

Industrial Office | Warehouse for Lease

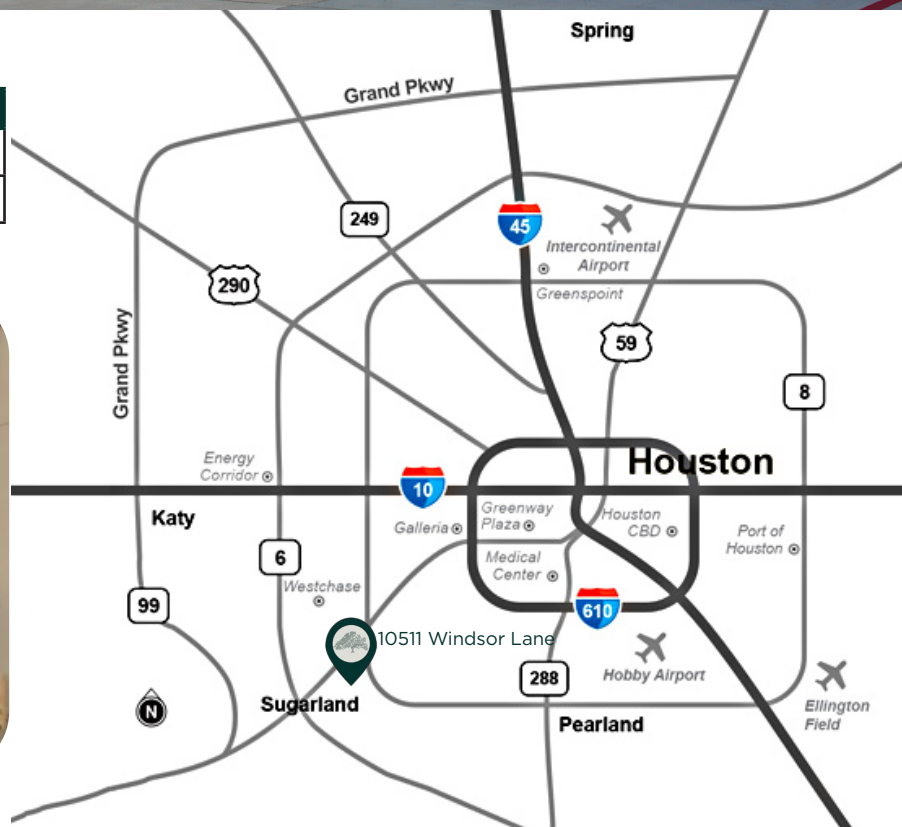
10511 WINDSOR LANE | HOUSTON, TX 77031



FOR LEASE

SPACE AVAILABILITY

UNIT	SF	RATE
A-105	1,525 - 3,050 SF	
A-106	1,525 - 3,050 SF	



Matt Easterling
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PROPERTY DESCRIPTION



Three-star industrial office/warehouse property conveniently located near Stafford and Sugar Land with excellent visibility at the corner of Windsor Ln and Murphy Rd. The property offers strong signage opportunities, abundant free on-site parking, and convenient access to the Sam Houston Tollway and Southwest Freeway.

Designed for functionality and accessibility, the property features roll-up doors, excellent visibility, public transportation access, and local on-site management and maintenance. Ideal for a variety of industrial, warehouse, showroom, or service-oriented users seeking a highly accessible location in Southwest Houston.

PROPERTY HIGHLIGHTS

- Conveniently Located Near Stafford and Sugar Land
- 8' x 10' Grade Level OH Door
- 18' Clear Height
- Fully Sprinkled
- 3-Phase Power
- Fully AC'd Office and Restroom
- Flexible Lease Terms
- Local Ownership
- Great Access to Sam Houston Tollway, and Southwest Freeway

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DEMOGRAPHICS

POPULATION

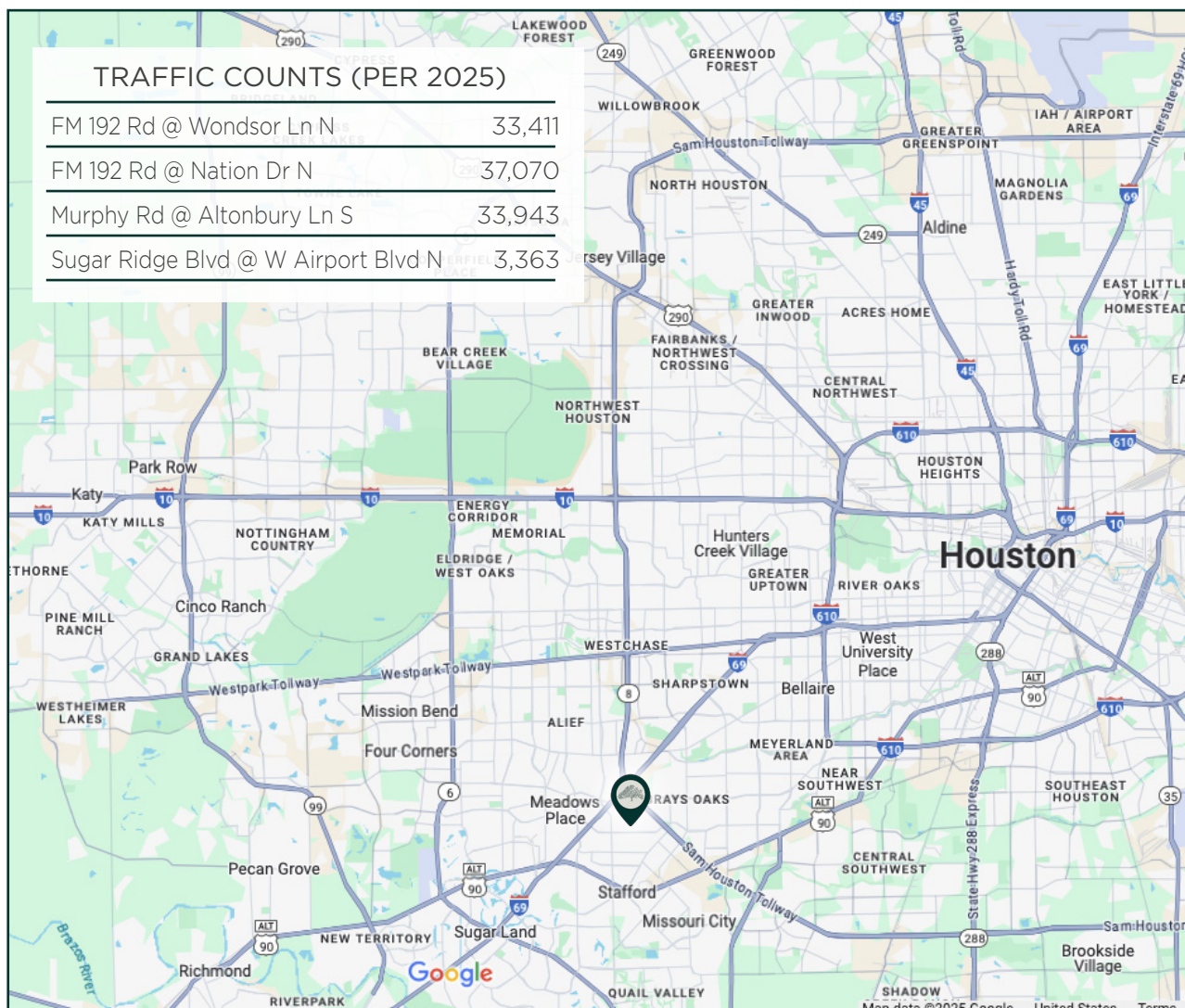
	1 mile	3 miles	5 miles
2020 Population	6,588	135,629	420,455
2025 Population	7,436	145,813	450,087
2030 Population Projection	8,153	158,117	488,305

INCOME

Avg HH Income	\$61,295	\$75,634	\$82,365
Median HH Income	\$46,361	\$56,449	\$59,797

HOUSING

Median Home Value	\$243,974	\$251,567	\$264,390
Median Year Built	1978	1984	1982



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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Matthew B Easterling	715557	measterling@landparkco.com	(713) 325-4112
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date