



## Property Details

**Newly Renovated Office Warehouse For Sale**

**10 Year NNN Lease In Place Effective Aug. '23**

**National Credit Tenant**

**Total RBA: 9,635 SF With ~1,000 SF Office**

**Constructed In 2019 ; Renovated In 2023**

**Building Sits On ~0.65 AC ; Fully Paved, Fenced, & Gated**

**Eave Height: 18 ft - Clear Height: 30 ft**

**Door Size: 14X10**

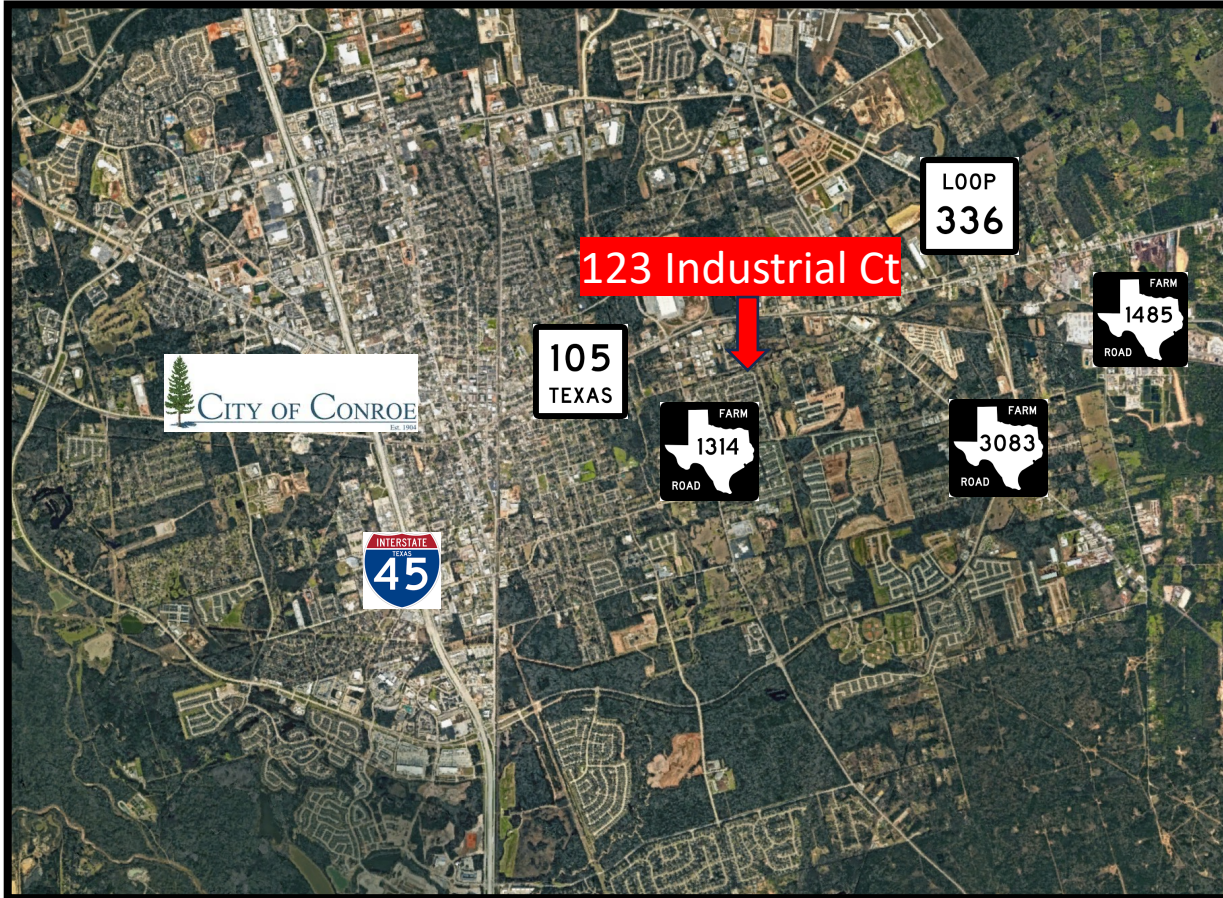
**Power: 3 Phase / 480 Volt / 400 AMP**

**Asking - \$1,900,000 – 6.6% CAP**

# RENT ROLL

<b>Building SF:</b>	9,635
<b>Lease Execution:</b>	8/2/23
<b>Lease Expiration:</b>	7/31/33
<b>Escalations:</b>	10% Increase After Year 5

<b>Timing</b>	<b>Dates</b>	<b>Annual Rate / SF</b>	<b>Monthly NOI</b>	<b>Annual NOI</b>
<b>Month 1-3:</b>	Aug '23 - Oct. '23	\$0	\$0	\$0
<b>Month 3-60:</b>	Nov. '23 - July '28	\$13.00	\$10,437.92	\$125,255.04
<b>Month 61-120:</b>	Aug. '28 - July '33	\$14.30	\$11,481.71	\$137,780.52



Desirably located just East of Downtown Conroe, just off the intersection of FM 1314 & HWY 105.

**For Additional Info: Hunter Spielman / 817-233-6663 / [HSpielman@BlackLabelCommercial.com](mailto:HSpielman@BlackLabelCommercial.com) - Beau Harris / 936-523-0483 / 936-441-2610 / [Beau@BlackLabelCommercial.com](mailto:Beau@BlackLabelCommercial.com)**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.



Newly Renovated +/- 15,000 SF Concrete Parking Lot / Storage Area ; Fully Fenced And Gated Making The Entire Property Very Secure.

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Well lit warehouse complete with 3 phase / 480 Volt / 400 AMP power, 30' clear height, 18' eave height, and 14 x 10 roll up door.

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## Information About Brokerage Services

11/2/2015

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>Black Label Commercial Group</u>	<u>501129</u>	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Casey Butaud</u>	<u>461484</u>	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>W. Hunter Spielman</u>	<u>743547</u>	<u>hspielman@blacklabelcommercial.com</u>	<u>817-233-6663</u>
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)

TXR-2501

IABS 1-0 Date

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BLCG IBS

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