

For Sale

SUGAR LAND OFFICE/WAREHOUSE

12950 Executive Drive
Sugar Land, Texas

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Accelerating success.

SUGAR LAND 29,480 SF OFFICE/WAREHOUSE

- › Property Use: Office | Warehouse
- › Gross Building Area: 29,480 SF
- › Warehouse Area: 25,014 SF
- › Office Area: 4,466 SF
- › One Story
- › Gross Site Area: 2.13 AC (92,666 SF)
- › Clear Height: 24 FT
- › Loading Area: Four (4) dock high overhead doors
- › Concrete Surface Parking: 72 spaces, 2.44:1000 ratio
- › Built: 1996
- › Exterior Walls: Concrete tilt wall
- › Foundation: Concrete slab on grade
- › Office Entrances and Windows: Plate glass set in anodized aluminum frames
- › HVAC: Roof-mounted package units
- › Majority of the building has A/C
- › Security: surveillance cameras, card key swipe sensors, security alarm system and exterior lighting
- › Utilities: Water & Sewer provided by City of Sugar Land Natural Gas and Electricity provided by Centerpoint Energy
- › Zoning District: M-1 (Restricted Industrial District)
- › Flood Zone: Zone AE
- › Purchase Price: \$2,500,000

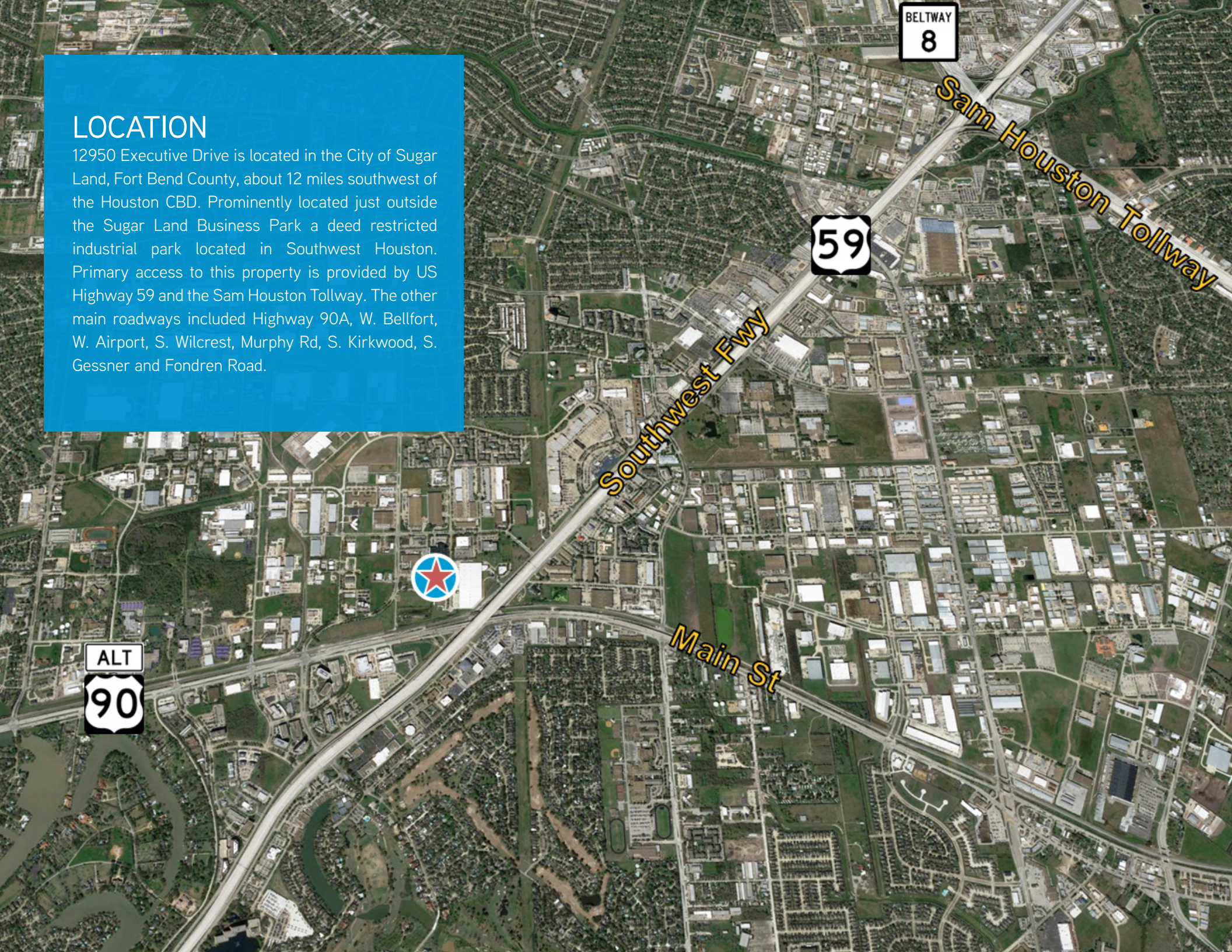


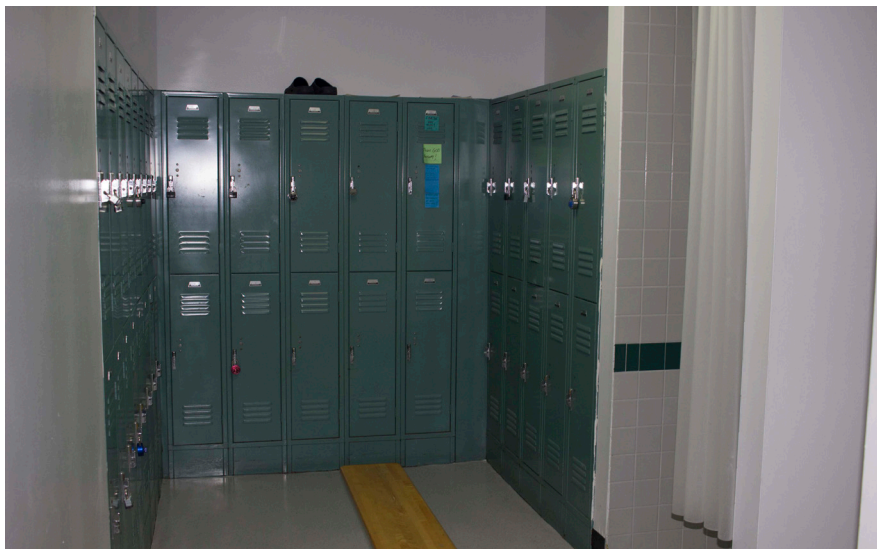
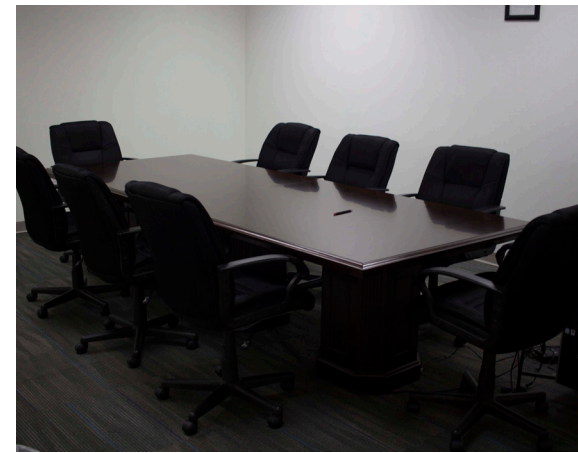

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LOCATION

12950 Executive Drive is located in the City of Sugar Land, Fort Bend County, about 12 miles southwest of the Houston CBD. Prominently located just outside the Sugar Land Business Park a deed restricted industrial park located in Southwest Houston. Primary access to this property is provided by US Highway 59 and the Sam Houston Tollway. The other main roadways included Highway 90A, W. Bellfort, W. Airport, S. Wilcrest, Murphy Rd, S. Kirkwood, S. Gessner and Fondren Road.



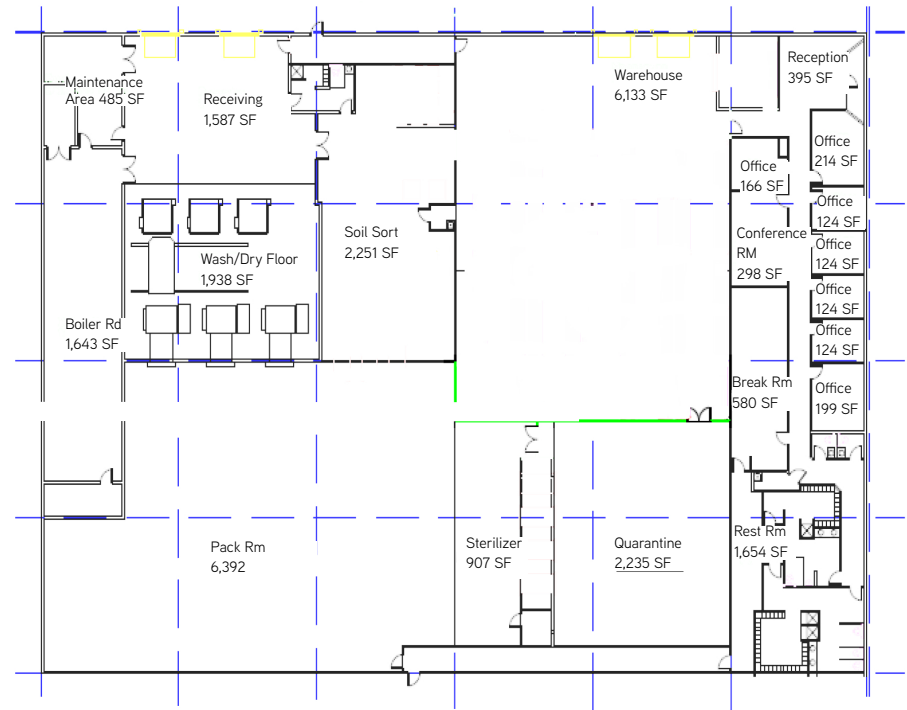






FLOOR PLAN

> 29,480 SF



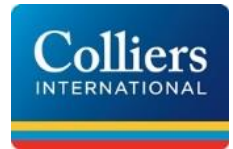
TOP 10 EMPLOYERS IN SUGAR LAND

- > Fluor Enterprises, Inc.
- > Schlumberger
- > Houston Methodist Sugar Land Hospital
- > United Healthcare/United Health Group
- > Nako Champion, an Ecolab Company
- > Tramontina USA, Inc.
- > First Data Telecheck
- > Memorial Hermann Sugar Land
- > Noble Drilling Services, Inc.
- > Baker Hughes



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 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.

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Date



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