

INDUSTRIAL FOR LEASE

ROYALTON WAREHOUSE

6101 ROYALTON STREET, #102, HOUSTON, TX 77081



FOR LEASE

KW COMMERCIAL TEXAS



Each Office Independently Owned and Operated

PRESENTED BY:

CYNTHIA CANTU-TUCKER

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cynthiakw@kwcommercial.com
709914, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

6101 ROYALTON STREET



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

6101 ROYALTON STREET



OFFERING SUMMARY

LEASE RATE:	\$7.34
NNN:	\$6.00
AVAILABLE SF:	2,250
WAREHOUSE SF:	2250
CLEAR HEIGHT:	14
POWER:	300 amp 3 phase electrical

PROPERTY OVERVIEW

This flex multi-tenant property is centrally located in the heart of Houston and West Loop South, Bellaire area. Convenient access to major transportation routes and proximity to a bustling of the Greater Houston area. This property is suitable for industrial, distribution, or warehouse purposes. There are a variety of hotels, restaurants and shopping nearby along West Loop and Southwest Freeway.

PROPERTY HIGHLIGHTS

- Easy access to West Loop South and Southwest Frwy
- HVAC
- 300 amp, 3 phase electricity.
- 24 ft. ceiling height

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LOCATION & HIGHLIGHTS

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LOCATION OVERVIEW

PROPERTY HIGHLIGHTS

- Easy access to West Loop South or Southwest Frwy
- Flex space industrial, distribution or warehouse
- 18,200 sf. building
- 2250 sq. ft. available
- 300amp, 3 phase electric.
- 350sf of office space, 1900 sf warehouse
- HVAC

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PROPERTY PHOTOS

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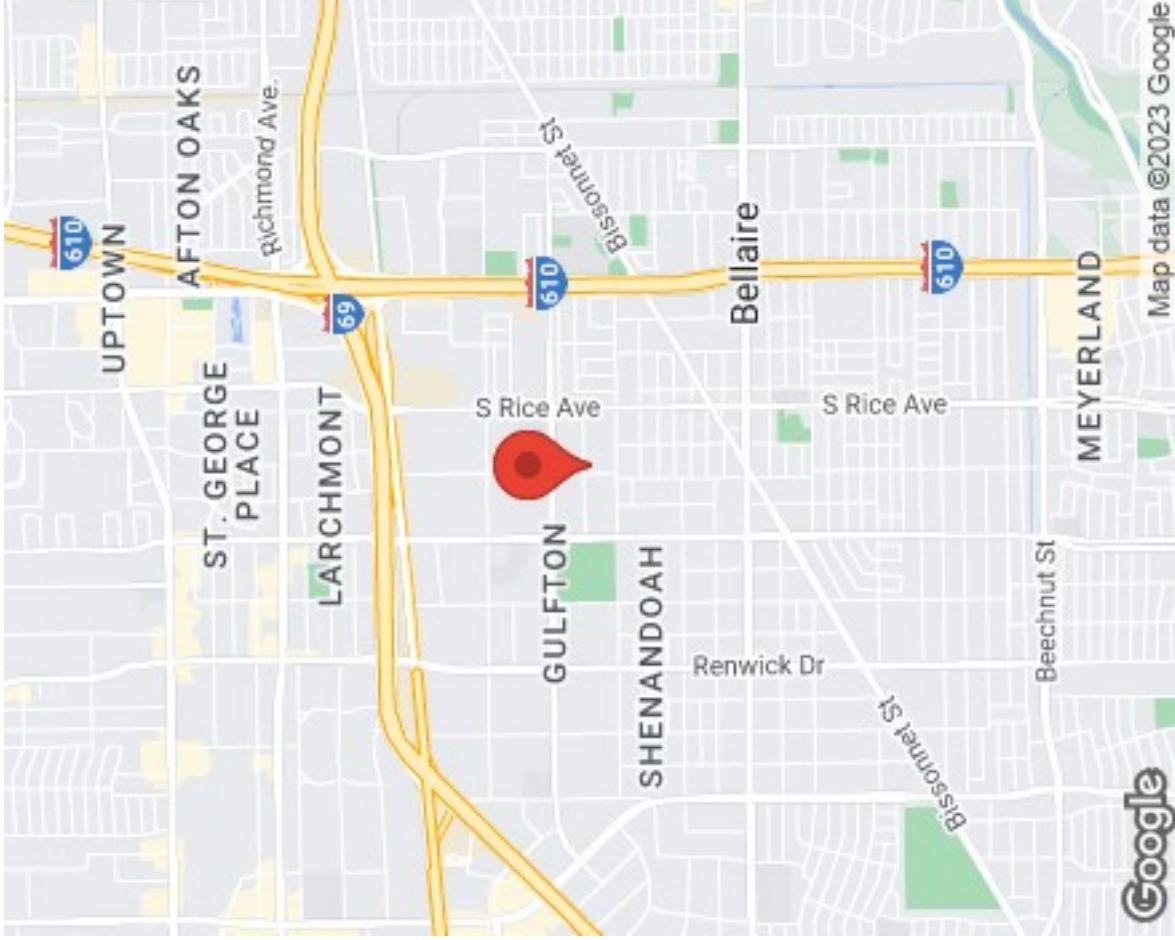
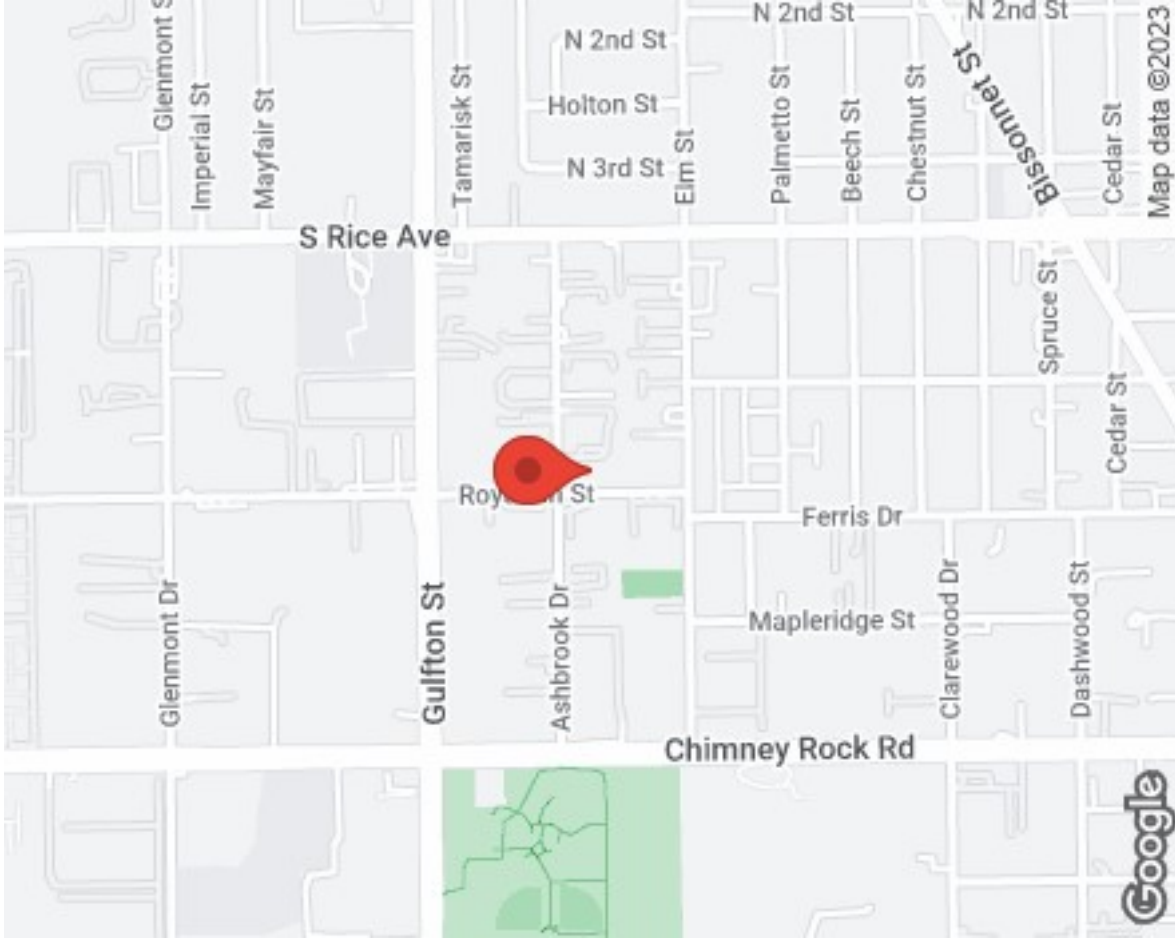
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LOCATION MAPS

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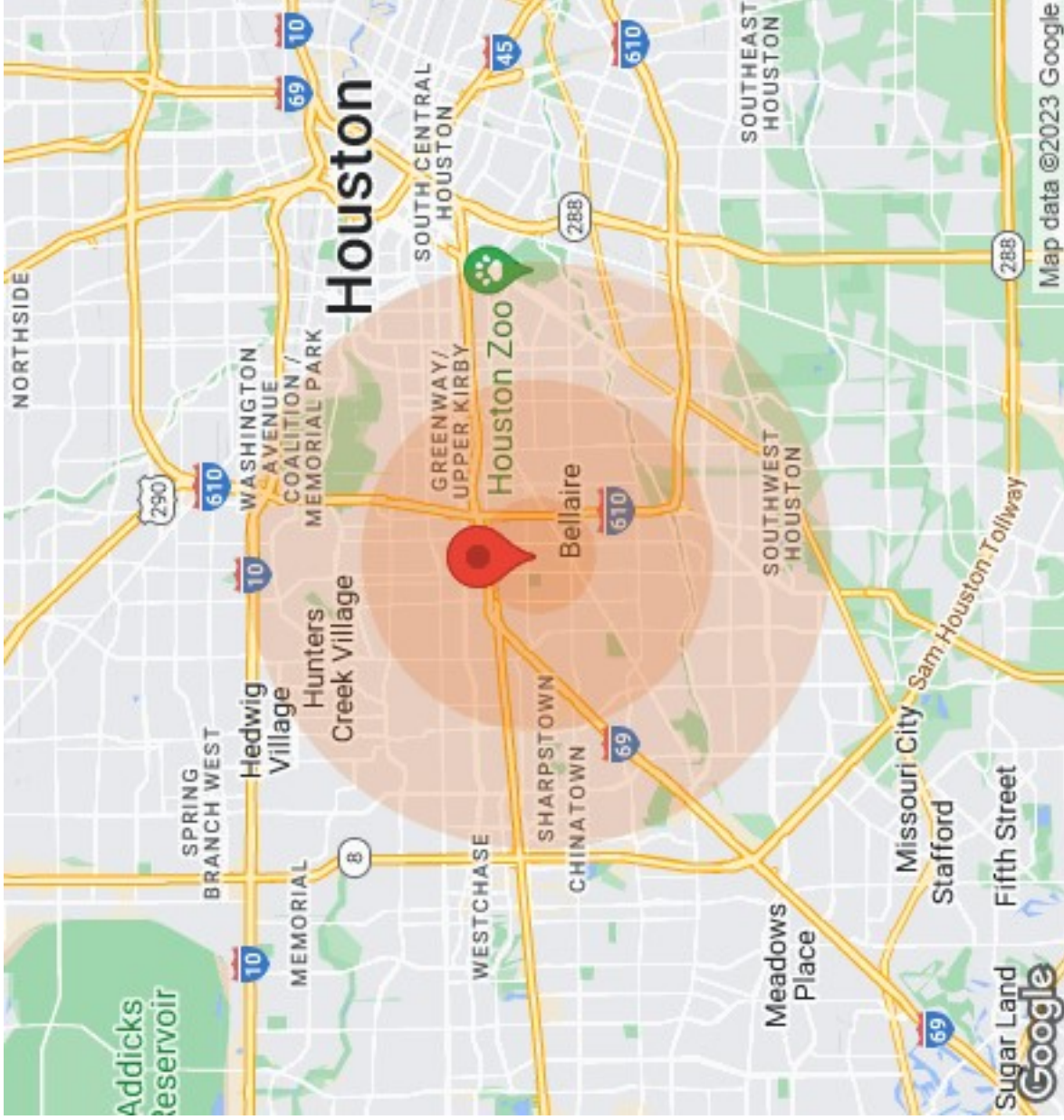
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles
Population			
Male	15,189	115,130	253,982
Female	13,775	111,696	255,571
Total Population	28,964	226,826	509,553
Age			
Ages 0-14	7,129	45,947	100,397
Ages 15-24	3,883	25,935	56,435
Ages 25-54	13,783	102,721	231,149
Ages 55-64	2,583	26,233	59,418
Ages 65+	1,586	25,990	62,154
Race			
White	15,698	148,589	311,261
Black	2,996	18,693	65,146
Am In/AK Nat	134	1,723	2,592
Hawaiian	N/A	10	91
Hispanic	19,654	93,138	191,450
Multi-Racial	16,432	79,044	168,662
Income			
Median	\$30,933	\$63,294	\$58,508
< \$15,000	1,869	11,852	30,349
\$15,000-\$24,999	2,174	12,048	26,470
\$25,000-\$34,999	1,690	9,937	23,774
\$35,000-\$49,999	1,418	12,620	29,789
\$50,000-\$74,999	1,242	15,563	32,588
\$75,000-\$99,999	875	9,211	19,587
\$100,000-\$149,999	434	9,863	22,685
\$150,000-\$199,999	131	5,121	10,818
> \$200,000	478	10,964	23,918
Housing			
Total Units	12,295	114,877	259,723
Occupied	10,515	99,969	227,272
Owner Occupied	1,831	36,815	87,887
Renter Occupied	8,684	63,154	139,385
Vacant	1,780	14,908	32,451

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Map data ©2023 Google

PROFESSIONAL BIO

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CYNTHIA CANTU-TUCKER



Cynthia Cantu-Tucker, a native Houstonian. I have worked in the medical and sales industry for 35+ years. Which help me transition into the commercial real estate.

As a Commercial Real Estate Broker, I have dedicated many years to the business and have placed many business owners and investors in business offices, medical offices, and warehouse leases. Many of my clients are doctors, attorneys, and investors in the business to lease, invest to build their portfolio, sell property, and buy to take advantage of the 1031 Exchange and would love to help you as well. I can provide you with the vast local market knowledge and insight in the Houston Metropolitan areas. I am here to help with your next commercial investment and navigate you through the complicated commercial process. I would appreciate your business and look forward to assisting you in your next business venture.

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>KW Commercial Texas</u>	<u>9000862</u>	<u>klrw10@kw.com</u>	<u>(713)461-9393</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael Bossart</u>	<u>588215</u>	<u>michaelb@kw.com</u>	<u>(713)461-9393</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Mitch Rainey</u>	<u>601107</u>	<u>compliance@kwmemorial.com</u>	<u>(713)470-2176</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Cynthia Cantu-Tucker</u>	<u>709914</u>	<u>cynthiakw@kwcommercial.com</u>	<u>(832)675-6093</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Keller Williams Realty, 1220 Augusta Drive Houston TX 77057
Cynthia Cantu-Tucker

Information available at www.trec.texas.gov

IABS 1-0 Date

Mohammad

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