



FLEX SPACE
FOR SALE
AT SUGARLAND
BUSINESS PARK

In the heart of award-winning Sugar Land

INVEST IN
YOUR BUSINESS
WITH FLEX SPACE
OWNERSHIP

Located at the Intersection of W. Airport Blvd and Dairy Ashford in the heart of Sugar Land Business Park

Within one of the fastest growing sub-markets in the United States you will find **Julie Rivers Flex Space** located in the heart of **Sugar land**. Unlike most flex spaces available, however, these flex spaces are available to own.

Julie Rivers Flex Space offers business owner the freedom of flex space ownership with the ability to make design selections and construction decisions. Many small businesses are finding flex space ownership to be a better alternative to leasing.

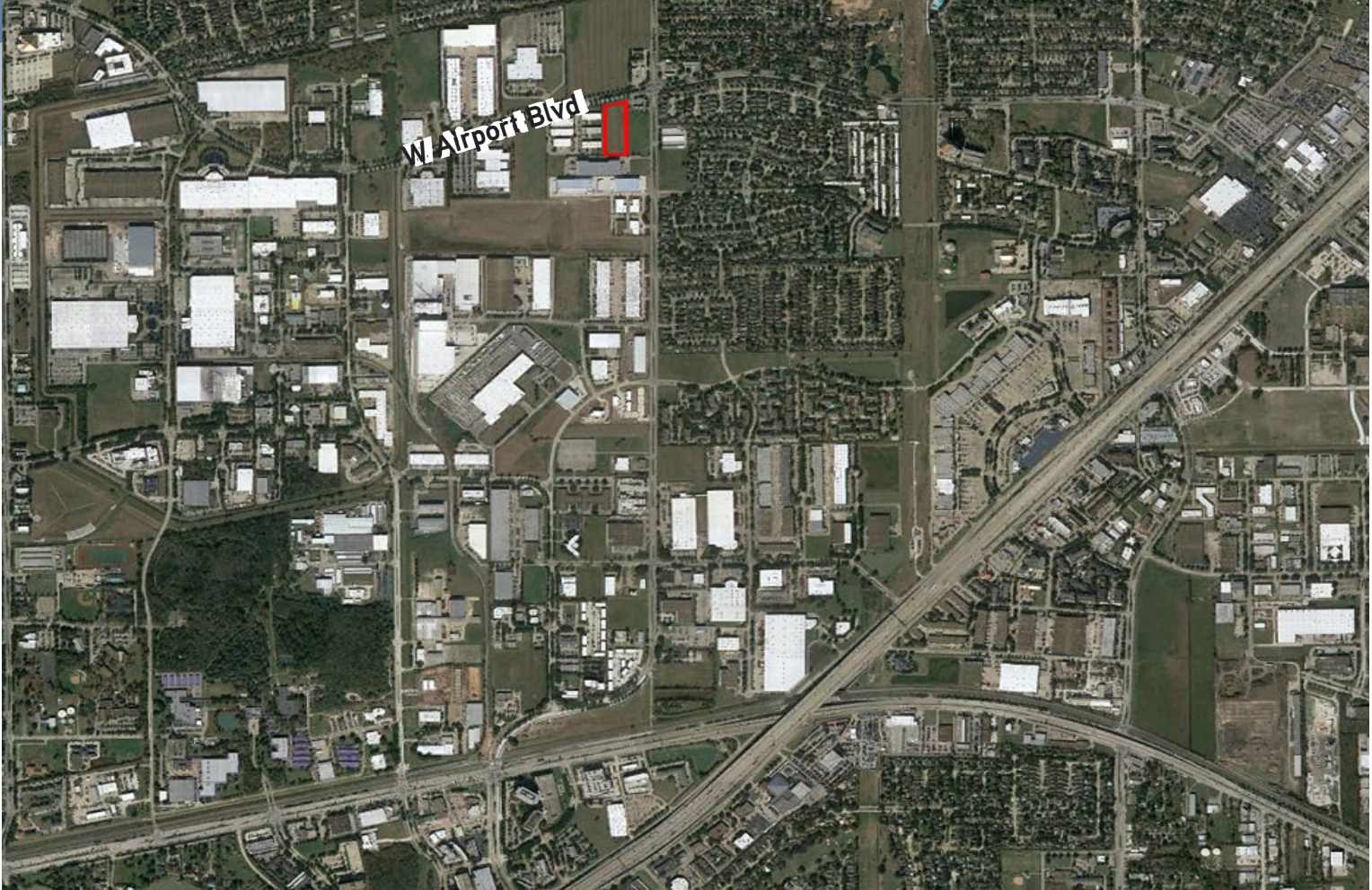
Julie Rivers Flex Space is a brand new business community now under construction in Sugar Land, TX. It consists of over an 8-acre development featuring separate flex spaces. Units start from 1,750 square feet that can be configured to meet larger needs up to 31,500 square feet. Units are configured as separate spaces but can be combined into larger areas as needed.

FEATURES INCLUDE:

- Sizes beginning at 1750 SQFT -31,500 SQFT
- All flex spaces are 100% build - to - suit
- Ceiling clear height of 21'
- 3 phase power
- One 14'x14' grade level door for for each unit
- LED exterior lighting

Property Address: 12425 W Airport Blvd,Sugarland, TX 77478

Jessica Huang
281.793.1832
julieriversofficedevelopment.com



Investment Highlights

- **Location/Access:** 12425 W Airport Blvd, Sugar Land, TX 77478
- **Uses:** Flex Space
- **Description:** Build to suit for own/lease, Deed restricted
- **Location :** Near I-90 and I-59 within the Sugar Land Business Park



FLEX SPACE
FOR SALE
AT WOODCREEK
COMMONS
KATY, TX

VIEW OF SITE LOOKING WEST

Disclaimer: The information contained in this file, while supplied by credible sources, is subject to errors and omission and is not, in any way, warranted by Jessica Realty or by and agent, independent associate employee of Jessica Realty. This information is subject to change without notice.

Area Highlights

- Major Growth and Development Area
 - The Energy Corridor is the third largest employment center in the Houston metropolitan area with 300 + companies,
 - Its growth trajectory suggests nearly 10 times more jobs than housing units will be added to this area over the next 13 years.
 - New energy clusters including software companies are mushrooming in Katy.
- Regional Location
 - The Katy area is one of fastest growing submarkets in the United States.
 - The location is approximately 30 miles west of Houston's CBD and is already surrounded by dense master planned communities with another 20-30,000 new homes planned.
- Major Intersection
 - Located at the intersection of I-10 and FM1463.

Property Address: 26077 Nelson Way, Katy, TX 77494

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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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