



Warehouse/Showroom For Sale

11010 S Sam Houston Pky W, Houston, TX 77031

PROPERTY INFORMATION

Sale Price: \$ 2,500,000

Lot Size: 1.18 Acres

Building Size: 15,278 SF

Clear Height: 14-16 FT

Cross Streets: West Airport & S Sam Houston Pky W

PROPERTY HIGHLIGHTS

- Five (5) Grade Level Doors
- Two (2) Curb-Cuts on Beltway 8 Feeder
- 3-Phase Power
- Sprinklered
- Fully Fenced Lot with Two (2) Access Gates

PROPERTY OVERVIEW

15,278 SF warehouse/ showroom available for sale located on the Sam Houston Tollway, property includes 3,000 SF of office, Three (3) restrooms, and an insulated warehouse space.

FOR MORE INFORMATION

Jim Autenreith

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713.773.5593

Chris Dray

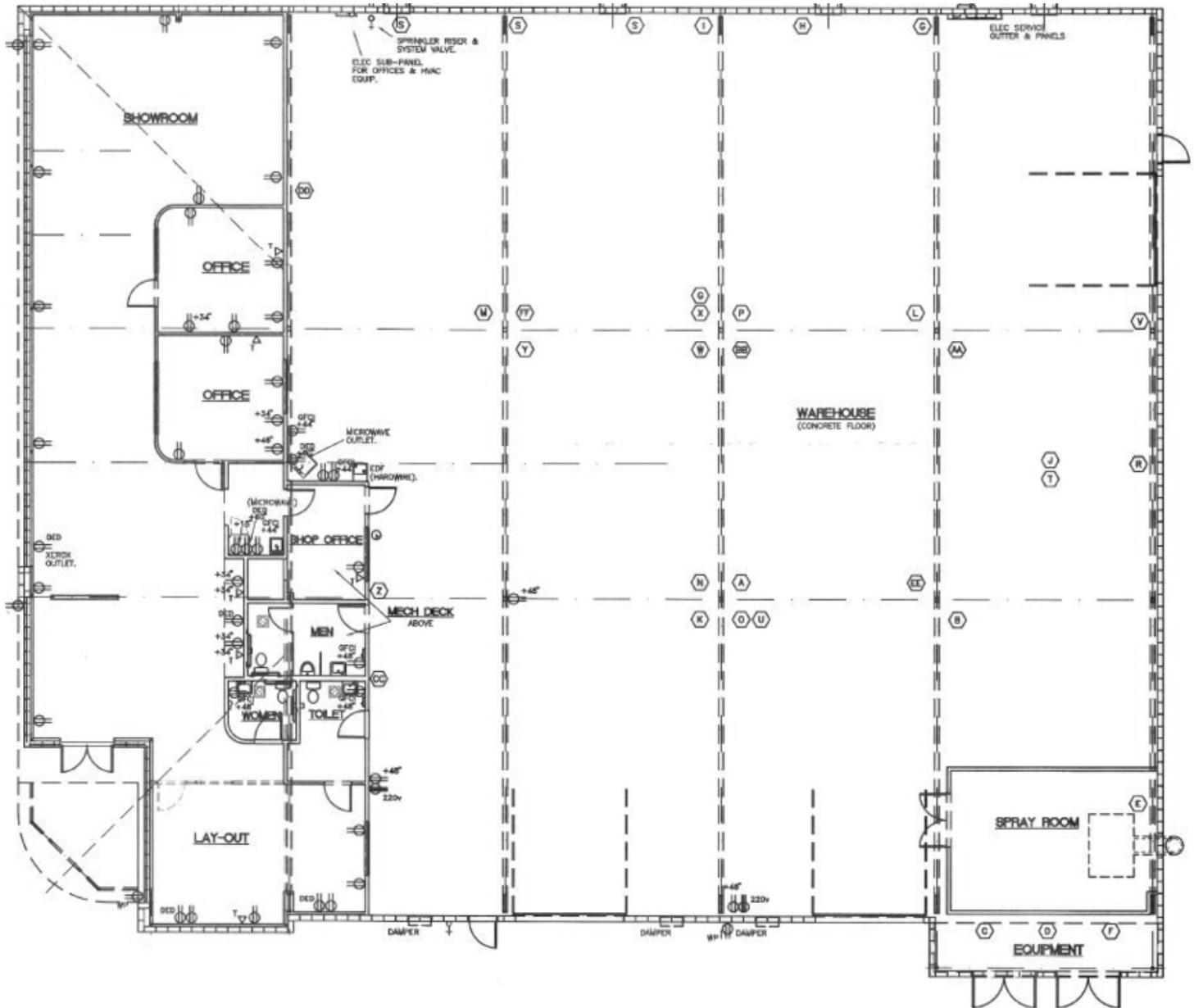
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Tanner Thompson

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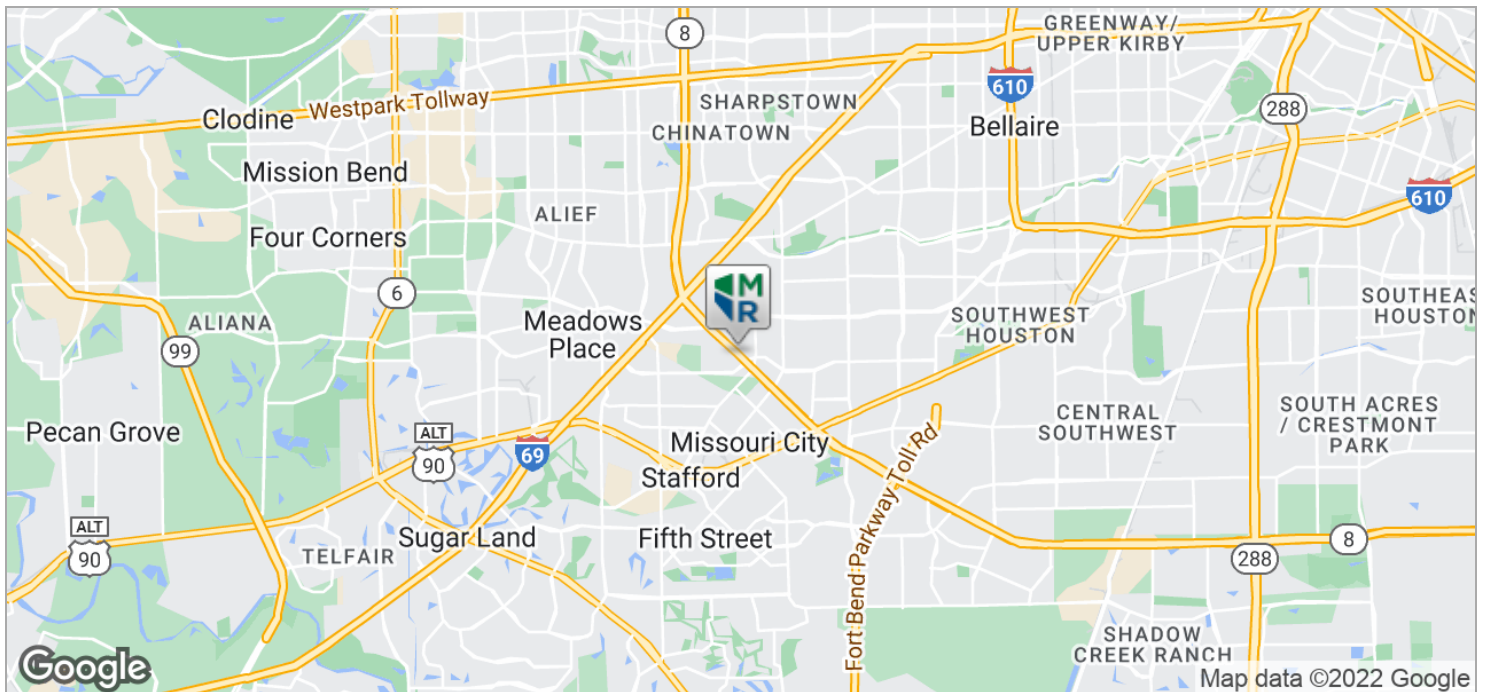
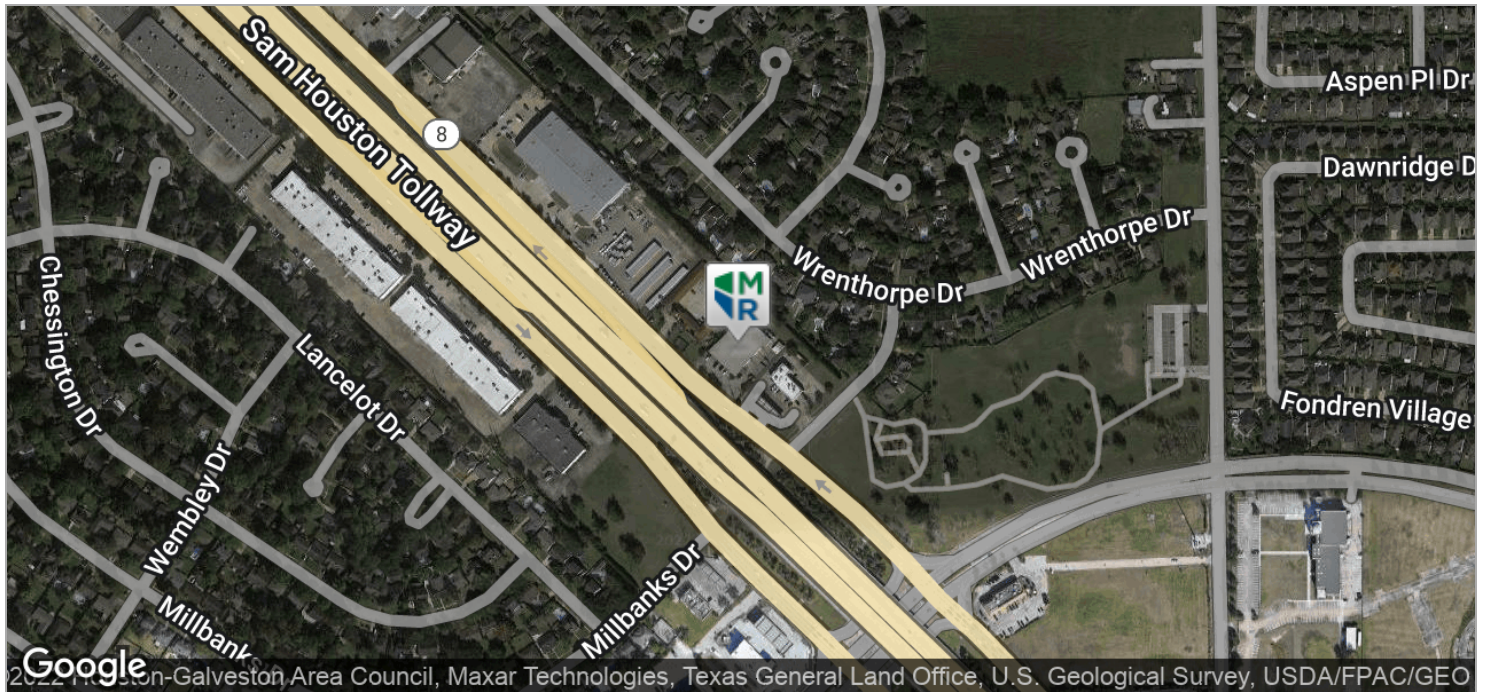
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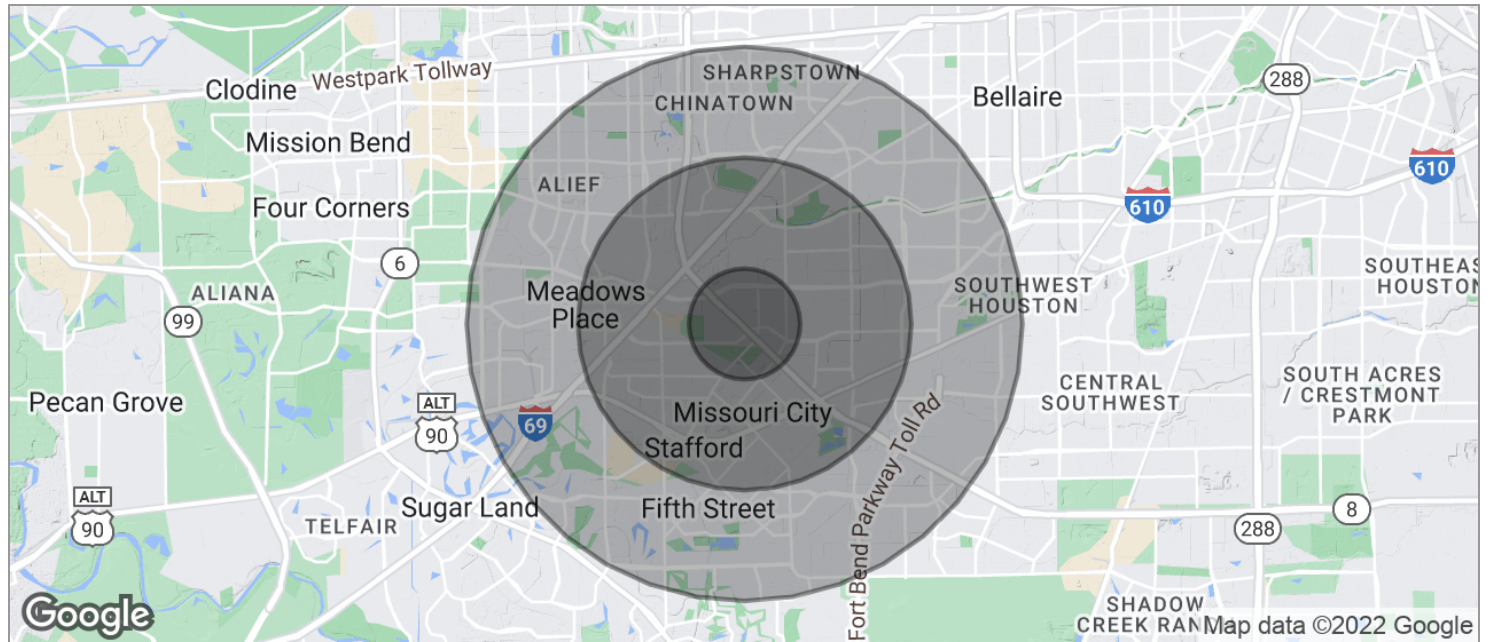
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	12,002	155,823	452,185
MEDIAN AGE	37.1	34	35.2
MEDIAN AGE (MALE)	35.5	31.2	33.4
MEDIAN AGE (FEMALE)	37.5	35.1	36.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,022	54,058	151,713
# OF PERSONS PER HH	2.9	2.8	2.9
AVERAGE HH INCOME	\$85,669	\$57,954	\$48,744
AVERAGE HOUSE VALUE	\$159,599	\$163,460	\$177,990
RACE			
WHITE	4,944	79,580	240,941
BLACK	5,071	57,422	133,812
ASIAN	1,702	13,804	62,065
HAWAIIAN & PACIFIC ISLANDER	9	175	622
AMERICAN INDIAN/ALASKAN NATIVE	70	1,923	5,780
TWO OR MORE RACES	206	2,918	8,965
HISPANIC ORIGIN	3,852	73,158	202,288

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

MRIO, INC.	542512		713-773-5500
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
ROBERT O. CROMWELL II	385561	bcromwell@moodyrambinint.com	713-773-5500
Designated Broker's Name	License No.	Email	Phone
JAMES AUTENREITH	563384	jautenreith@moodyrambinint.com	713-773-5593
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date