



MONUMENT BUSINESS PARK

±357,307 SF AVAILABLE

625—645 Independence Parkway
Deer Park, TX 77571

FOR SALE OR LEASE



Not actual building

- 2 Building development able to accommodate 60,000—357,307 SF Users
- Ample trailer parking
- Frontage on Independence Parkway, approximately 1/2 mile north of full interchange at SH-225
- Utilities provided by the City of Deer Park



A DEVELOPMENT BY:



David Munson, SIOR

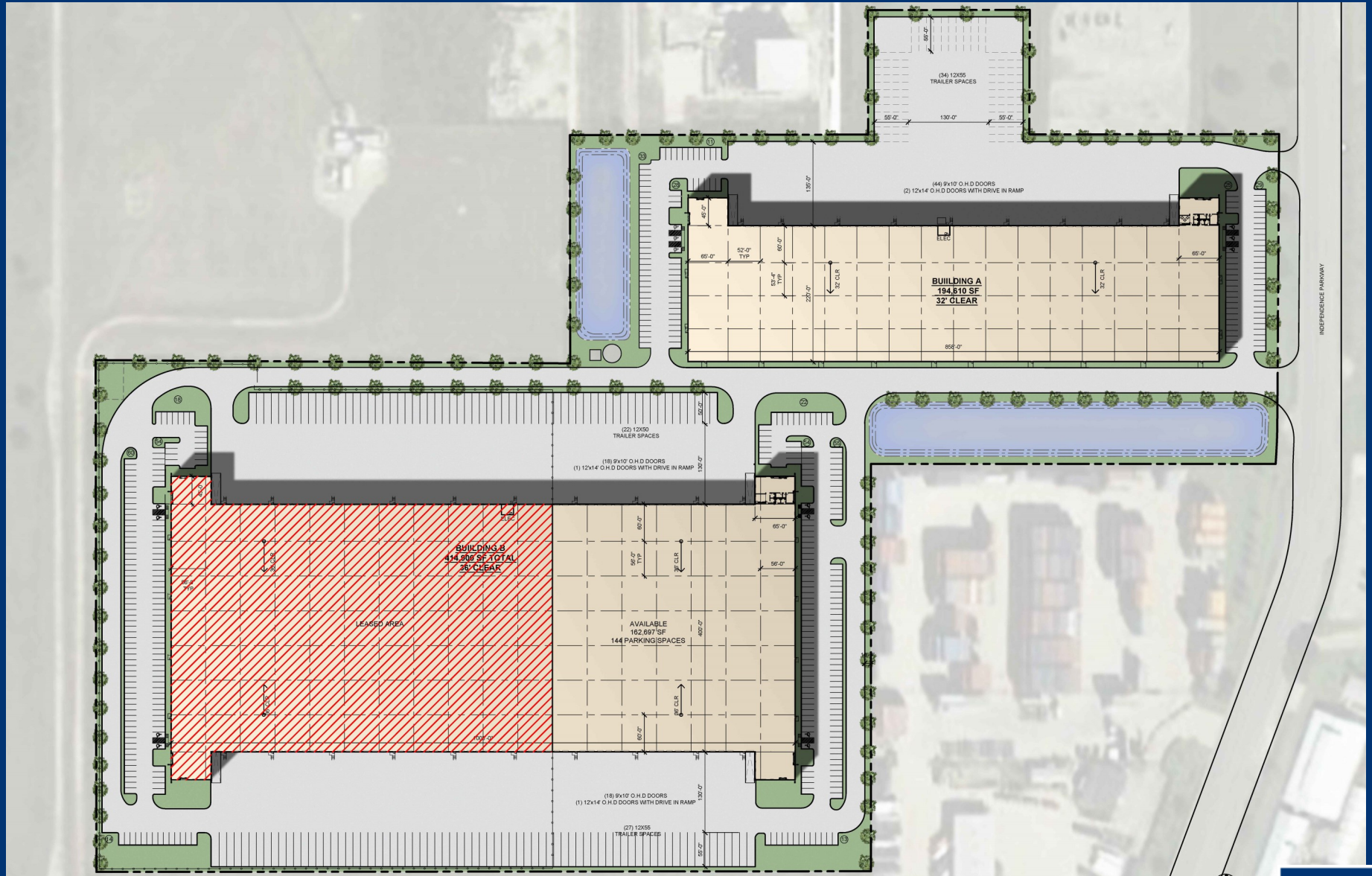
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dmunson@boydcommercial.net





MONUMENT BUSINESS PARK



A DEVELOPMENT BY:
MOLTO
PROPERTIES

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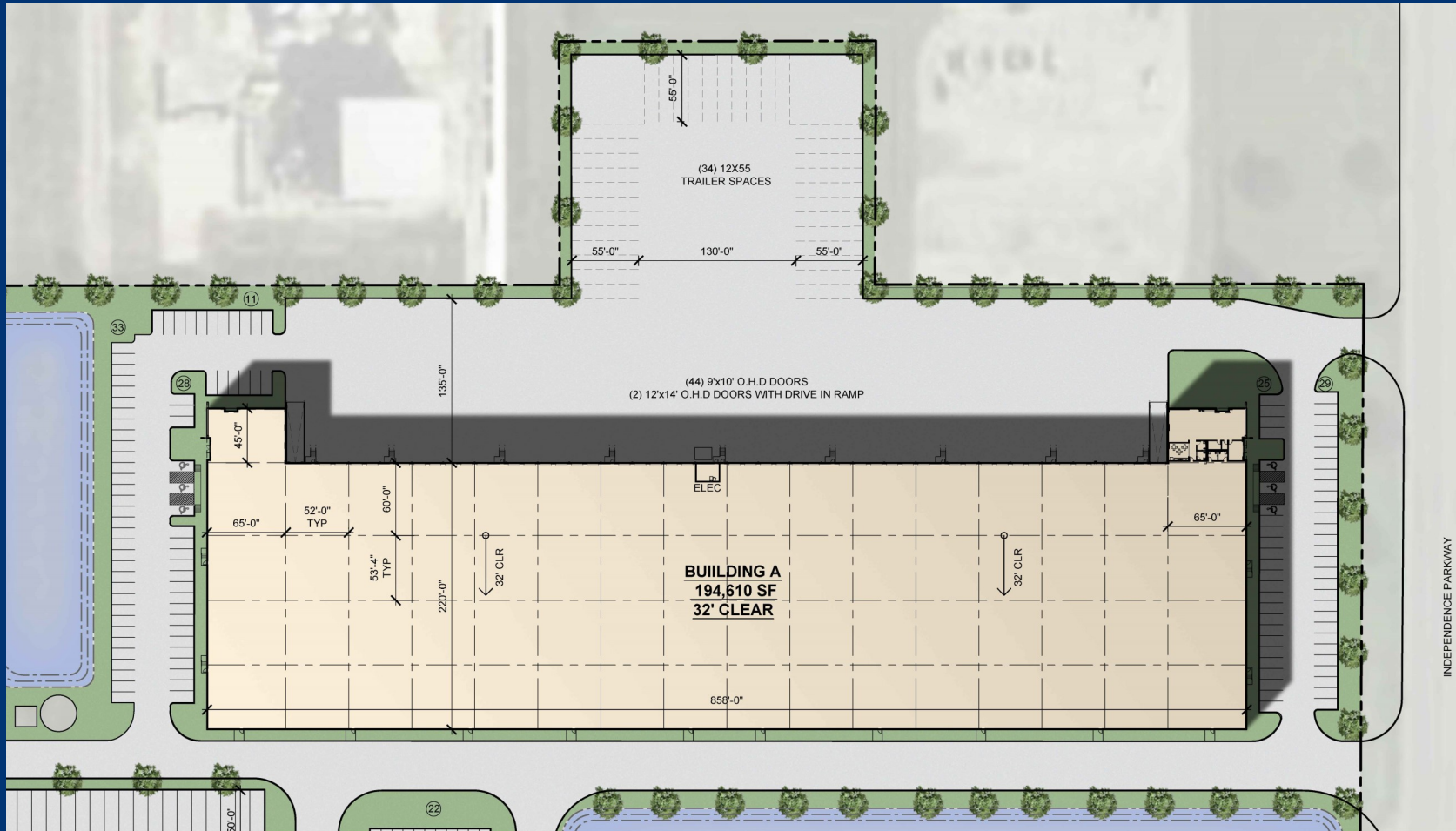




MONUMENT BUSINESS PARK

BUILDING A

645 Independence Parkway
Deer Park, TX 77571



- 194,610 sf (divisible to 60,000 sf)
- 2,764 SF of Spec Office
- 32' Clear Height
- 135' Truck Court
- 34 Trailer Parking Spaces
- 126 Car parks
- ESFR Sprinkler System
- Frontage on Independence Parkway
- Ability to fully fence and secure
- 44 Dock High Doors & 2 Ramps

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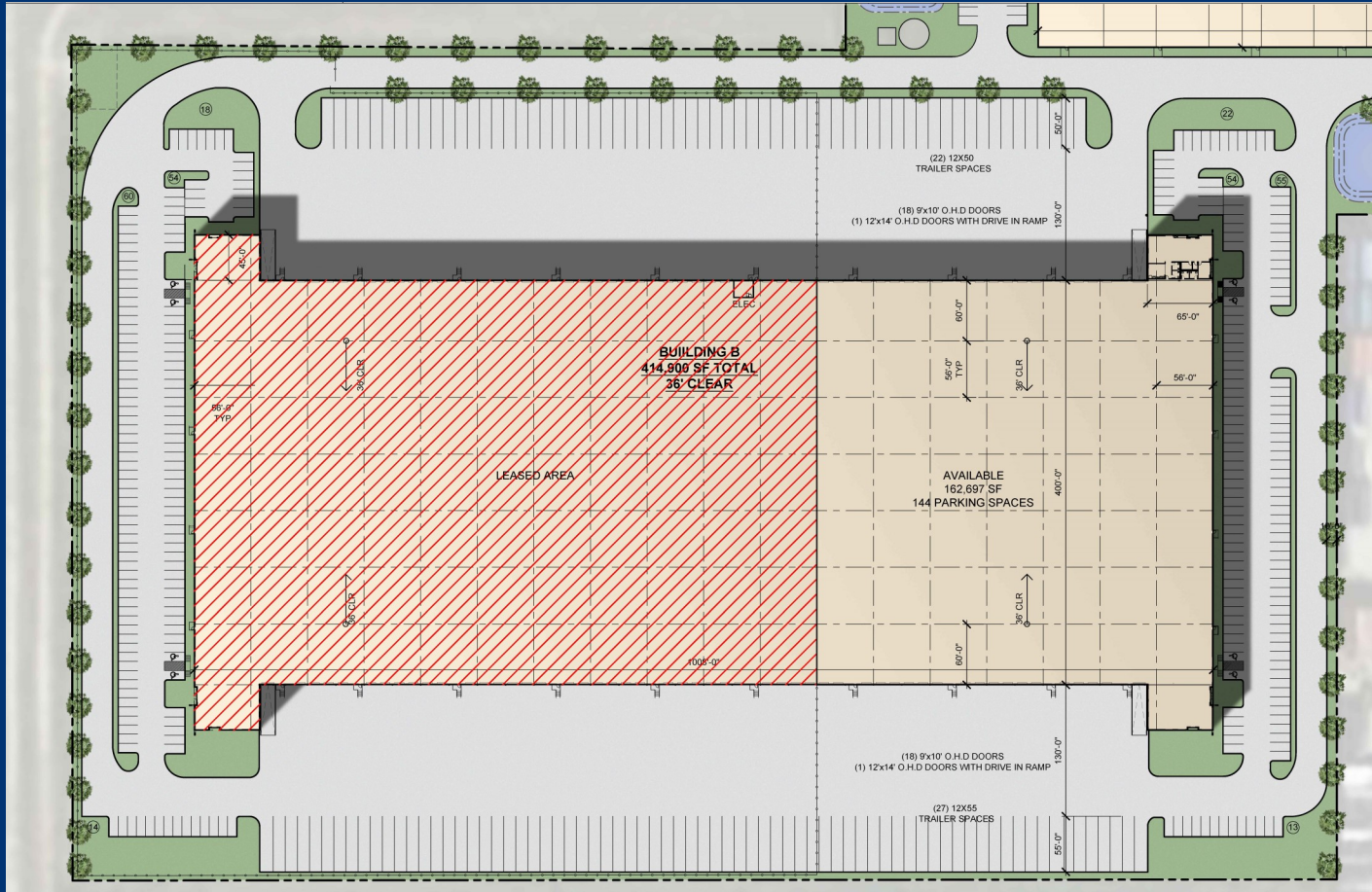




MONUMENT BUSINESS PARK

BUILDING B

625 Independence Parkway
Deer Park, TX 77571



- 162,697 sf (divisible to 70,000 sf)
- 2,764 SF of Spec Office
- 36' Clear Height
- 130' Truck Courts
- 49 Trailer Parking Spaces
- 144 Car parks
- ESFR sprinkler System
- Ability to fully fence and secure
- Access via Loop Road to End Caps
- 36 Dock High Doors & 2 Ramps

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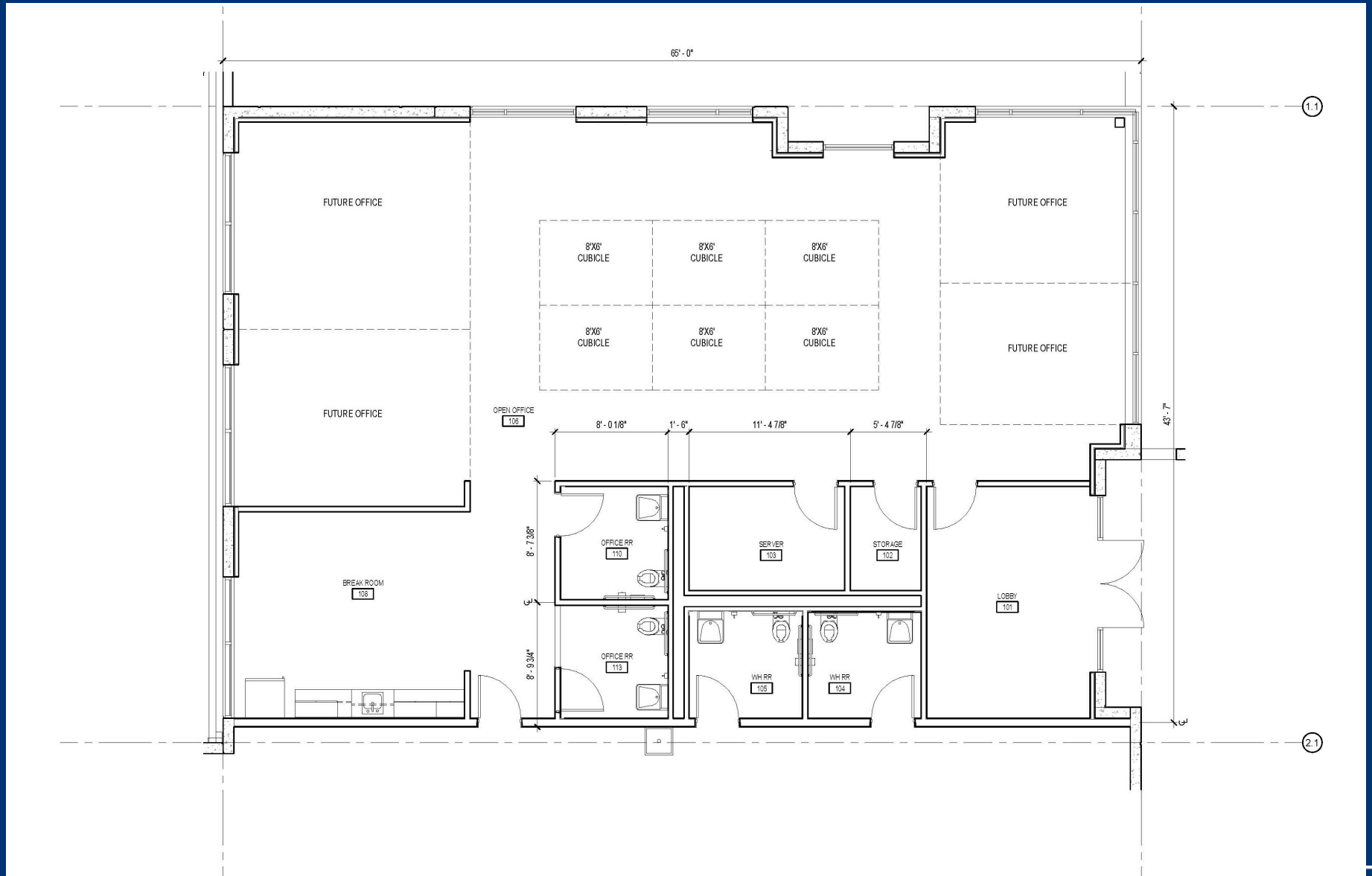
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MONUMENT BUSINESS PARK

SPEC OFFICE PLAN





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Information about Brokerage Services

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.

Property: Monument Business Park

Boyd Commercial, LLC Licensed Broker/Broker Firm Name or	511967 License No.	mboyd@boydcommercial.net Email	713-877-8400 Phone
David M. Boyd, CCIM, SIOR Designated Broker of Firm	419382 License No.	dmboyd@boydcommercial.net Email	713-877-8400 Phone
David Munson, SIOR Sales Agent/ Associate's Name	571632 License No.	dmunson@boydcommercial.net Email	713-877-8400 Phone

Buyer/Tenant/Seller/Landlord Initials

Date