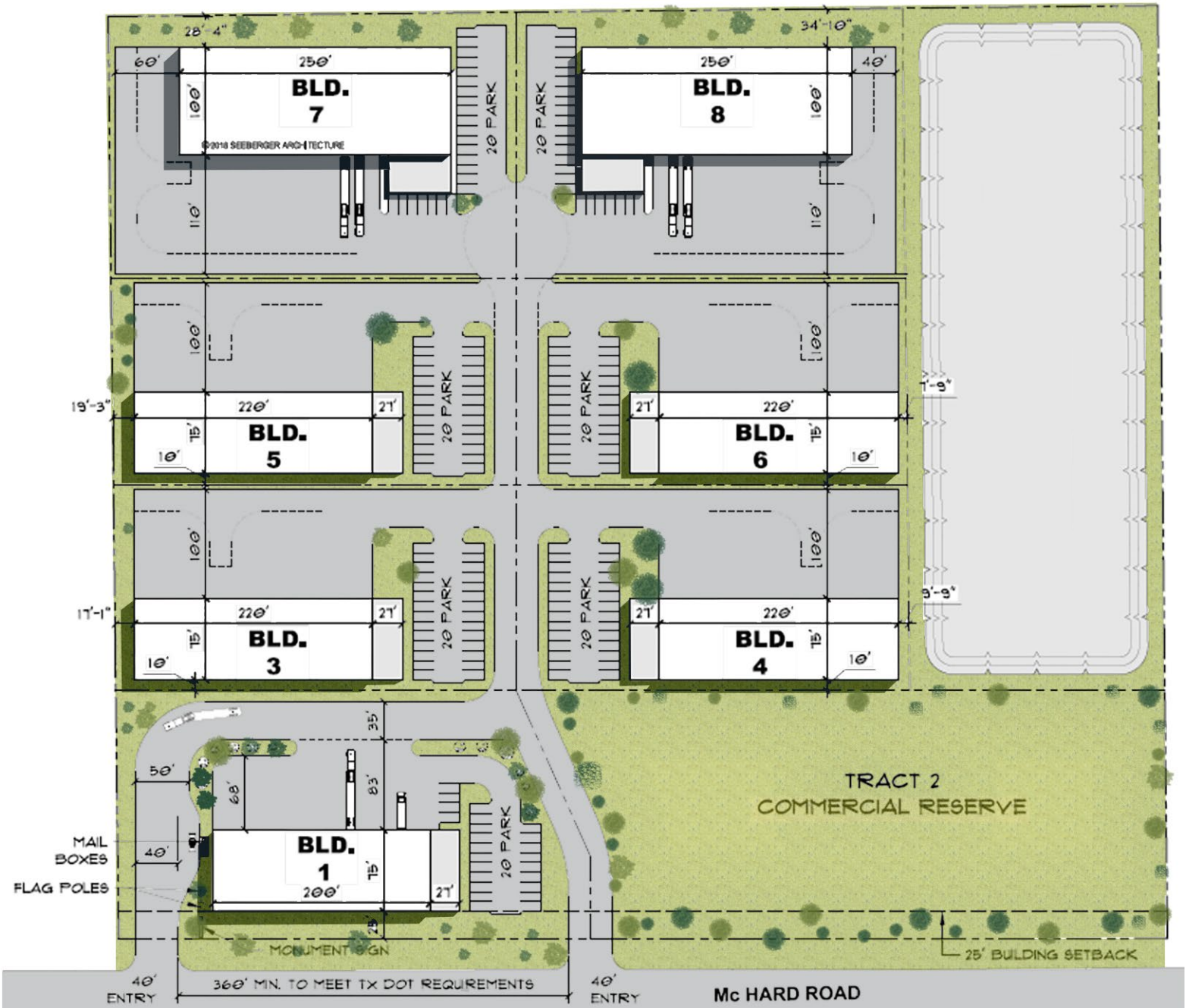
Finial Group | 8381 Westview Drive, Houston, TX 77055 | (713) 422-2100 | [www.finialgroup.com](http://www.finialgroup.com)

This information contained herein was obtained from sources deemed to be reliable; however Finial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



# Independence Business Park on McHard

Located in Southwest Houston between Sugarland and Pearland  
18.95 Acre 8-Freestanding Building Master-Planned Industrial Park



	Land	Building	Office		Land	Building	Office
<b>Building 1</b>	2.16 ac	17,025 SF	2,025 SF	<b>Building 5</b>	1.61 ac	18,525 SF	2,025 SF
<b>Tract 2</b>	2.90 ac			<b>Building 6</b>	1.56 ac	18,525 SF	2,025 SF
<b>Building 3</b>	1.61 ac	18,525 SF	2,025 SF	<b>Building 7</b>	2.10 ac	27,030 SF	2,030 SF
<b>Building 4</b>	1.58 ac	18,525 SF	2,025 SF	<b>Building 8</b>	2.03 ac	27,030 SF	2,030 SF







FinialGroup

# Independence Business Park on McHard

Located in Southwest Houston between Sugarland and Pearland  
18.95 Acre 8-Freestanding Building Master-Planned Industrial Park



## Contact

Randy Young | (713) 422-2082 | [randy.young@finialgroup.com](mailto:randy.young@finialgroup.com)  
Jason Gibbons | (713) 422-2087 | [jason.gibbons@finialgroup.com](mailto:jason.gibbons@finialgroup.com)  
Jack Gaffney | (713) 814-4921 | [jack.gaffney@finialgroup.com](mailto:jack.gaffney@finialgroup.com)  
Doc Perrier | (713) 422-2294 | [doc.perrier@finialgroup.com](mailto:doc.perrier@finialgroup.com)



Finial Group | 8381 Westview Drive, Houston, TX 77055 | (713) 422-2100 | [www.finialgroup.com](http://www.finialgroup.com)

This information contained herein was obtained from sources deemed to be reliable; however Finial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



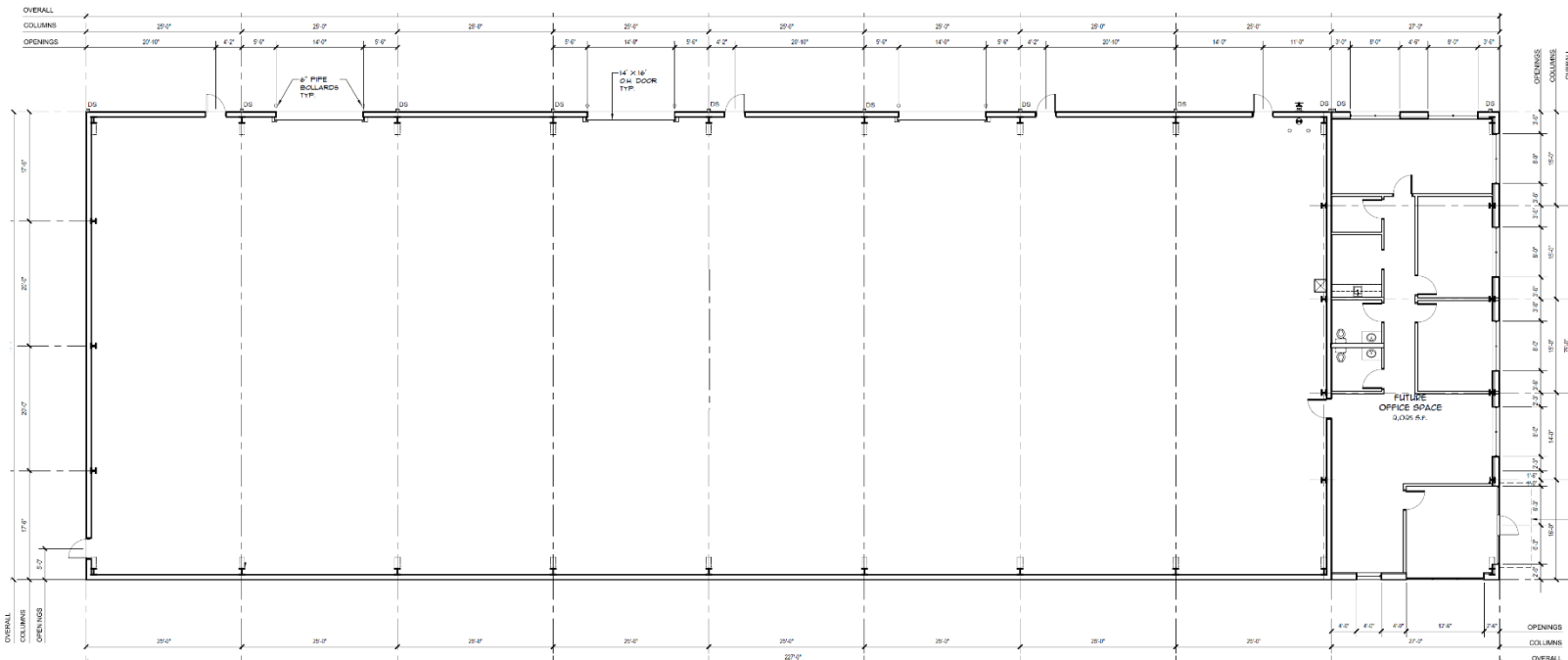


# Independence Business Park on McHard

Located in Southwest Houston between Sugarland and Pearland  
18.95 Acre 8-Freestanding Building Master-Planned Industrial Park

## Building Specifications - Building 1

- 2” Domestic Water Service
- 6” Sanitary Sewer Service
- Storm Sewer to regional detention
- Heavy Duty Truck Paving
- Customer/Employee Parking with ADA spaces
- Landscaping with Irrigation System
- Site Lighting
- 17,025 SF building available or build to suit on 2.16 AC
- 2,025 SF of office fully built out or build to suit including, acoustical ceilings throughout, carpet and VCT floors, vinyl base, tile wet walls, solid core palm doors, aluminum frames and breakroom millwork (reception, conference, breakroom, office restrooms and storage)
- Pre-engineered Metal Buildings with PBR roof and wall panels with translucent lights
- R-11 insulation on roof and walls
- Stucco and Stone Façade at front
- Covered Main Entry
- Aluminum Windows and Storefronts with 1 inch insulated and tinted low “e” glass
- Hollow Metal warehouse exit doors
- 24 foot eave height
- 10 ton crane ready warehouse all bays
- 14’ by 16’ grade level High-lift sectional doors
- Code signage
- Mechanical and Electrical Systems
  - i. 10 tons Office HVAC split system
  - ii. Capability to add HVAC in warehouse if required.
  - iii. Exterior hose bib
  - iv. Raceways for Low voltage systems
  - v. LED lighting in office and warehouse
  - vi. Emergency Egress lighting
  - vii. Warehouse and Exterior GFCI receptacles
  - viii. 400Amp/480 volt 3 phase electrical service



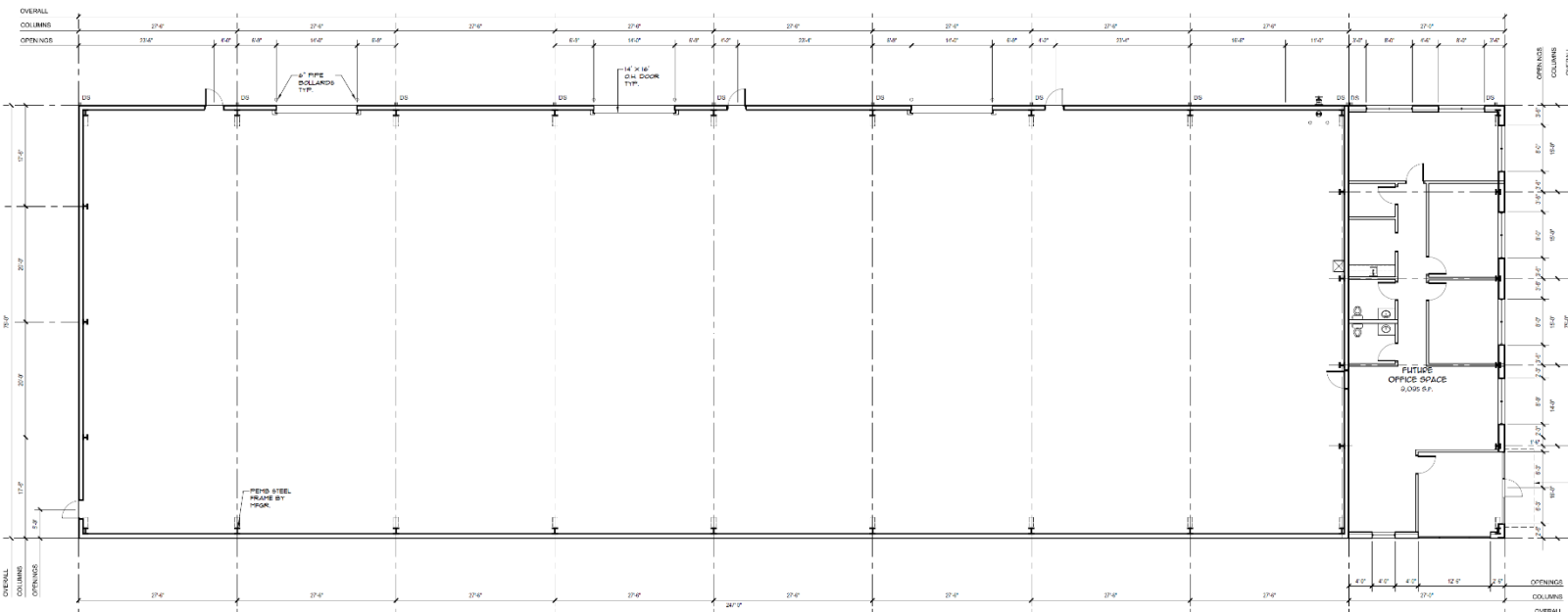


# Independence Business Park on McHard

Located in Southwest Houston between Sugarland and Pearland  
18.95 Acre 8-Freestanding Building Master-Planned Industrial Park

## Building Specifications - Building 3

- 2” Domestic Water Service
- 6” Sanitary Sewer Service
- Storm Sewer to regional detention
- Heavy Duty Truck Paving
- Customer/Employee Parking with ADA spaces
- Landscaping with Irrigation System
- Site Lighting
- 18,525 SF building available or build to suit on 1.61 AC
- 2,025 SF of office fully built out or build to suit including, acoustical ceilings throughout, carpet and VCT floors, vinyl base, tile wet walls, solid core palm doors, aluminum frames and breakroom millwork (reception, conference, breakroom, office restrooms and storage)
- Pre-engineered Metal Buildings with PBR roof and wall panels with translucent lights
- R-11 insulation on roof and walls
- Stucco and Stone Façade at front
- Covered Main Entry
- Aluminum Windows and Storefronts with 1 inch insulated and tinted low “e” glass
- Hollow Metal warehouse exit doors
- 24 foot eave height
- 10 ton crane ready warehouse all bays
- 14’ by 16’ grade level High-lift sectional doors
- Code signage
- Mechanical and Electrical Systems
  - 10 tons Office HVAC split system
  - Capability to add HVAC in warehouse if required.
  - Exterior hose bib
  - Raceways for Low voltage systems
  - LED lighting in office and warehouse
  - Emergency Egress lighting
  - Warehouse and Exterior GFCI receptacles
  - 400Amp/480 volt 3 phase electrical service





## 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.

Finial Group, LLC	602078	info@finialgroup.com	713-422-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Bilski	540115	keith.bilski@finialgroup.com	713-422-2090
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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)

IABS 1-0

