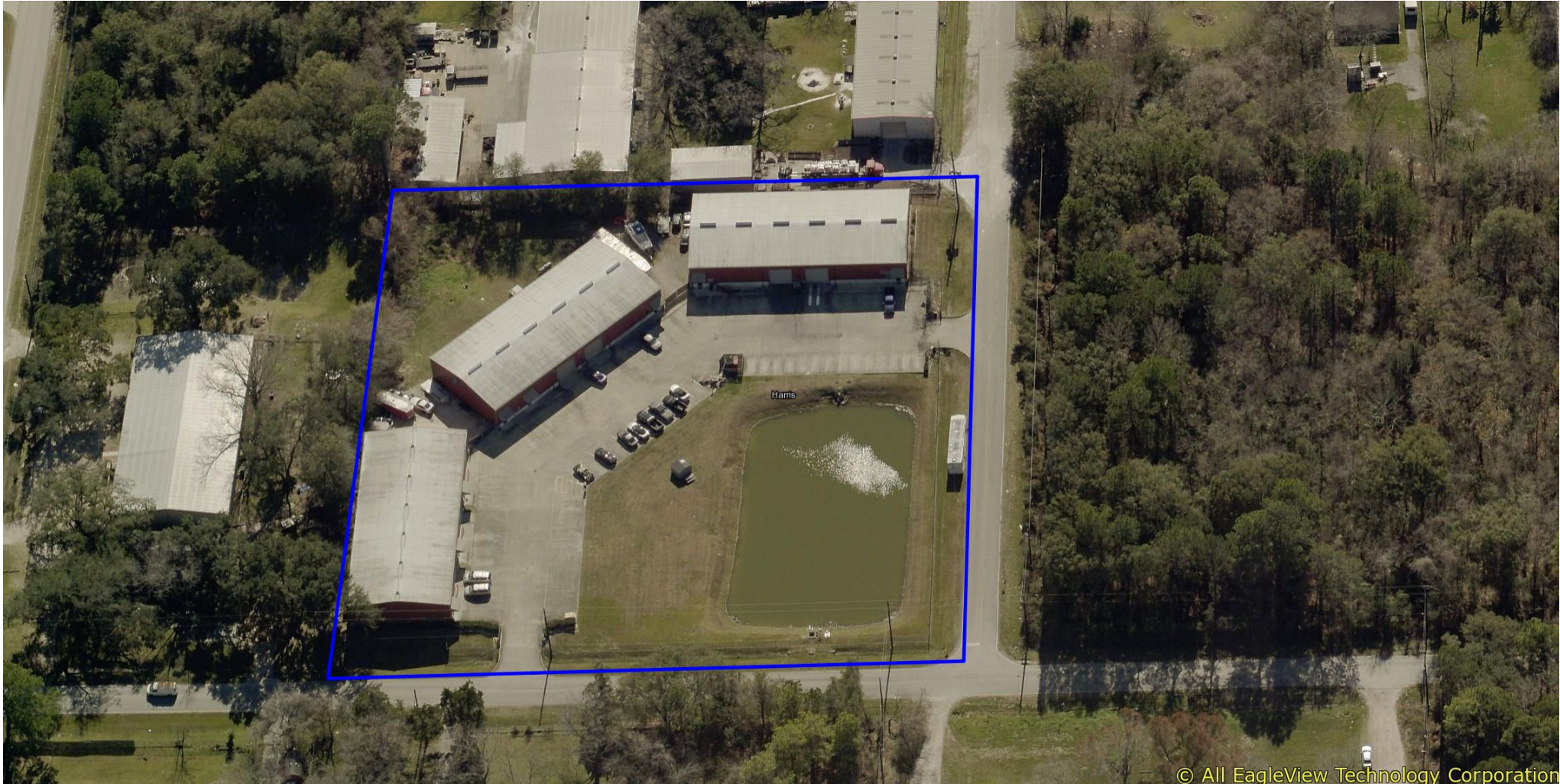




**FLATROCK**  
COMMERCIAL REAL ESTATE GROUP

# 8967 Gilder Rd., Houston TX 77064

For Sale | Investment Opportunity | \$4,070,000



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**Caleb Lawson, CCIM, SIOR** | Direct: 713-568-1750 | Mobile: 713-204-2110 | [caleb@flatrockcompanies.com](mailto:caleb@flatrockcompanies.com)  
Flatrock Companies | 713-574-6433 | [www.flatrockcompanies.com](http://www.flatrockcompanies.com)



**FLATROCK**  
COMMERCIAL REAL ESTATE GROUP

# 8967 Gilder Rd., Houston TX 77064

## For Sale | Investment Opportunity

For sale as an investment, commercial park comprised of three (3) 8,000 SQ FT buildings. This property has easy access to FM 1960, State Highway 249, and Beltway 8 and in great proximity to many restaurants and retail.

- Three (3) – 8,000 SQ FT buildings situated on 2.84 acres
- 12302 Van Buren St. – Three (3) 14'x14' overhead doors (1,900 SQ FT is climate-controlled warehouse space)
- 8967 Gilder Rd. – Two (2) 14'x14' overhead doors
- 8963 Gilder Rd. – Two (2) 14'x14' overhead doors, climate-controlled warehouse
- Each building has 480V 3-Phase 600 AMP Service
- Constructed in 2012
- ±5,500 SQ FT of additional land to add another building
- Multiple office entrances for each building
- Clear Span
- 18' clear height
- Gated and fenced business park
- Fenced outside storage available for each building

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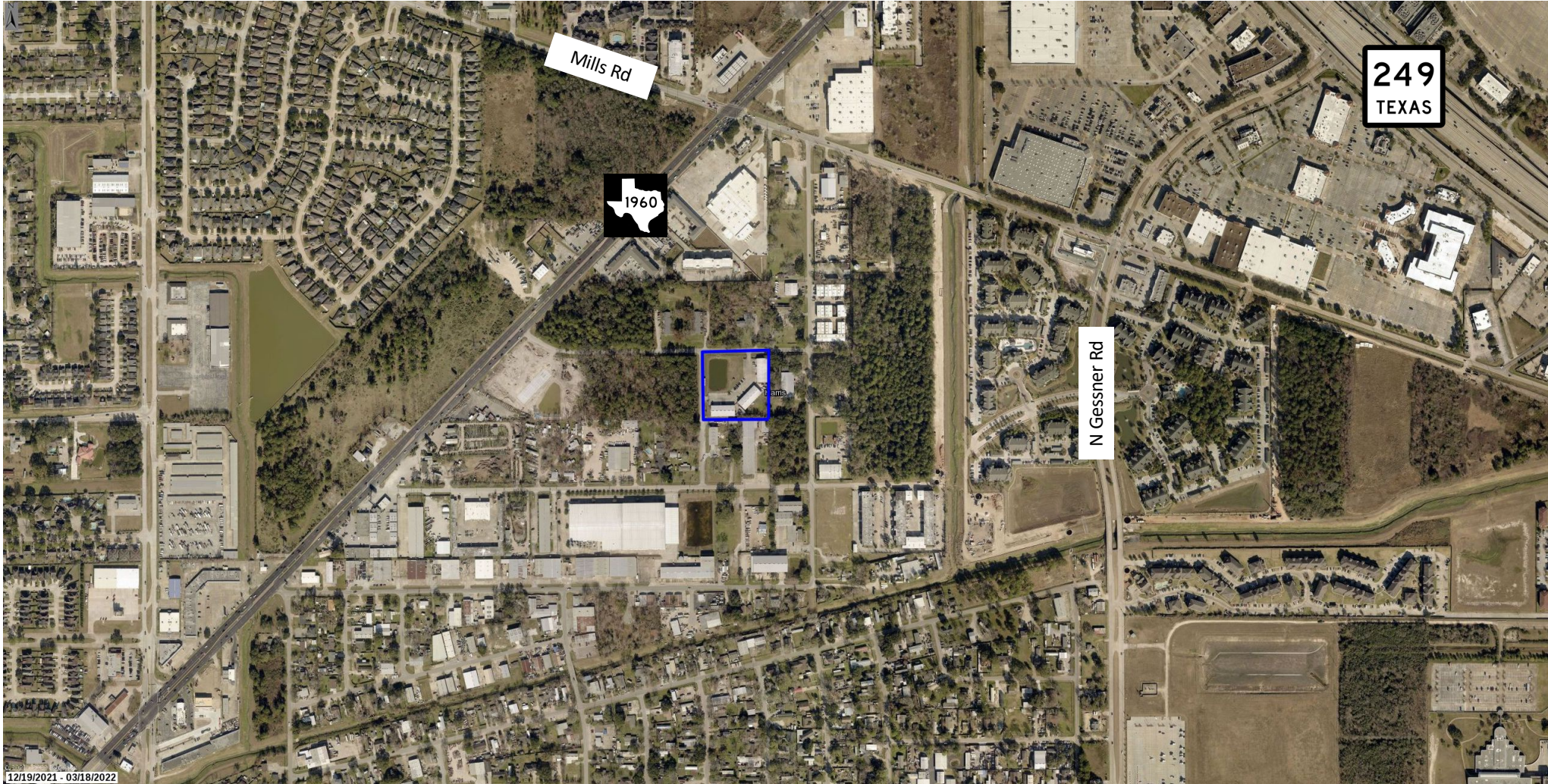
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# 8967 Gilder Rd., Houston TX 77064

For Sale | Investment Opportunity



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# 8967 Gilder Rd., Houston TX 77064

## For Sale | Investment Opportunity



01/11/2022

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**FLATROCK**  
COMMERCIAL REAL ESTATE GROUP

# 8963 Gilder Rd., Houston TX 77064



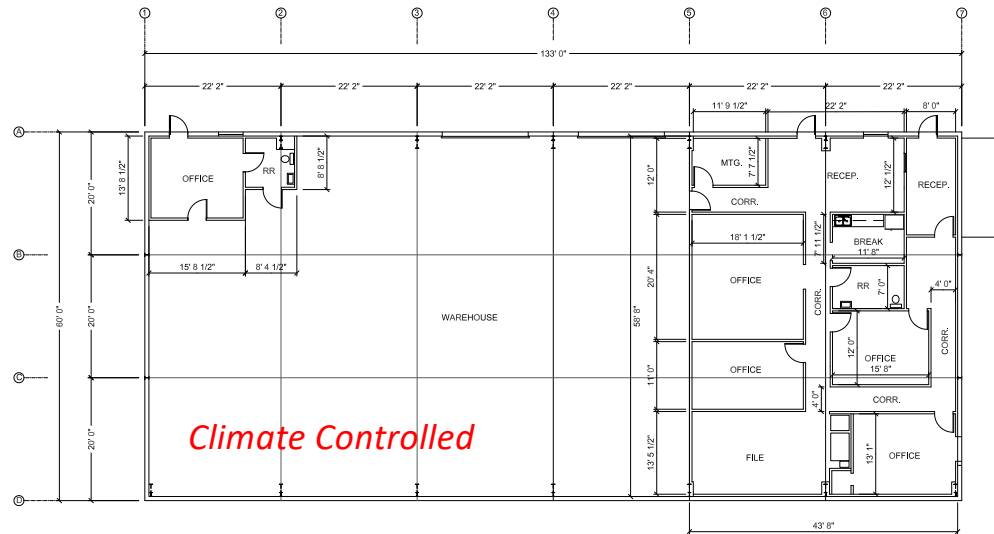
- 8,000 SQ FT with 2,500 SQ FT (1<sup>st</sup> floor) and 750 SQ FT (2<sup>nd</sup> floor) of two-story office
- Two (2) 14'x14' overhead doors
- 18' clear height
- Clear Span
- Climate controlled warehouse
- Located in fenced and gated business park





**FLATROCK**  
COMMERCIAL REAL ESTATE GROUP

# 8963 Gilder Rd., Houston TX 77064



FLOOR PLAN - BUILDING B

1/8" = 1' 0"

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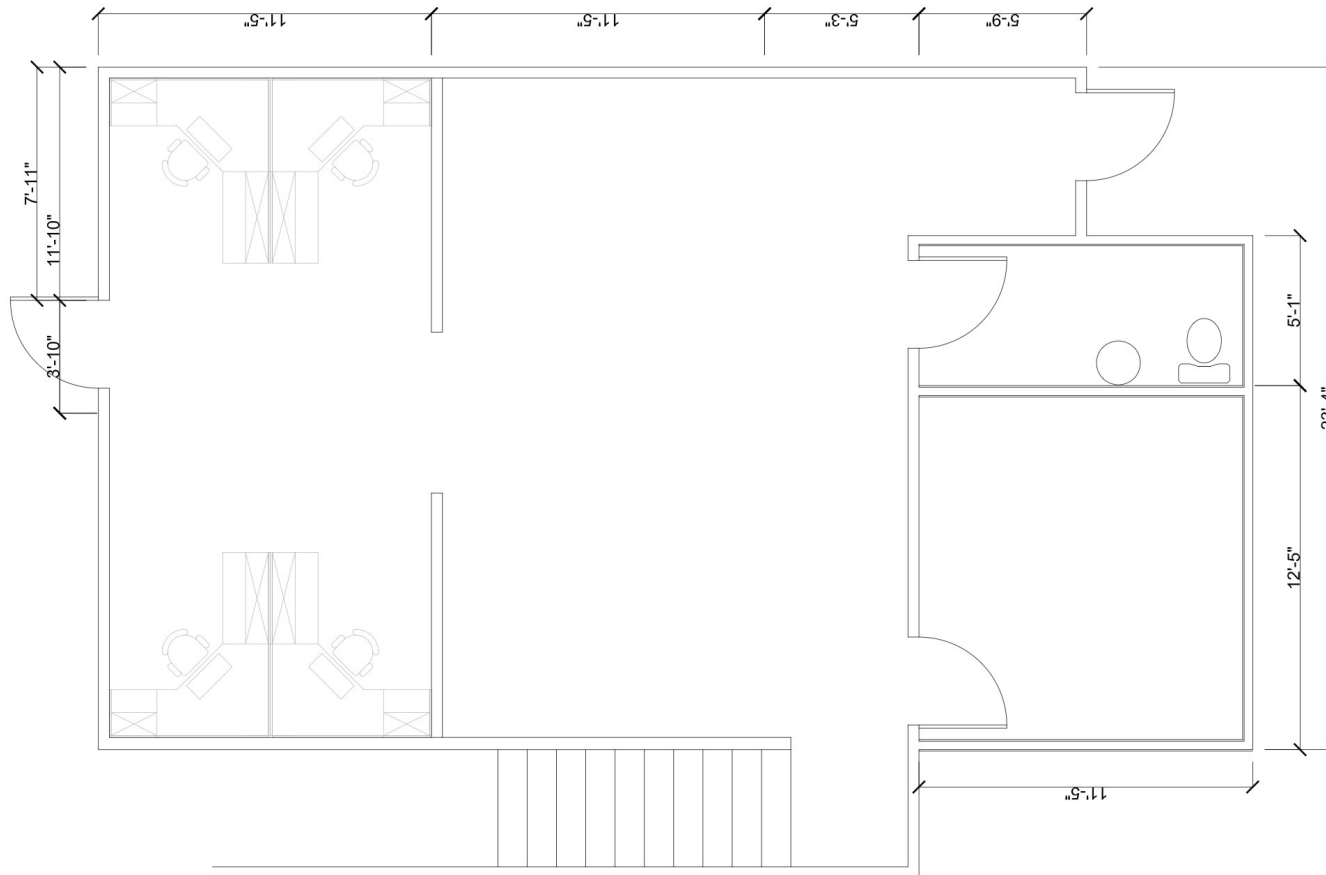
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## Second floor office layout



Caleb Lawson, CCIM, SIOR | Direct: 713-568-1750 | Mobile: 713-204-2110 | [caleb@flatrockcompanies.com](mailto:caleb@flatrockcompanies.com)

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**FLATROCK**  
COMMERCIAL REAL ESTATE GROUP

# 12302 Van Buren St., Houston TX 77064



- 8,000 SQ FT building demised into two (2) suites
  - **Suite A** 2,666 SQ FT, with 640 SQ FT of office. Climate controlled.
  - **Suite B** 5,300 SQ FT with 1,800 SQ FT of office
- Option to combine both suites for use of the full 8,000 SQ FT
- Three (3) 14'x14' overhead doors
- 18' clear height
- Clear Span
- Located in fenced and gated business park

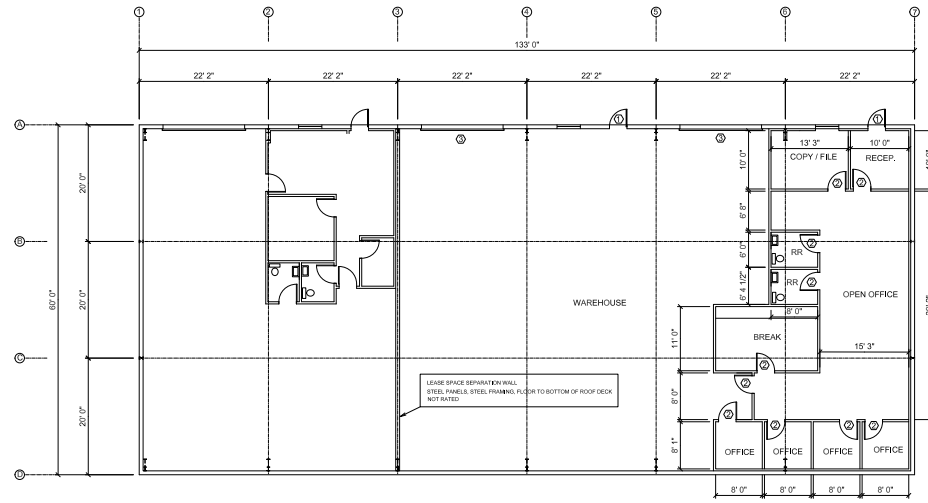
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**FLATROCK**  
COMMERCIAL REAL ESTATE GROUP

# 12302 Van Buren St., Houston TX 77064



CALL TO NORTH

FLOOR PLAN - BUILDING C  
SUITE B

1/8" = 1' 0"

**DOOR SCHEDULE:**

- ① 3070 HOLLOW METAL  
1 1/2 PR HINGES, CLOSER, DEAD BOLT LOCK  
SIGN IN "L" LETTERS STATING  
THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- ② 3088 HC WOOD  
1 1/2 PR HINGES, PASSAGE SET  
(PRIVACY SET IN RESTROOMS)
- ③ 14' X 14' OVERHEAD SECTIONAL

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# Gilder Business Park



**Caleb Lawson, CCIM, SIOR** | Direct: 713-568-1750 | Mobile: 713-204-2110 | [caleb@flatrockcompanies.com](mailto:caleb@flatrockcompanies.com)  
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FLATROCK  
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# 8967 Gilder Rd., Houston TX 77064

## IABS



### 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.

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