

INDUSTRIAL FOR SALE



525 N Houston Avenue, Humble, TX 77338



OFFERING SUMMARY

SALE PRICE:	N/A
AVAILABLE SF:	
LOT SIZE:	0.58 Acres
YEAR BUILT:	2006
BUILDING SIZE:	2,700 SF
MARKET:	Humble
SUBMARKET:	Houston
PRICE / SF:	-

PROPERTY OVERVIEW

Small industrial building for sale on busy thoroughfare. Building is 30x90 with 3 offices, 1 restroom and plumbing for additional restroom. Two addresses for the property so it is possible to work in half of it and lease out the other half. Front part of the building is 30x50 with 2 private offices and a restroom. Back half of the building is 30x40 with one large office and plumbing for a second restroom. 10ft ceilings at the eaves and 12ft in the middle of the building. Lot extends to Avenue H so additional access to the building is possible from Avenue H.

PROPERTY HIGHLIGHTS

- Small Industrial Building for Sale

KW COMMERCIAL
20665 W. Lake Houston Pkwy
Kingwood, TX 77346

SUZANNA CHEEK
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O: 713.703.2101
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TX #0428229

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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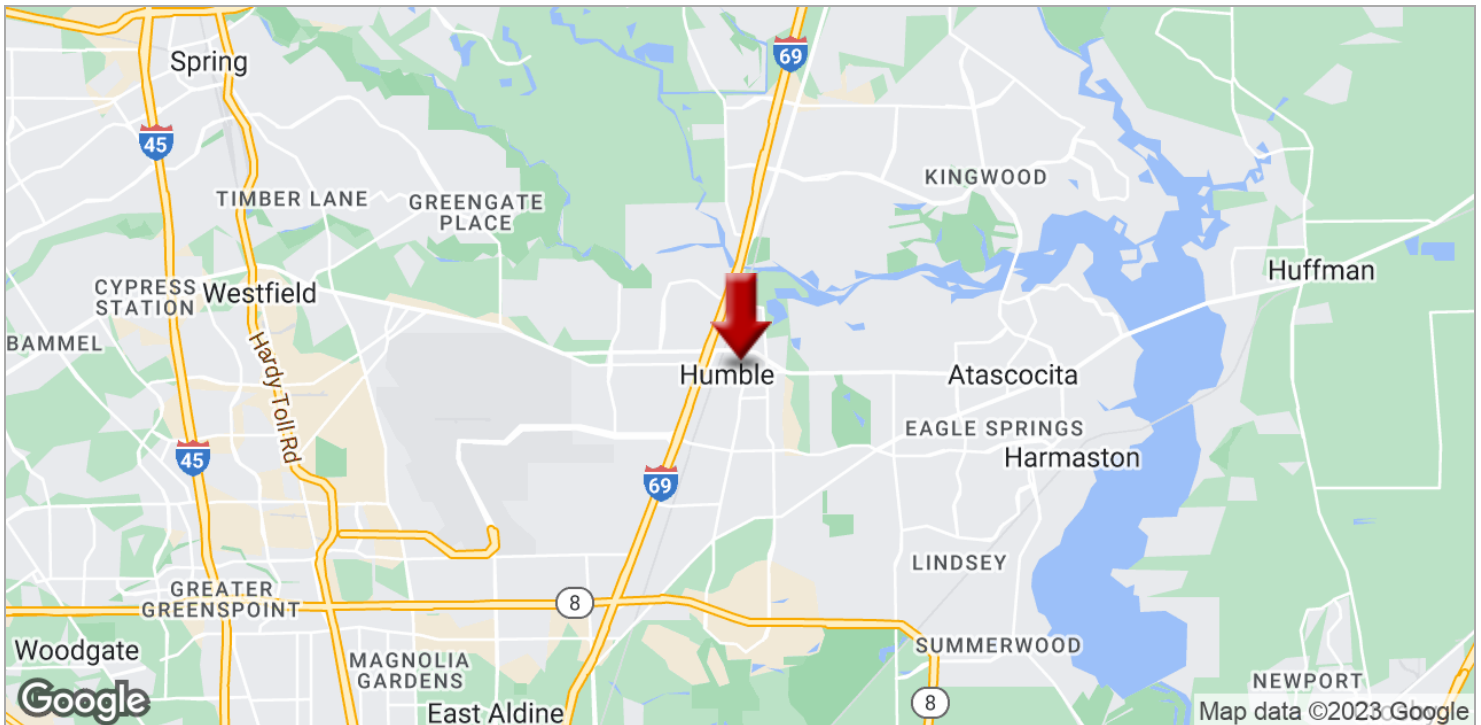
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JOHN BROWN JONES
SURVEY, A-484

4TH STREET
R.O.W. VARIES, BASED ON
OCCUPIED WIDTH

P.O.C.

$\Delta = 02^{\circ} 05' 57''$
 $R = 830.00'$
 $L = 30.41'$
 $CH = S 23^{\circ} 40' 59'' E$
 $30.41'$

HENRY LONG SUBDIVISION
VOL. 1, PG. 74 H.C.M.R.
BLOCK 2

AVENUE "H"
R.O.W. VARIES, BASED ON OCCUPIED WIDTH

NORTH 113.11'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

EAST 166.54'

0.50 ACRES

WEST

218.64'

EAST

218.64'

NORTH 15.00 FEET OF THIRD STREET
VOL. 1, PG. 97 H.C.M.R., ROAD ABANDONED
UNDER H.C.C.F. NO. W509595

0.08 ACRES

S 24° 43' 57" E 16.26'

WEST 224.93'

SOUTH 15.00 FEET OF THIRD STREET
VOL. 1, PG. 97 H.C.M.R., ROAD ABANDONED
UNDER H.C.C.F. NO. W509595

JULES HIRSCH SUBDIVISION
VOL. 1, PG. 97 H.C.M.R.

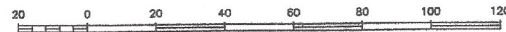
NORTH HOUSTON AVENUE
R.O.W. - H.C.C.F. NO. U047515

P.O.B.

P.O.B.

NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL DEED RESTRICTIONS, EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD.
- 3) BEARING STRUCTURE IS ASSUMED.
- 4) CONTROLLING MONUMENTS FOR THIS SURVEY ARE A 5/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE SHORT FORM PARTIAL REPLAT RECORDED UNDER FILM CODE NO. 386128 H.C.M.R., THROUGH AN "X" FOUND MARKING THE SOUTHEAST CORNER OF A 0.02 ACRE TRACT RECORDED UNDER H.C.C.F. NO. W083378.
- 5) FOUND 5/8" IRON RODS WITH CAPS AT ALL CORNERS UNLESS OTHERWISE NOTED.

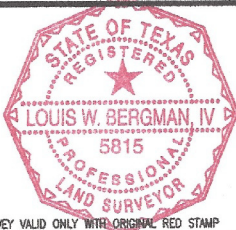


SCALE: 1" = 40 FEET

SURVEY PREPARED FOR: PEARSON CARPET CARE

DESCRIPTION OF PROPERTY: 525 NORTH HOUSTON AVENUE

A 0.50 ACRE TRACT AND A 0.08 ACRE TRACT OF LAND LOCATED IN THE JOHN BROWN JONES SURVEY, ABSTRACT NO. 484, IN HARRIS COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE,
AND BELIEF, AS SURVEYED ON THE GROUND,
APRIL 12, 2006

Louis W. Bergman IV
LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

HUMBLE SURVEYING COMPANY

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(281) 446-0118 Fax (281) 446-5147
www.HSCsurvey.com

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File Name: 06-155.DWG

Scale: 1" = 40'

Date: 4/11/06

Drawn by: WB

Surveyed by: DM/JB

SURVEY VALID ONLY WITH ORIGINAL RED STAMP



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.

Keller Williams Realty NE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	435474 License No.	frontdesk15@kw.com Email	281-852-4545 Phone
Keller Williams Realty NE Designated Broker of Firm	435474 License No.	frontdesk15@kw.com Email	281-852-4545 Phone
Michael Clapp Licensed Supervisor of Sales Agent/ Associate	459864 License No.	mclapp@kw.com Email	281-507-6259 Phone
Suzanna Cheek Sales Agent/Associate's Name	428229 License No.	suzannacheek@kw.com Email	713-703-2101 Phone

Buyer/Tenant/Seller/Landlord Initials Date