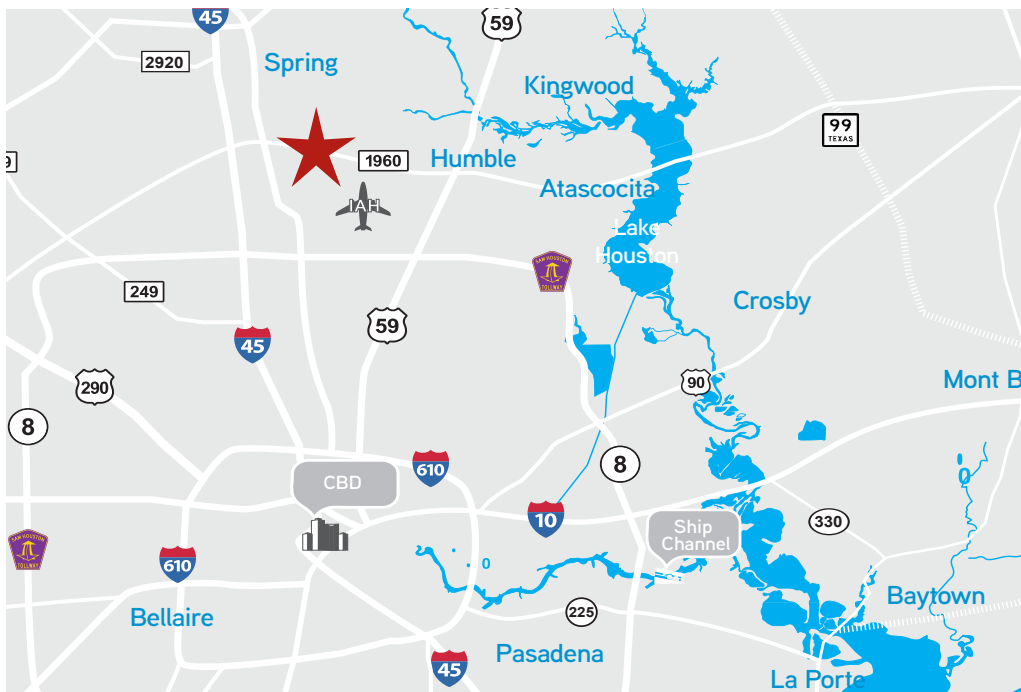


# FOR LEASE

3200 FM 1960 WEST  
HOUSTON, TEXAS 77068

PLUG & PLAY CALL CENTER



## CONTACT:

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# PLUG & PLAY CALL CENTER

## Property Summary

Location	3200 FM 1960 Road West Houston, TX 77068	Year Built	1986
Site Size	8.813 acres	Zoning	Not Zoned
GLA	95,175 SF	HVAC	High Capacity
Occupancy	100%	Traffic Counts	FM 1960 - 41,560 VPD Aldine Westfield - 22,510 CPD

## Property Highlights

- **High Capacity Use:** Building is designed for high density occupancy. The current tenant employs over 1,000 individuals
- **Parking:** 6 per 1,000 SF
- **Strong Access:** Located along FM 1960, to the near east of its intersection with Hardy Toll Road
- **Population Density:** This property is located within the North Houston submarket, a mature, established, densely populated area, with approximately 73,400 people within a 3-mile radius and 208,100 people within a 5-mile radius

## Area Demographics (5-mile radius)



**Estimated Population**  
(2019)  
209,130



**Average Household Income**  
(2019)  
\$60,700



**Total Businesses**  
(2019)  
5,560



**Projected Population**  
(2024)  
217,250



**Projected Average Household Income**  
(2024)  
\$66,360



**Total Employees**  
(2019)  
74,400







# PLUG & PLAY CALL CENTER

## Property Photos



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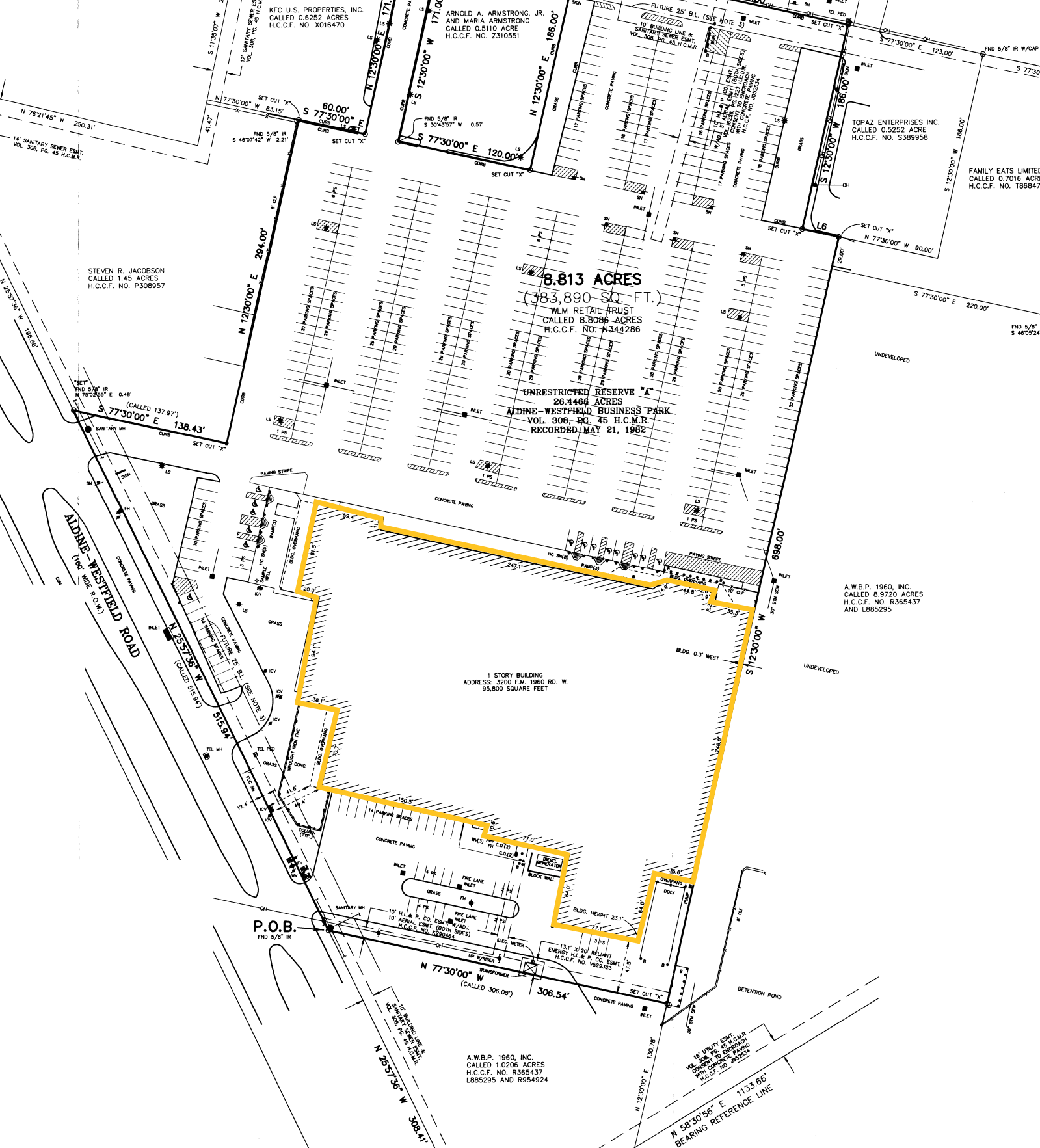




# SITE PLAN

F. M. 1960  
(180' WIDE R.O.W.)  
F.C. No. 533224 H.C.M.R.

RESTRICTED RESERVE "A"  
1.593 ACRES  
MCDONALDS AT ALDINE-WESTFIELD  
AND F.M. 1960  
FILM CODE 556184 H.C.M.R.



A.W.B.P. 1960, INC.  
CALLED 1.0206 ACRES  
H.C.C.F. NO. R365437  
L885295 AND R954924

A.W.B.P. 1960, INC.  
CALLED 8.9720 ACRES  
H.C.C.F. NO. R365437  
AND L885295

1 STORY BUILDING  
ADDRESS: 3200 F.M. 1960 RD. W.  
95,800 SQUARE FEET

8.813 ACRES  
(383,890 SQ. FT.)  
WLM RETAIL TRUST  
CALLED 8.8086 ACRES  
H.C.C.F. NO. N344266

UNRESTRICTED RESERVE "A"  
28.4486 ACRES  
ALDINE-WESTFIELD BUSINESS PARK  
VOL. 308, PG. 45 H.C.M.R.  
RECORDED MAY 21, 1982

ALDINE-WESTFIELD ROAD  
(180' WIDE R.O.W.)

P.O.B.  
FND 5/8" IR

TRANSFORMER  
N 77°30'00" W  
(CALLED 306.08')

BEARING REFERENCE LINE  
N 56°30'56" E 1133.66'



# Information About Brokerage Services

11-2-2015

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

Regulated by the Texas Real Estate Commission

TAR 2501