

For Lease

Weatherford Farms

10431 Mula Road, Stafford, Texas

New 311,205-SF Cross-Dock Building in Southwest Houston Submarket

 [VIEW GOOGLE MAP](#)

A Development of:

**CROW
HOLDINGS**
INDUSTRIAL



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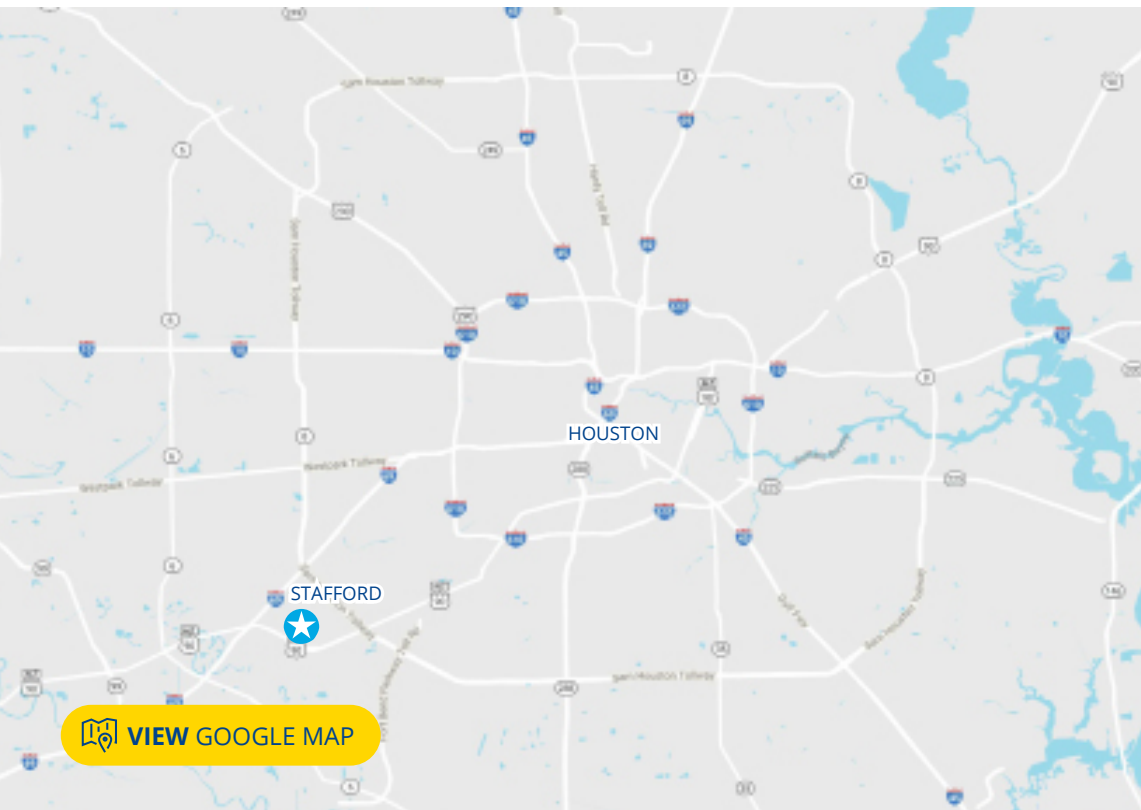


10431 Mula Rd., Stafford Texas

WEATHERFORD FARMS - BUILDING 2

10431 Mula Road is located in the newly-constructed industrial development, **Weatherford Farms**. Weatherford Farms is strategically located in Stafford, with easy access for employees, suppliers and customers. Users in this location will benefit from Stafford's Triple Freeport Tax Exemption (City, School District & Water District) and one of the lowest combined tax rates in the Houston region at $\pm \$2.02/\100 of valuation.

New Construction - Completion October 2021



PROPERTY FEATURES

- New Construction - Completion October 2021
- Building 2 in Weatherford Farms industrial development
- 311,205-SF cross-dock building
- Minimum size: $\pm 75,000$ SF
- 32' clear height
- 74 dock doors
- Four drive-in ramps
- Typical column spacing 50' X 52' with a 60' staging bay
- 226 car parking spaces
- 47 trailer spaces
- Visibility along Mula Rd
- ESFR sprinkler system
- **3,047-SF spec office with mezzanine capability**
- **Walls and roof deck painted white**
- **30 FC LED lighting**
- **Dock levelers every other door (35k lb)**
- **HVLS fans in every third staging bay**



3.8 Miles
to Beltway 8 via
Hwy 59/69

23 Miles
to Hobby Airport
via Beltway 8

9.7 Miles
to Grand Parkway
via Hwy 90A

4.0 Miles
to Beltway 8
via Hwy 90A



MURPHY RD./FM 1092

STAFFORD RD.

Distance to Major Thoroughfares

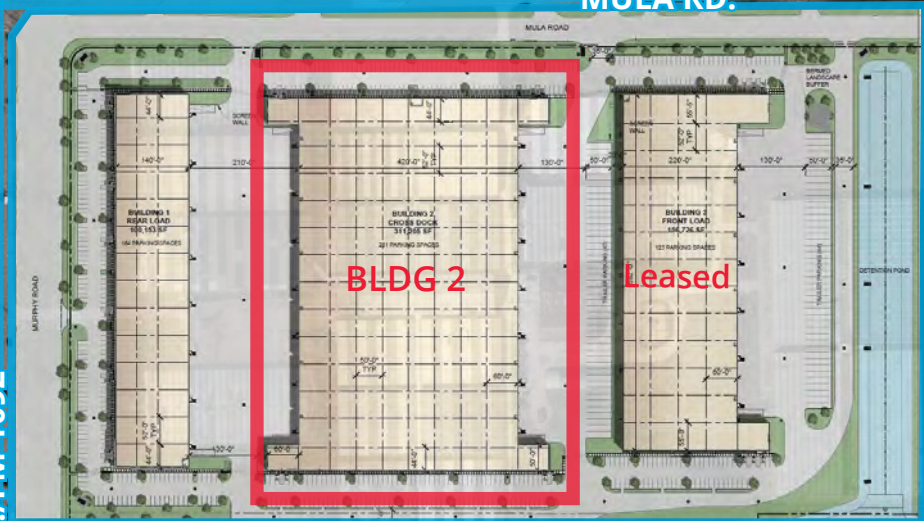
1.5 Miles to Hwy 59/69 via Murphy Rd.

1.0 Mile to Hwy 90A via Murphy Rd.

4.0 Miles to Beltway 8 via 90A

3.8 Miles to Beltway 8 via Hwy 59/69

MURPHY RD./FM 1092

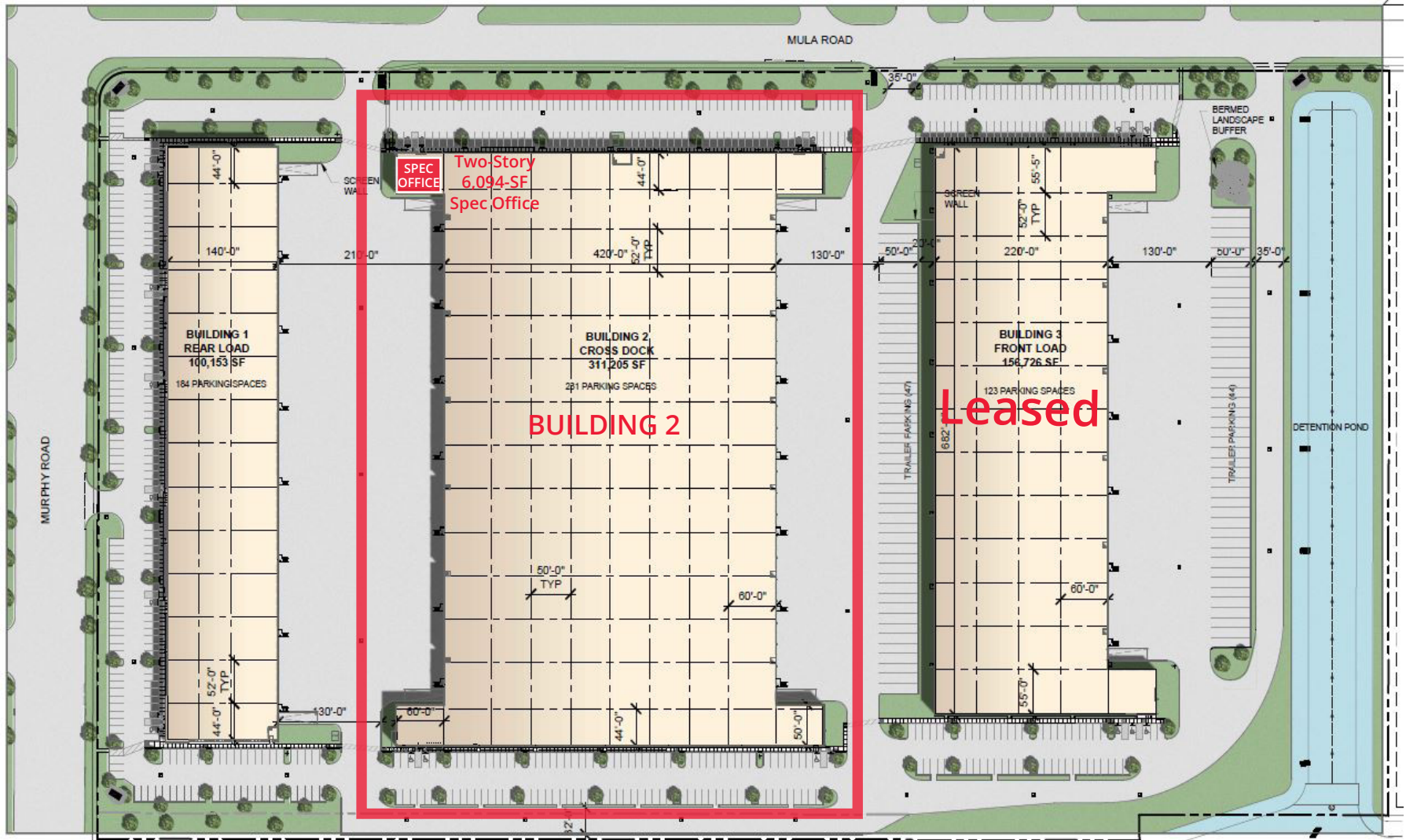


MULA RD.

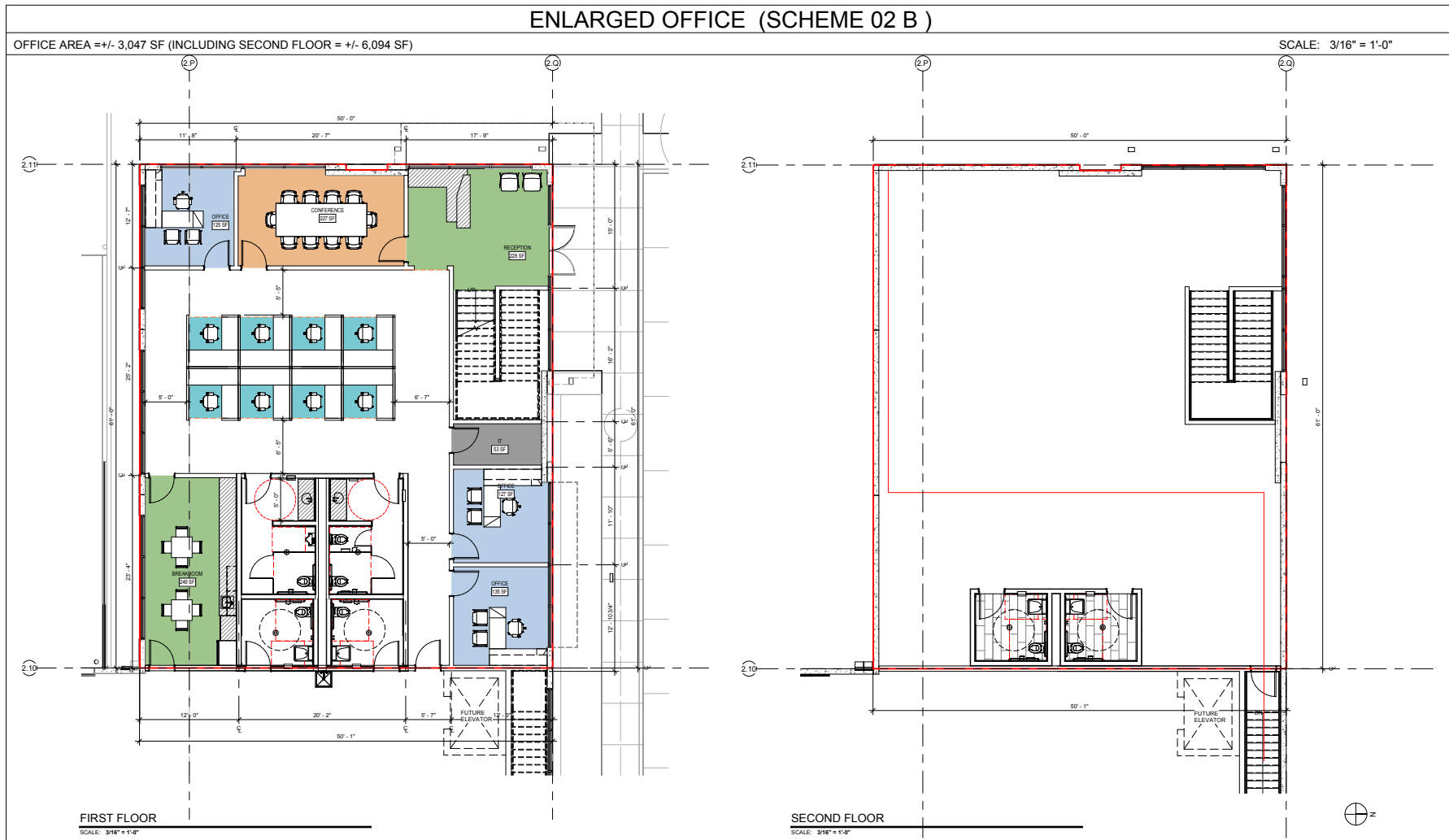
CASH RD.

 [VIEW GOOGLE MAP](#)

Site Plan



Spec Office



*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.

ALL BUILDING AREAS ARE APPROXIMATE WITH BUILDING FOOTPRINT/ ENTRY DECISIONS ARE FINALIZED.

WEATHERFORD - BUILDING 02 T1
A PROJECT FOR
CHI

HOUSTON

08/11/2020

TEXAS JM 19169

powers
brown
architect
ure







**CROW
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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.

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Buyer/Tenant/Seller/Landlord Initials

Date