

FOR SALE OR LEASE

Multi-Purpose Facility | +/- 20,250 SF ON +/- 2.2 ACRES IN PASADENA, TEXAS (SOUTHEAST HOUSTON MSA)

JOEL G HILL COMMERCIAL



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MAP LOCATION



PROPERTY FEATURES

- +/- 20,250 Total SF (2 Buildings on +/- 2.2 Acres)
- 2 Freestanding Buildings: 16,000 SF & 4,250 SF A/C'd space
- 27,000+ CPD (Spencer Hwy)
- Near Center Street & Fairmont Parkway (Very Active Area)
- No Zoning
- Great Retail, Corporate Facility, Office/Warehouse Facility or Repurpose
- Frontage On Spencer Highway (200' per HCAD)
- 14'-16' Clear Height in main Building
- Close to numerous restaurants and retail corridors

Call Broker



JOEL G HILL COMMERCIAL

550 Post Oak Boulevard, Suite 570

Houston, Texas 77027

www.joelghill.com

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Real Estate



PRESENTED BY:

JOEL HILL

Broker

JOEL@JOELGHILL.COM

(832) 444-3566

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PROPERTY PROFILE

| | |
|-------------------------|--|
| LOCATION | 7770 Spencer Highway between Center St. and Luella Blvd. |
| NET RENTABLE AREA (NRA) | +/- 20,250 SF in 2 Buildings |
| YEAR BUILT | 1996 (Updated 2006) |
| ASSET TYPE | Flex |
| INGRESS/EGRESS | Spencer Hwy and Laurynbrook Drive |
| LOADING | Grade Level in Auxiliary Building |
| SURFACE PARKING | 95+ Spaces |
| CLEAR HEIGHT | 14'-16' (in main building) |
| FEATURES AND AMENITIES | Multiple options for space Geometry offering efficient, flexible planning and interior design. |

ECONOMICS & AVAILABILITIES

| | |
|-----------------------|---|
| SUITE AVAILABILITY | Main Building: +/- 16,000 SF |
| | Auxiliary Building: +/- 4,250 SF with a 12 x 12 OH Door |
| TERM | 5-7 Years |
| OCCUPANCY | 60 Days |
| RENTAL RATE | \$16.80 PSF NNN |
| 2025 OPEX (ESTIMATED) | \$6.87 PSF (Estimated) |
| TI ALLOWANCE | Negotiable |

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Well-Located & Maintained Highly Visible Facility on a High-Traffic Street

7770 Spencer Highway is a well-located multi-use facility offering up to 20,250 SF, strategically located close to Fairmont Parkway, Red Bluff and Genoa Red Bluff within minutes distance to numerous economic drivers including, San Jacinto College, Pasadena Convention Center & Fair Grounds, K Hovnanian's Parkway Trails New Home development, Mariposa Senior Apartments, Hawthorne at Fairmont New Luxury Apartments, Pecan Park Sports Complex, and many more restaurants and retail.

The facility offers retail/office/flex space. TI allowance is potentially available.

Pasadena, Texas is one of the best places for jobs in the Houston MSA with proximity to the Port of Houston, Barbour's Cut and Bayport Shipping Terminals, and also one of the largest Petrochemical complexes in the world.

7770 Spencer Highway is more than a great retail/office/flex location, it is an excellent choice for those business owners desiring a very well-located facility, with great visibility, on a very high traffic street.

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POINTS OF INTEREST



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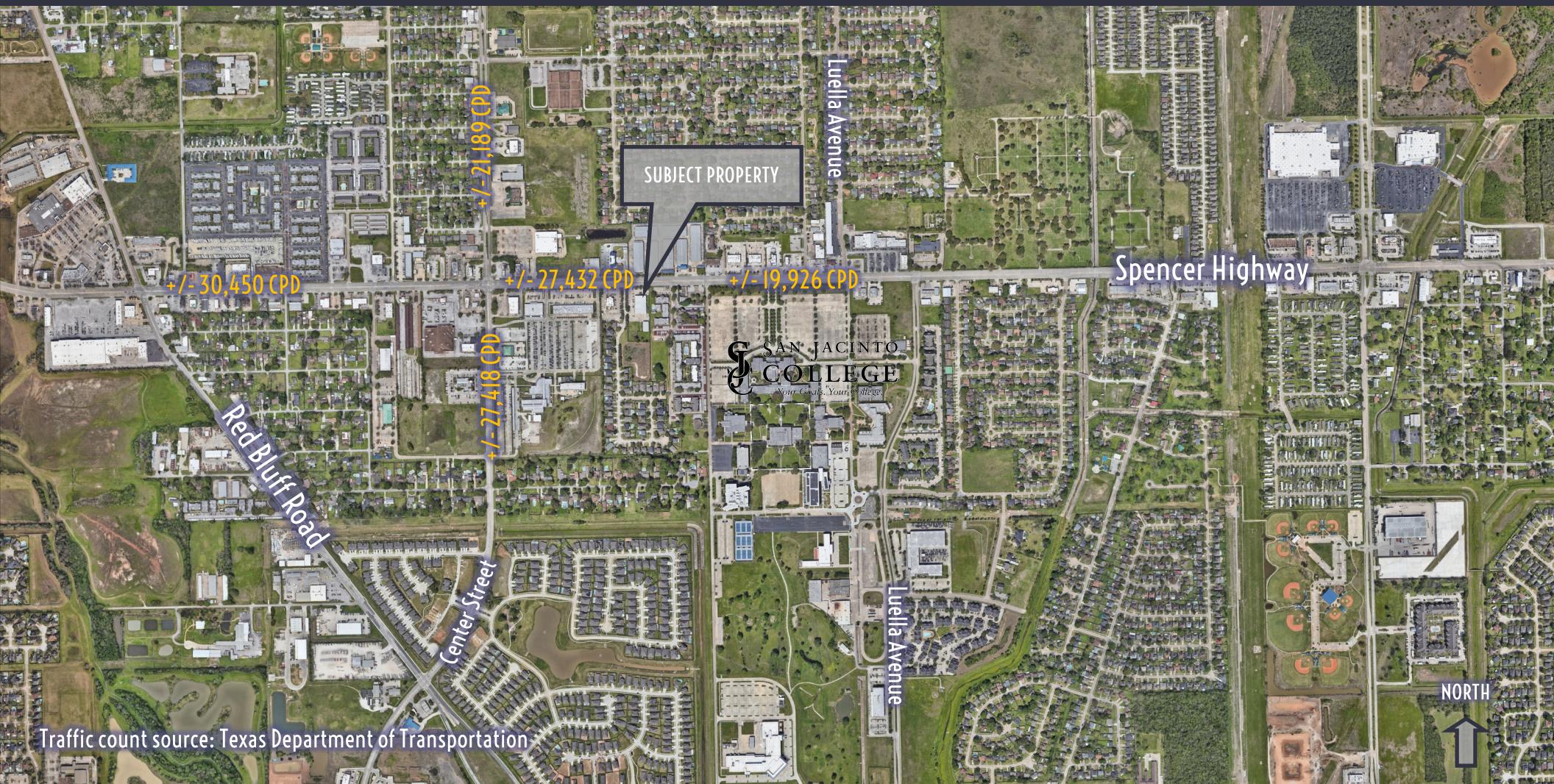
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TRAFFIC COUNTS



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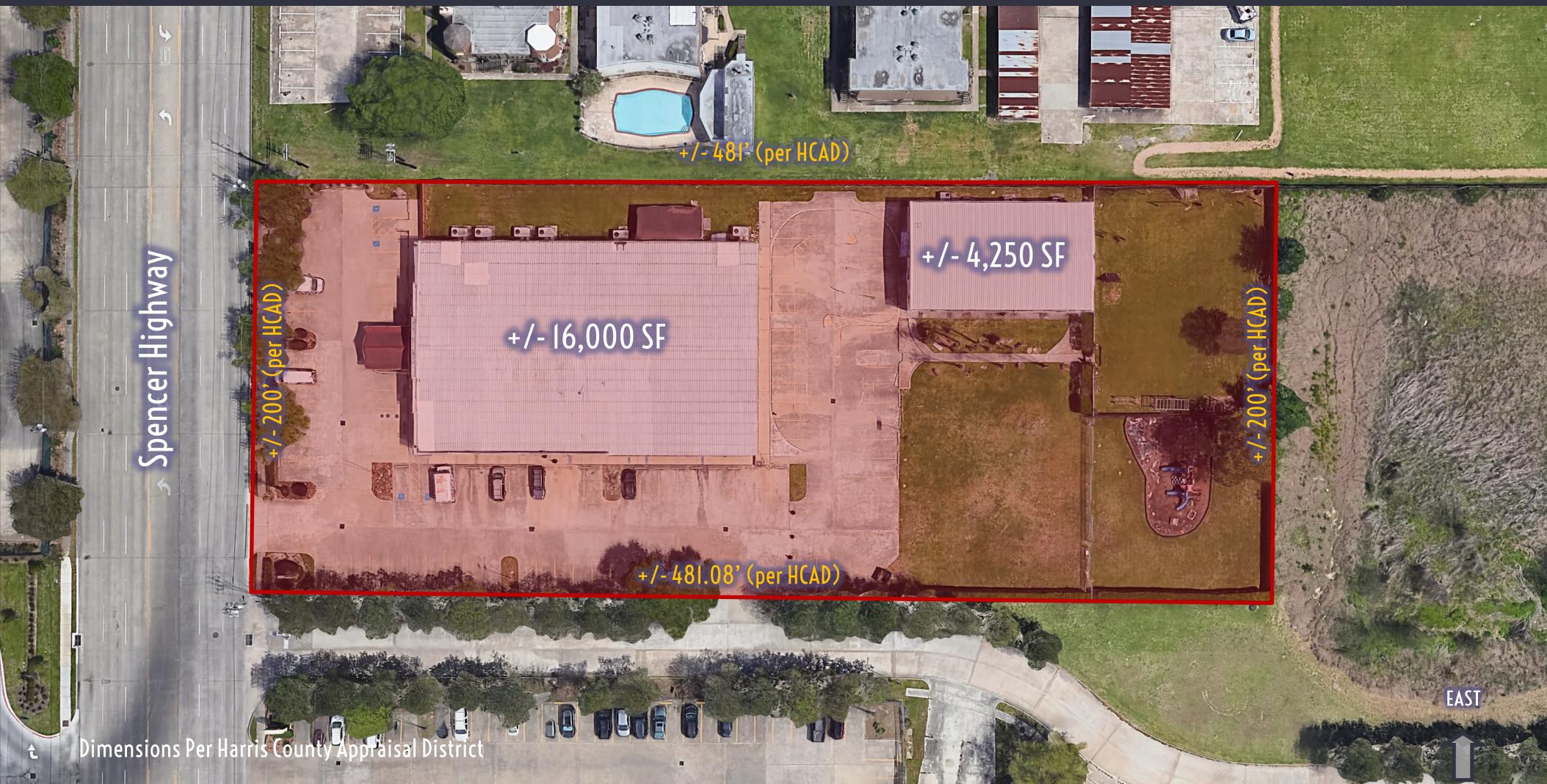
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SITE LAYOUT



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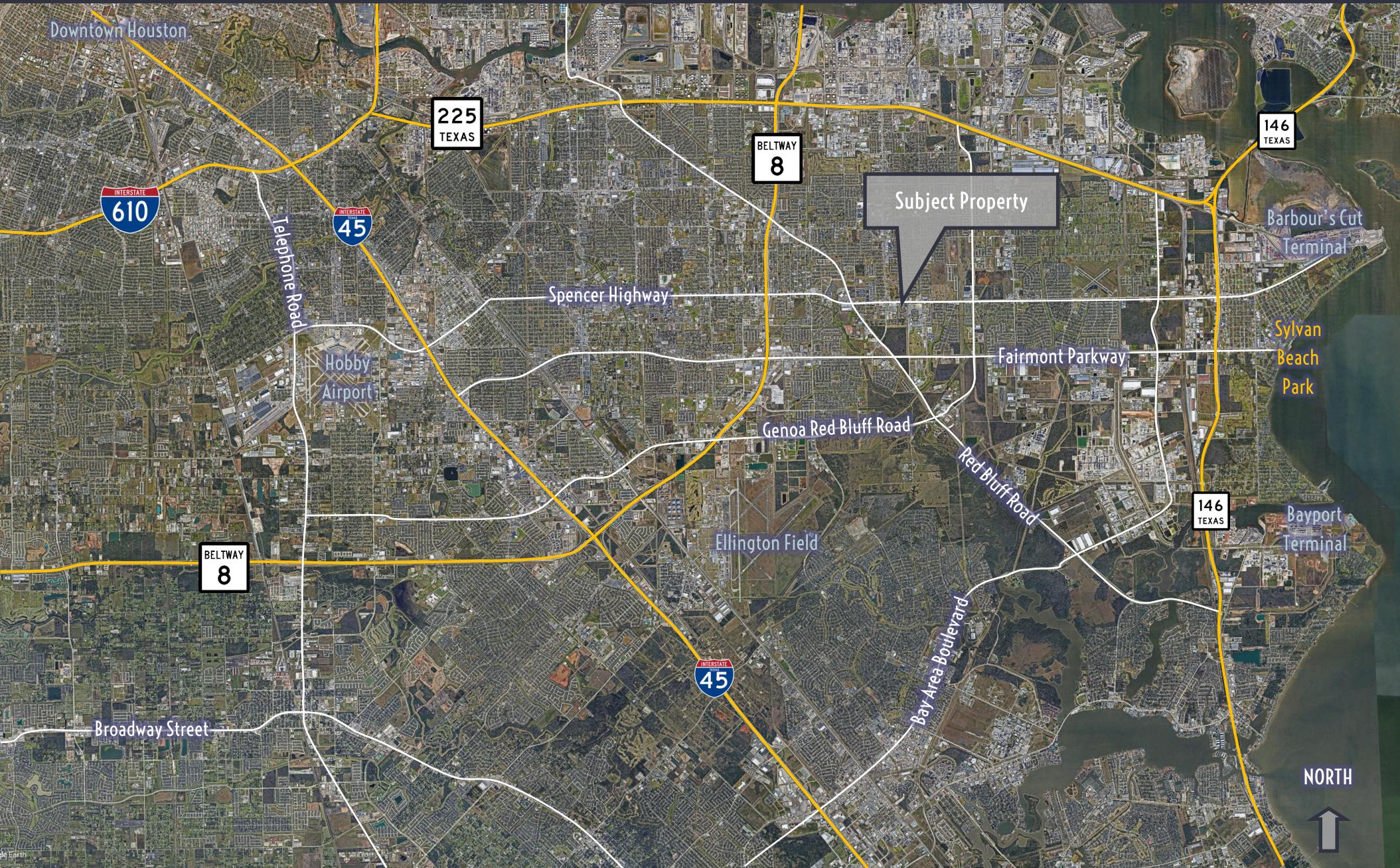
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PHOTOS



Front of Building



Lobby



Entry



Conference Room

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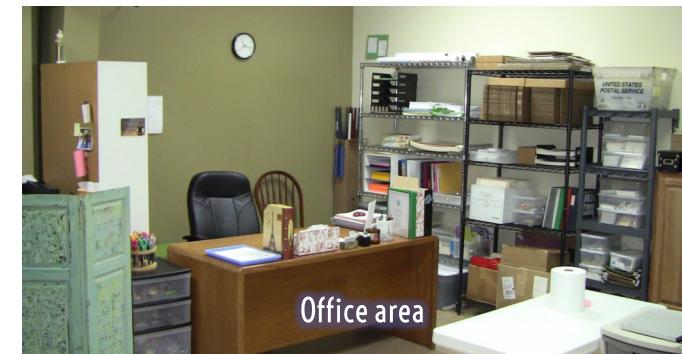
PHOTOS



Clear Span Air Conditioned Warehouse/Showroom



Recreation Area /Playground



Office area



Back of building and extra land



Open Multi-purpose Room 1



Open Multi-purpose Room 2

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PHOTOS



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PHOTOS



+/- 4,250 SF A/C'd Warehouse with oversized overhead door provides grade level loading



Interior Small Warehouse



Interior A/c'd Warehouse oversized overhead door



Extra Land



Extra Land and Parking



Side view Small Warehouse

TRADE AREA REPORT AND ANALYSIS

DEMOGRAPHICS | PASADENA, TEXAS 77505

| | |
|--------------------------|-----------|
| POPULATION | 21,316 |
| AVERAGE HOUSEHOLD INCOME | \$115,021 |
| HOUSING UNITS | 8,236 |

TOP 5 EMPLOYMENT COUNT BY INDUSTRY

| | |
|--|-------|
| MANUFACTURING | 1,739 |
| EDUCATION | 1,290 |
| PROFESSIONAL, SCIENTIFIC AND TECHNICAL | 1,226 |
| HEALTH CARE AND SOCIAL ASSISTANCE | 933 |
| CONSTRUCTION | 931 |

Demographic source: Realtor Property Resource

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INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



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.

| | | | |
|---|---------------------------------------|--------------------|--------------|
| Joel Hill | 555773 | joel@joelghill.com | 832.444.3566 |
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| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | Buyer/Tenant/Seller/Landlord Initials | | |
| | Date | | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0