



**FLEX WAREHOUSE
FOR SALE
AT SUGARLAND
BUSINESS PARK**

In the heart of award-winning Sugar Land

**INVEST IN YOUR BUSINESS
WITH WAREHOUSE
OWNERSHIP**



**Located near I-90 and I-59 within
the Sugar Land Business Park**

Surrounded by national and international companies you will find **Julie Rivers Warehouse Space** located in the heart of Sugar Land. However, instead of leasing, the warehouses are available to own.

Julie Rivers Warehouse Space offer business owners the freedom of warehouse ownership with the ability to make design selections and construction decisions. Many small businesses are finding warehouse ownership to be a better alternative to leasing.

Julie Rivers Warehouse Space is a brand new warehouse community now under construction. It consists of over a 7.3 - acre development featuring 14 separate warehouse spaces. Units start from approximately 3,571 square feet that can be configured to meet larger needs up to 25,000 square feet. Units are configured as separate spaces but can be combined into a larger area as needed.

FEATURES INCLUDE:

- Sizes range from 3,571 - 25,000 SQFT
- All warehouses are 100% build - to - suit
- Ceiling clear height of 25'
- 3 phase power
- One 16'x14' grade level door for each 3,571 SQFT unit
- LED exterior lighting

Address 202 Industrial Blvd, Sugar Land, TX 77478

Jessica Huang
281.793.1832
julieriversdevelopment.com



Sugar Land Office Condominiums III

Site Plan
Not to Scale

WAREHOUSE PRICE :

Shell Building

- Unit 903 - \$466,375
- Unit 904 - \$466,375
- Unit 906 - \$466,375

Build Out - Standard Floor Plan

- Unit 903 - \$549,000
- Unit 904 - \$549,000
- Unit 906 - \$549,000

Property Tax: 2.1%

POA: Estimated \$4,000(per year, per 3,571 SQFT unit)

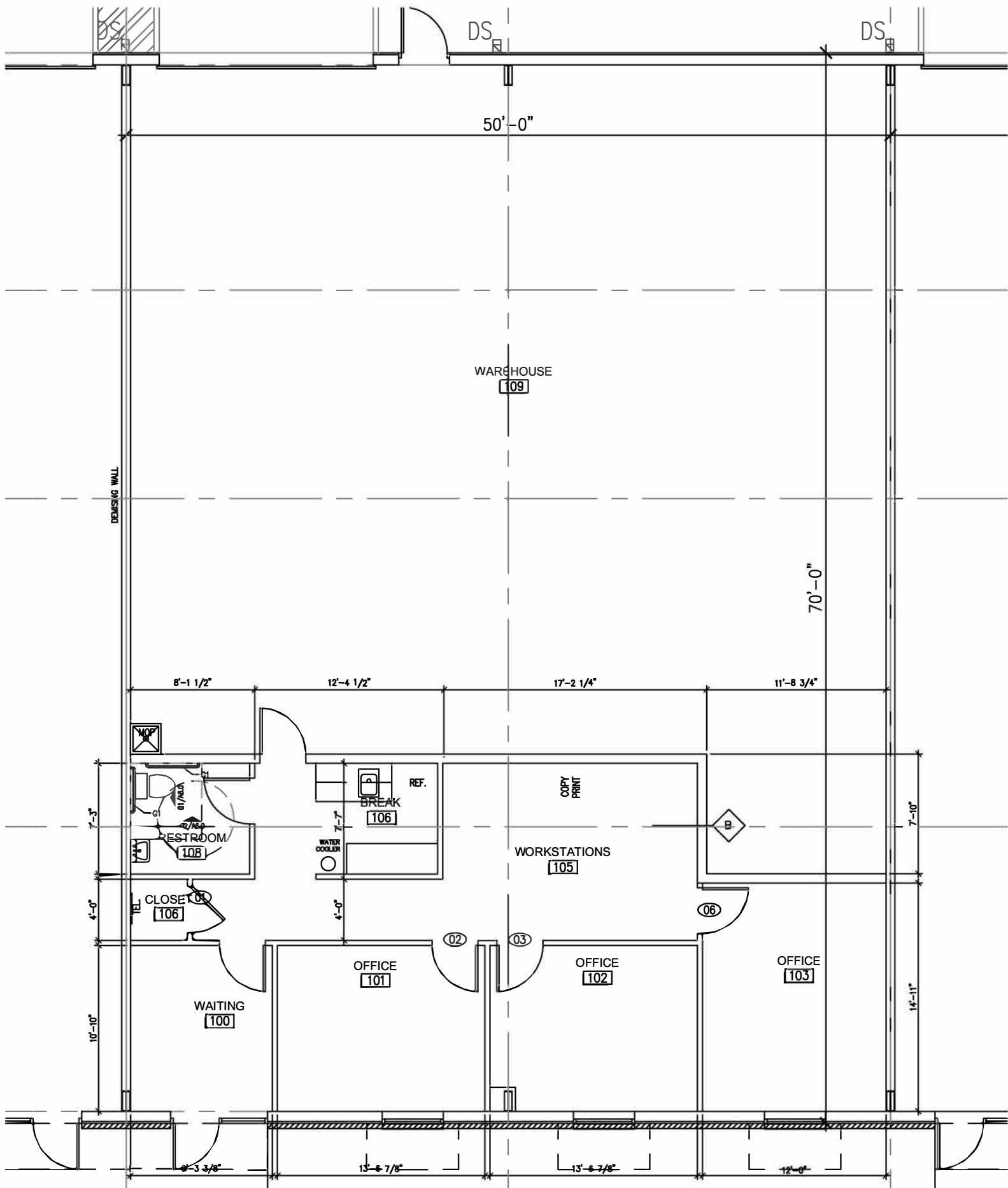
FOR MORE INFORMATION CALL:

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281.793.1832

jessicarealtyteam@gmail.com

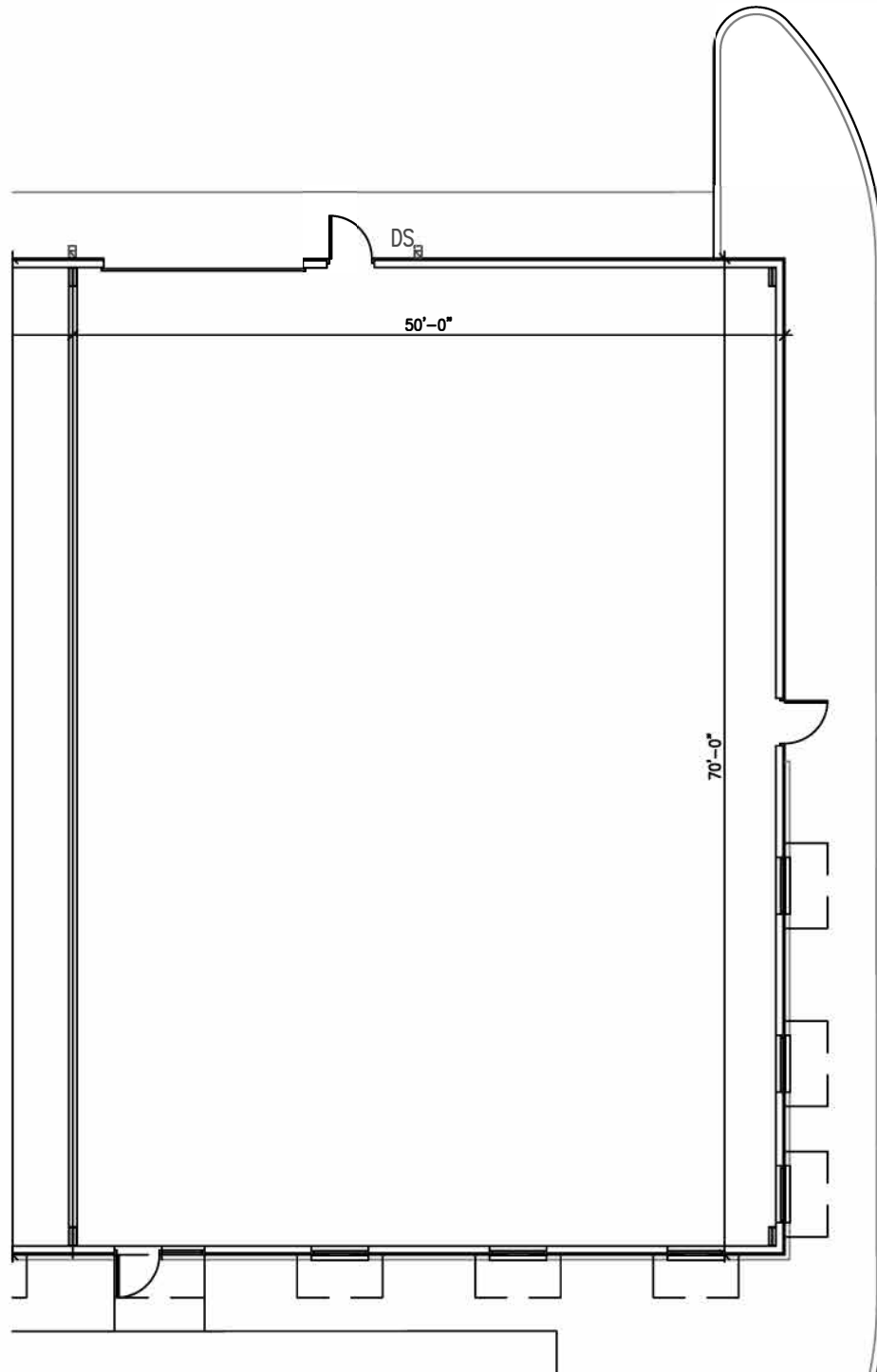
www.julieriversdevelopment.com



3,500 sf. Suite Base Office Scheme 2

SCALE: 1/8" = 1'-0"

1,100 SF. OFFICE
2,400 SF. WAREHOUSE



3,500 sf. Warehouse Endcap

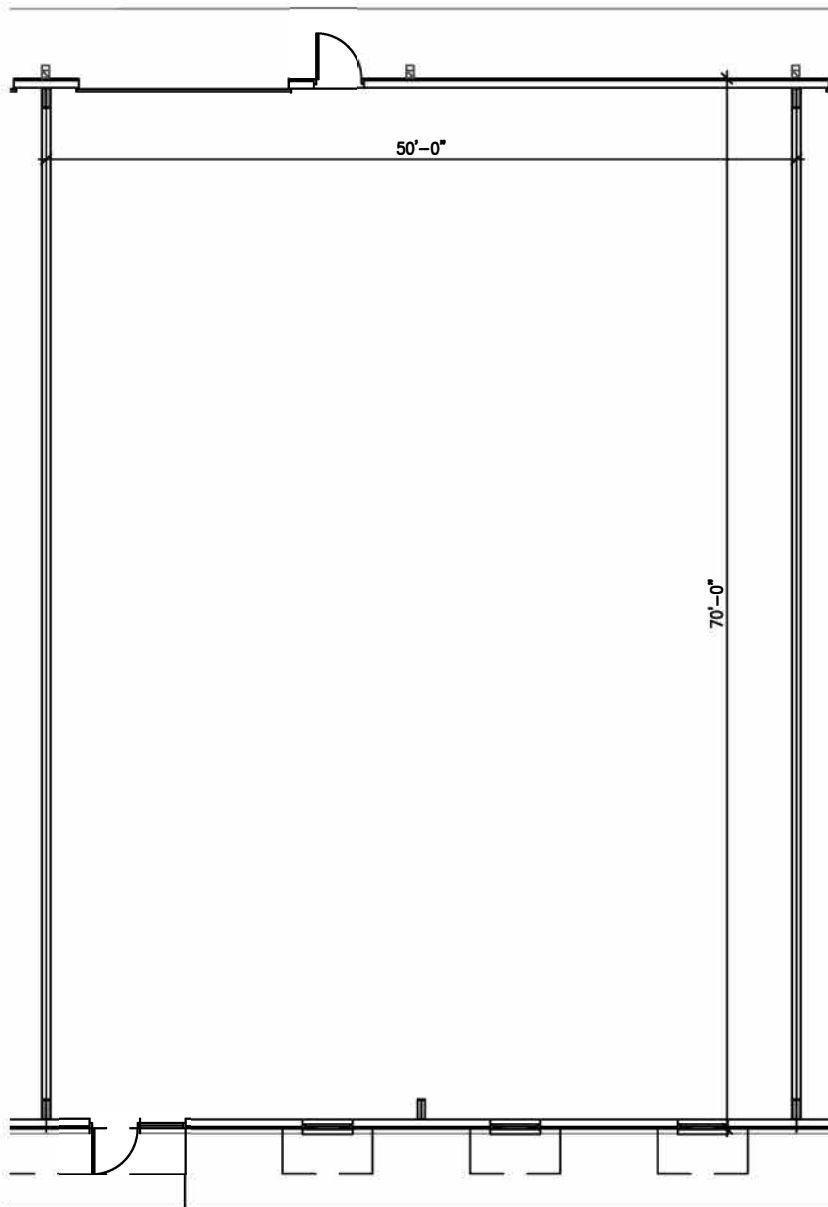
SCALE: 1/8"= 1'-0"

SLOC III

M Comeaux Architects, LLC

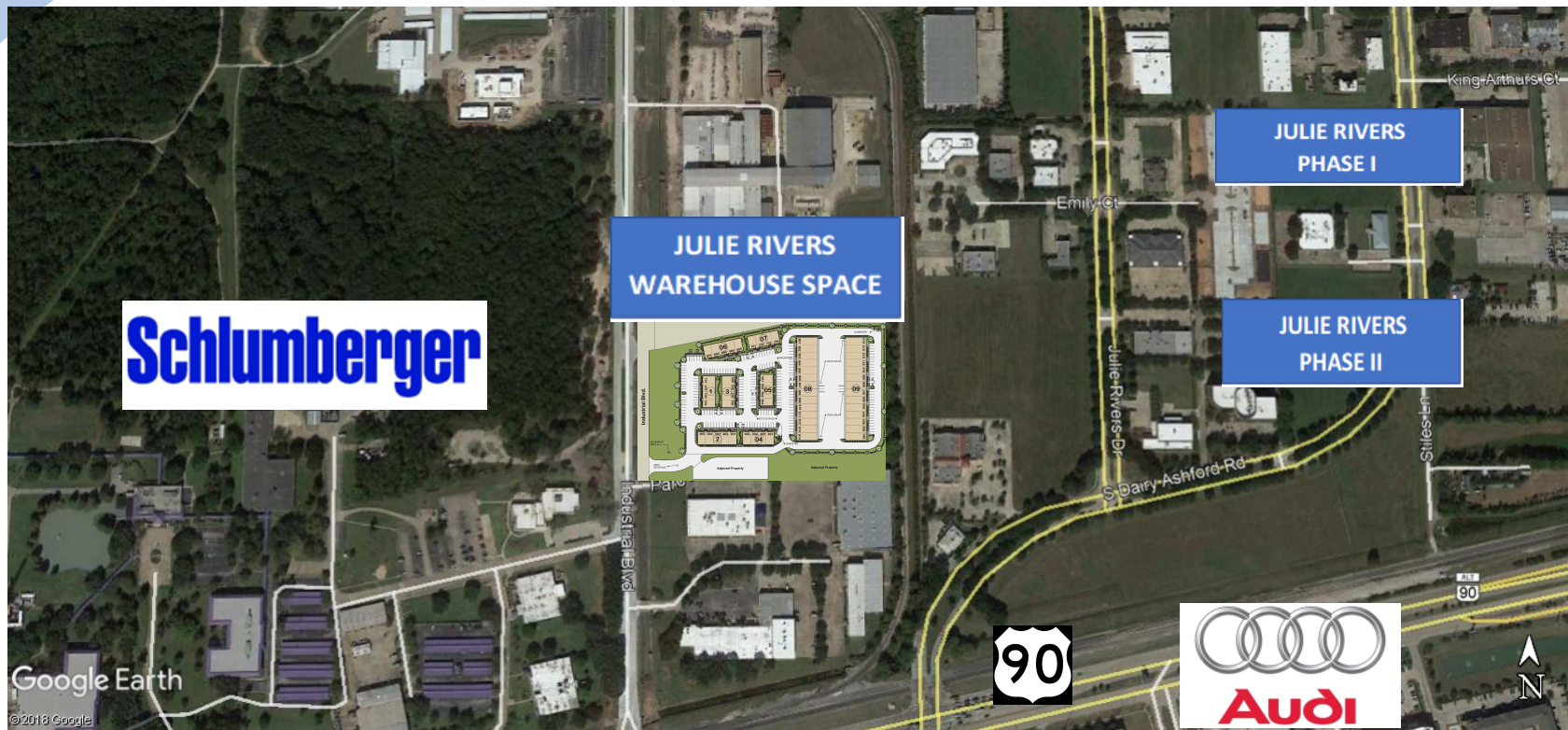
10615 SHADOW WOOD DR.
HOUSTON, TX 77043
832-530-4769

11 February, 2019



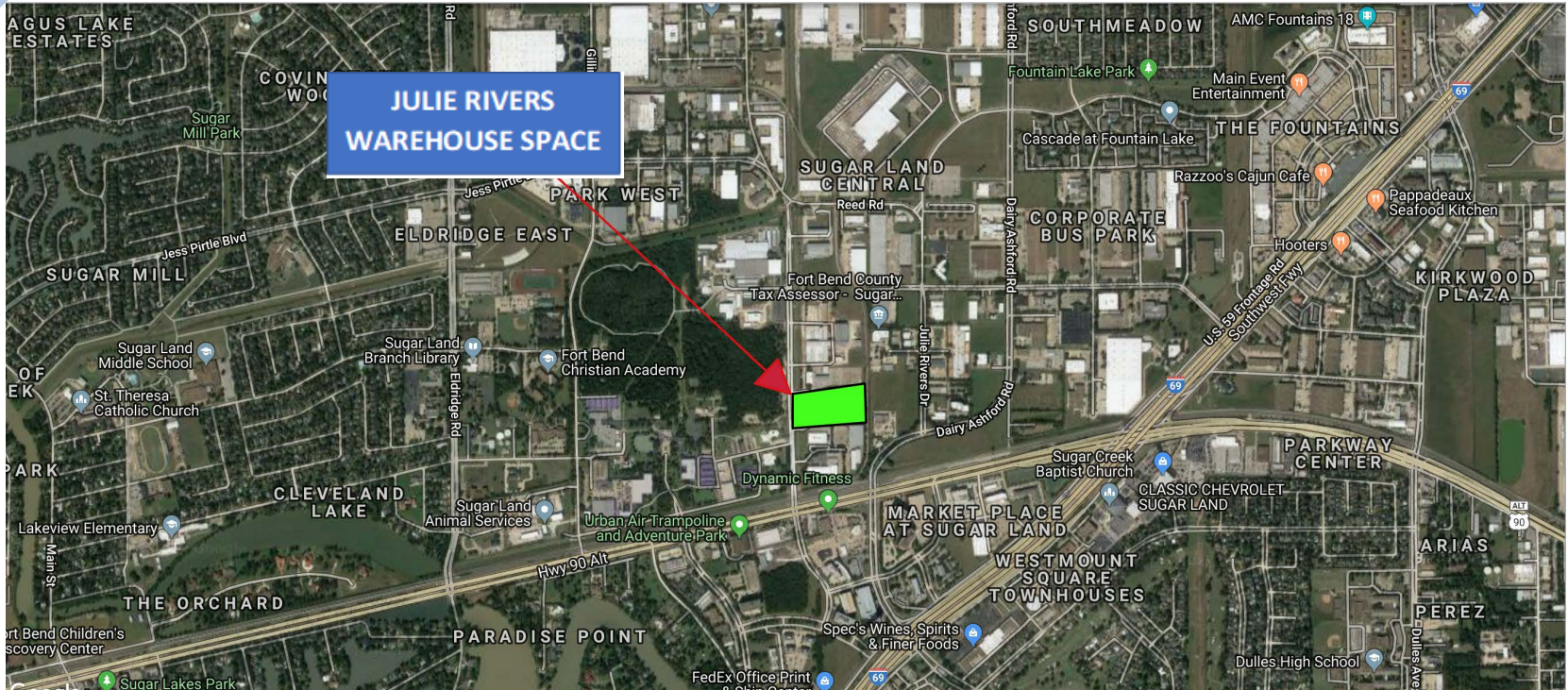
3,500 sf. Warehouse

SCALE: 1/8"= 1'-0"



Investment Highlights

- **Location/Access:** Highway 90A at Industrial Blvd, easy access to Highway 90A, US 59 and Highway 6
- **Uses:** Warehouse
- **Description:** Build to suit for own/lease, Deed restricted
- **Neighboring Businesses:** Schlumberger, NL Barold



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Area Highlights

- Strong Local Economy
 - Major corporate employment hub
 - Over 55% population with Bachelor's Degree
 - Over \$100,000 average HH income
- Major Growth and Development Area
 - Over 1 billion capital investments since 1999
 - Projected over 37% job growth over next 10 years
- Regional Location
 - Access to 6 major Highways including State Hwy 6, US - 90, I - 69, Grand Parkway, Beltway 8 and Westpark Tollway
 - Sugar Land airport which is used by over 100 Fortune 500 companies
- Major Intersection
 - 47,000 cars per day on US - 90
 - 49,000 cars per day on State Hwy 6



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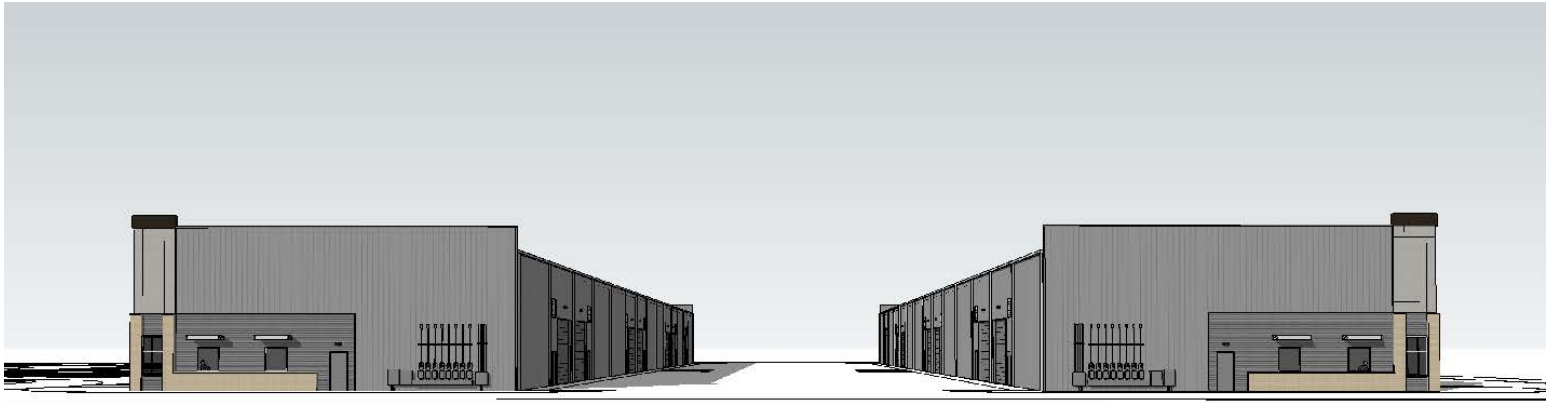


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Information About Brokerage Services

11-2-2015

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.

Jessica Realty	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Designated Broker of Firm	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0
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