

PREMIER BELTWAY 8 & HIGHWAY 90 VISIBILITY
± 186,368 SF DISTRIBUTION BUILDING IN
SOUTHWEST HOUSTON



The rendering shown is for illustration purpose only.

GATEWAY SOUTHWEST

BUILDING 3 // A VIGAVI DEVELOPMENT

12111 McLain Boulevard Houston, TX 77071

Leasing By:

Walker B. Barnett, SIOR

Principal & Director
+1 713 830 2127

walker.barnett@colliers.com

Ryan Byrd, SIOR

Principal & Director
+1 713 830 2171

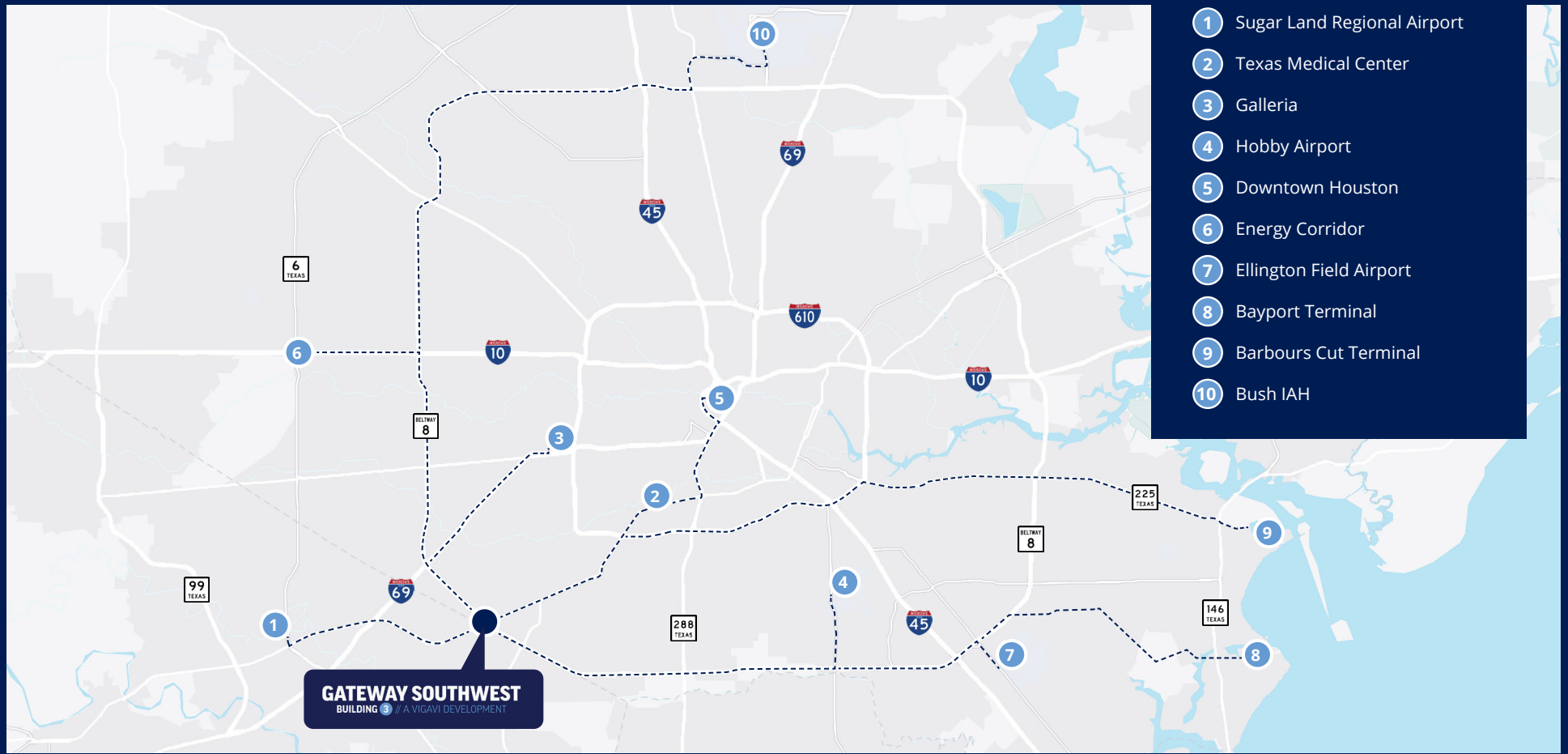
ryan.byrd@colliers.com

Colliers

1233 W. Loop S, Suite 900
Houston, TX 77027
+1 713 222 2111

A Development By:

VIGAVI 



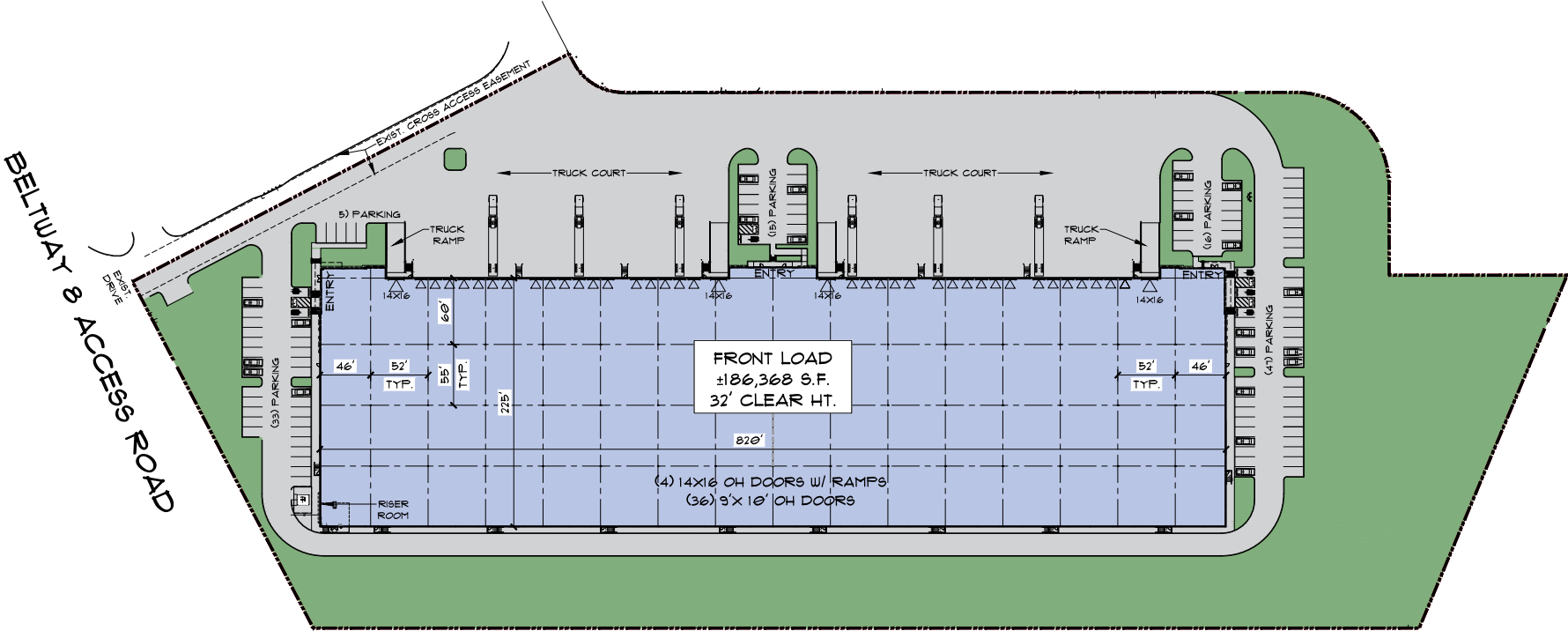
Location

- Strategically situated within Houston's growing submarket of Missouri City, Texas
- Located at the interchange of Beltway 8 and Highway 90
- Immediate access and significant visibility along Beltway 8 and over 1,200' of frontage along Highway 90A.
- Direct connection to the greater Houston area via Beltway 8, U.S. 59, Interstate 10 and the Fort Bend Parkway Toll Road.

Drive Times
















- 1. Sugar Land Regional Airport: 11.9 Miles | 16 Min
- 2. Texas Medical Center: 10.1 Miles | 20 Min
- 3. Galleria: 12.7 Miles | 18 Min
- 4. Hobby Airport: 19.4 | 27 Min
- 5. Downtown Houston: 15.7 Miles | 25 Min
- 6. Energy Corridor: 16.7 Miles | 18 Min
- 7. Ellington Field Airport: 22.4 Miles | 24 Min
- 8. Bayport Terminal: 39.4 Miles | 46 Min
- 9. Barbours Cut Terminal: 35.3 Miles | 46 Min
- 10. Bush IAH: 34.8 Miles | 44 Min

Site Plan



Property Features

US-90A

														
Building SF	Spec Office SF	Configuration	Clear Height	Building Dimensions	Speed Bays	Column Spacing	Lighting	Dock Levelers	(14'x16' Drive-in Doors	(9'x10') Dock Doors	Truck Court	Car Parks	Pricing	Delivery
186,268	3,015	Front Load	32'	820'x225'	60'	52'x55'	LED	18 on every other door	4	36	168'	116	Contact Broker	4Q 2025

Renderings



Renderings



Location & Access



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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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Walker B. Barnett SIOR	503935	walker.barnett@colliers.com	+1 713 830 2127
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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