

LAWRENCE BUSINESS PARK FOR SALE

820 – 880 Lawrence Road, Kemah, Texas 77565

4 OFFICE/WAREHOUSE BUILDINGS AND 3 PAD SITES AVAILABLE:

820 Lawrence Rd. – 4,800/SF Bldg - Land 31,000/SF

830 Lawrence Rd. – Pad Site Land 33,000/SF

840 Lawrence Rd. – 6,000/SF Bldg - Land 33,900/SF

850 Lawrence Rd. – 6,000/SF Bldg - Land 33,900/SF

860 Lawrence Rd. – Pad Site Land 33,000/SF

870 Lawrence Rd. – Pad Site Land 33,000/SF

880 Lawrence Rd. – 4,800/SF Bldg - Land 29,942/SF

BUILDING SALE PRICES: \$1,500,000.00/each

PAD SITE PRICES: \$500,000.00/each

- ✓ ALL part of the Lawrence Business Park Property Owners Association.
- ✓ Buildings wired for high-speed internet.
- ✓ Close to numerous retail and restaurants in the area.
- ✓ Located in Kemah, but within the League City ETJ.

SELLER FINANCING AVAILABLE!



www.RutledgeCommercial.com

PO Box 580332

Houston, TX 77258

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.

FOR MORE INFORMATION CONTACT:

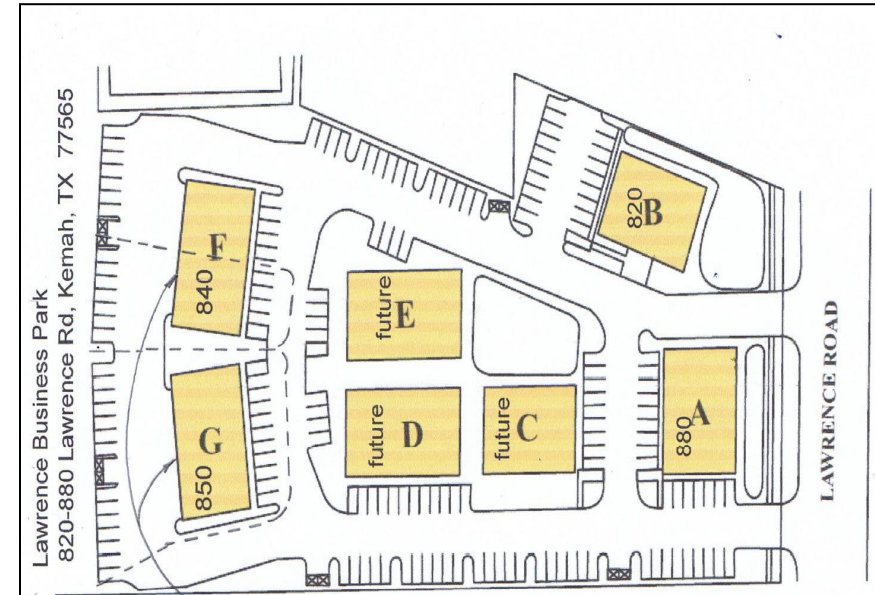
Wayne Rutledge

Wayne@RutledgeCommercial.com

832-875-2980

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820 & 880 Lawrence Office Condos FEATURES:

- Each space has its individual entry.
- Single story first floor space
- 10' ceiling heights
- Well insulated quiet concrete walls
- Hurricane glass windows

830,860, & 870 Pad Sites FEATURES: Is Shovel Ready!

All site improvements are in place including parking spaces, driveway lighting and trash enclosures, and will facilitate office or warehouse buildings ranging 4,800 to 6,000 SF in size

- Off-site storm water detention
- Water, sewer and electrical to each site

840 & 850 Lawrence Flex Warehouses Features:

- Concrete tilt-wall construction
- 19' Ceiling heights
- Three (3) 10' x 12' grade level loading doors
- Semi-truck access
- 3 phase power

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COMPLETE PACKAGE **\$7,500,000.00**

LAWRENCE BUSINESS PARK

820 THRU 880 Lawrence Road,

Kemah, Texas 77565



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Rutledge Real Estate, LLC</u>	<u>9005660</u>	<u>wayne@rutledgecommercial.com</u>	<u>(281)957-7980</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Wayne Rutledge</u>	<u>574582</u>	<u>wayne@rutledgecommercial.com</u>	<u>(832)875-2980</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Wayne Rutledge</u>	<u>574582</u>	<u>wayne@rutledgecommercial.com</u>	<u>(832)875-2980</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Laurie Rutledge</u>	<u>671487</u>	<u>Laurie@rutledgecommercial.com</u>	<u>(832)641-9103</u>
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

Rutledge Real Estate, P. O. Box 580666 Houston, TX 77258
Laurie Rutledge

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Phone: 2819577980 Fax: _____

1ABS 1-0 Date

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