

INDUSTRIAL FOR LEASE

7587 MORLEY STREET, HOUSTON

Industrial Building FOR LEASE

7587 Morley St., Houston, 77061

PROPERTY INFORMATION:

LEASE PRICE: \$2500.00/MO Modified Gross

TOTAL ACREAGE: 0.18 AC

BUILDING SIZE: 4,000/SF

- Approx. 3,700SF Industrial Warehouse space
- Remaining 300/SF Air-Conditioned Workshop
- Hobby Airport in close proximity
- Grade Level Door
- Totally fenced property

Traffic Counts:

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Airport Blvd	Fauna St NE	21,431	2018	0.32 mi
Telephone Rd	Linden Crest St SW	30,988	2018	0.33 mi
Drouet St	Telephone Rd SW	8,237	2020	0.37 mi
Telephone Rd	Covern St N	32,479	2018	0.46 mi
Airport Blvd	Dover St W	35,834	2020	0.47 mi
Broadway St	Airport Blvd S	15,805	2020	0.49 mi
Airport Blvd	Broadway St N	8,420	2014	0.53 mi
Broadway St	Airport Blvd N	9,261	2018	0.53 mi
Telephone Rd	Airport Blvd N	32,893	2020	0.54 mi



FOR MORE INFORMATION:

John Williams 713.492.1163 Real Estate Options of Texas, Broker
Wayne Rutledge 832.875.2980 Rutledge Commercial Real Estate, Broker
Iris Velazquez 281-900-3622 Alexandrite Realty



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This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



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EXECUTIVE SUMMARY

Lease Price	\$2500.00/MO	Modified Gross
Building Size	4000/SF	
Lot Size	7,632/SF	
Occupancy	0%	
Location	Harris County	

DEMOGRAPHICS

	1 Mi	3 Mi
Population	17,086	112,416
Average Age	31.10	31.40
Median HH Income	\$36,951	\$39,128



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Houston, TX 77061





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.

11-2-2015

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.

Rutledge Real Estate, LLC	9005660	wayne@rutledgecommercial.com	(832) 875-2980
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
WayneRutledge	0574582	wayne@rutledgecommercial.com	(832) 875-2980
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wayne Rutledge	0574582	wayne@rutledgecommercial.com	(832) 875-2980
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
LARS 1.0
TAR 2901



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