

TXB Realty Services, LLC is pleased to exclusively offer this versatile industrial office/warehouse facility on 2.10 acres located at 13626 Ann Louise Road in northwest Houston.



List Price \$1,299,000

LOCATION HIGHLIGHTS:

Northwest Houston Industrial Market
Convenient access to Beltway 8
Convenient access to Interstate 45
Convenient access to Hardy Toll Road
Near George Bush Intercontinental
Airport (IAH)

IDEAL FOR:

Industrial Contractors
Commercial Service Companies
Equipment Sales & Rental
Fleet Maintenance
Fabrication & Welding

Manufacturing
Utility Contractors
Construction Companies
Owner/User Investment
Distribution

TXB REALTY SERVICES, LLC

1304 East Adams Street (Box 36)
Brownsville, TX 78520



ELIZA VASQUEZ-YOUNGBLOOD

Broker/Appraiser
956.579.9890 Mobile
evasquez@txb-realty.com

PROPERTY SPECIFICATIONS

Item	Description
List Price	\$1,299,000
Land Area	91,476 SF (2.10 Acres)
Building Area	9,612 SF (HCAD)
Main Warehouse	6,912 SF
Secondary Warehouse	2,700 SF
Year Built	2002 (HCAD)
Office Area	Approx. 440 SF (within main warehouse)
Eave Heights	Main ±15 ft / Secondary ±21 ft
Overhead Doors	11 Total
Site Paving	±50,000 SF Stabilized Gravel + ±1,440 SF Heavy Concrete (HCAD)
Covered Canopy Area	±2,250 SF (HCAD)
Utilities	City Water / Septic System
Jurisdiction	Unincorporated Harris County

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MAIN WAREHOUSE

The main warehouse contains approximately 6,912 SF (HCAD) and serves as the property's primary operational building. The building offers a functional layout with warehouse space, office area, and employee amenities designed to support a variety of industrial users.

FEATURES

Approximately 6,912 SF (HCAD)

Estimated 15-foot eave height

Constructed in 2002 (HCAD)

Nine (9) grade-level overhead doors

Six (6) 10' x 10'

Three (3) 12' x 12'

Approximately 440 SF air-conditioned office area within the warehouse

Multiple private offices

Reception/work area

Kitchen/break area with sink

Full bathroom with shower

Electric water heater

Attached covered work/storage awning ($\pm 2,250$ SF combined canopy area, HCAD)

Large stabilized yard — $\pm 50,000$ SF gravel paving plus $\pm 1,440$ SF heavy concrete (HCAD)



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MAIN WAREHOUSE PHOTOS



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MAIN WAREHOUSE PHOTOS



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MAIN WAREHOUSE PHOTOS



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MAIN WAREHOUSE PHOTOS



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SECONDARY WAREHOUSE

The secondary warehouse contains approximately 2,700 SF (HCAD) and provides additional operational flexibility for warehousing, fabrication, equipment maintenance, or specialized industrial operations.

FEATURES

Approximately 2,700 SF (HCAD)

Estimated 21-foot eave height

Constructed in 2002 (HCAD)

Two (2) 14' x 14' overhead doors

Concrete floor

Freestanding building

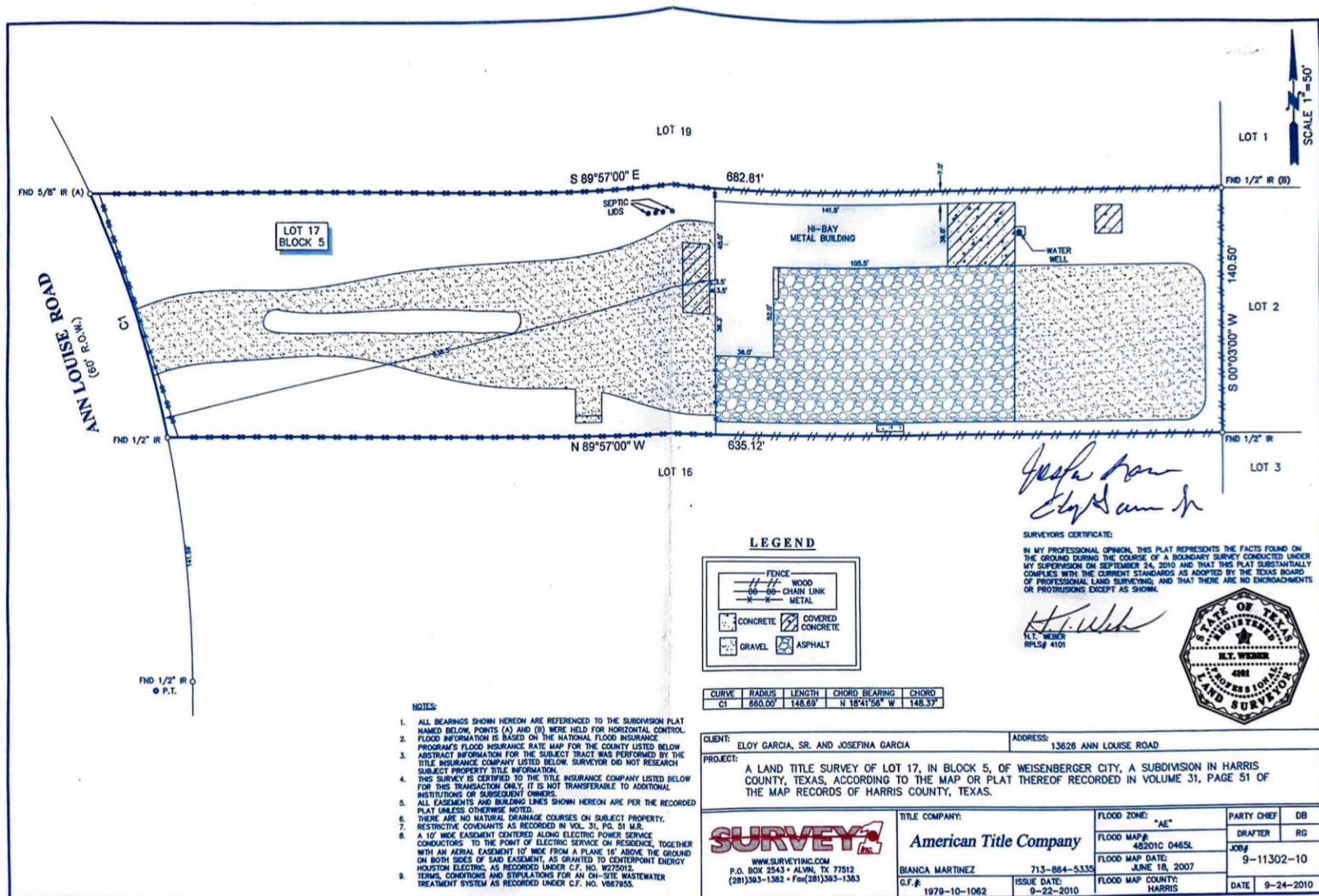


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SURVEY



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SITE IMPROVEMENT EXHIBIT

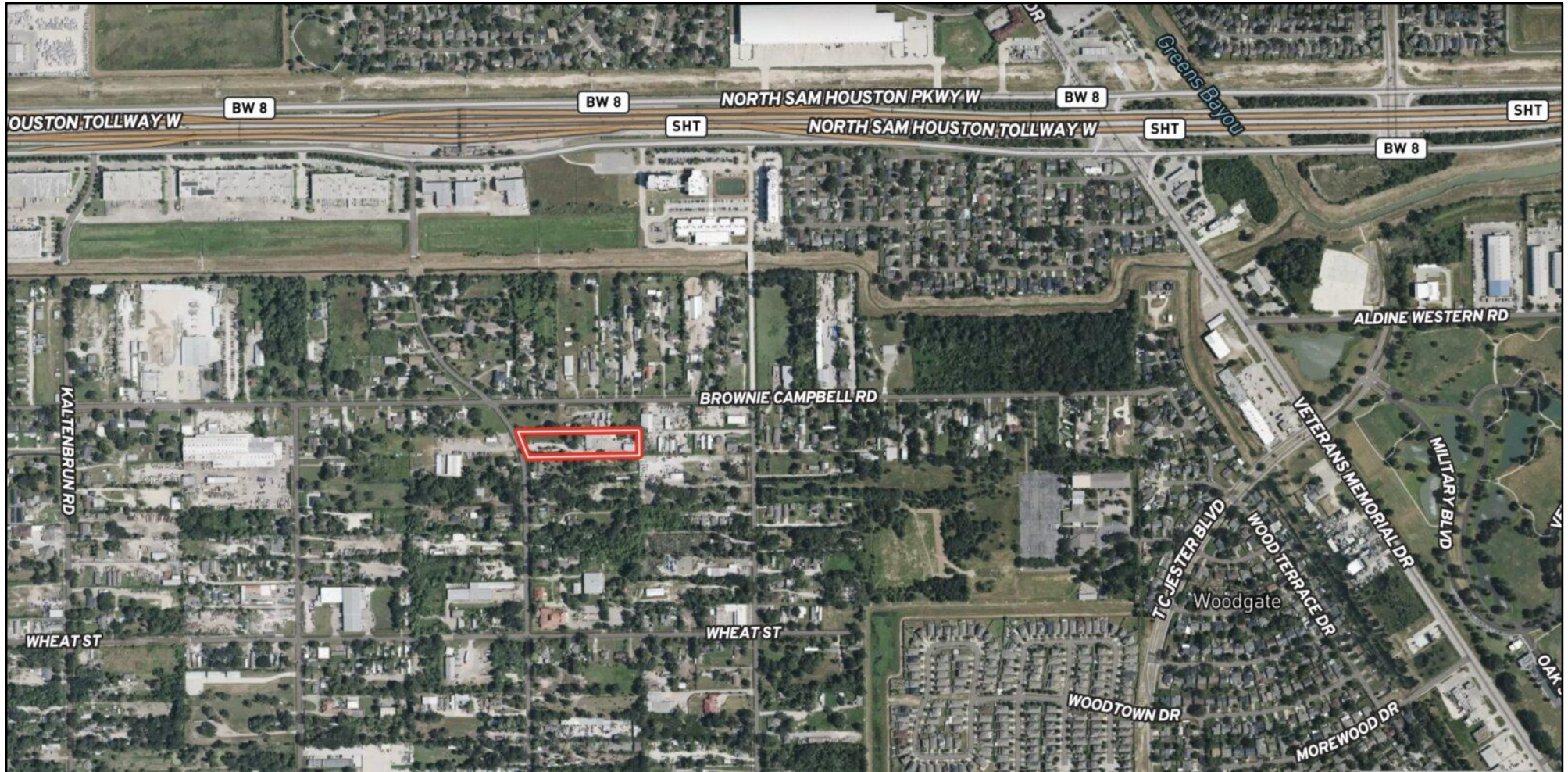


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AERIAL MAP

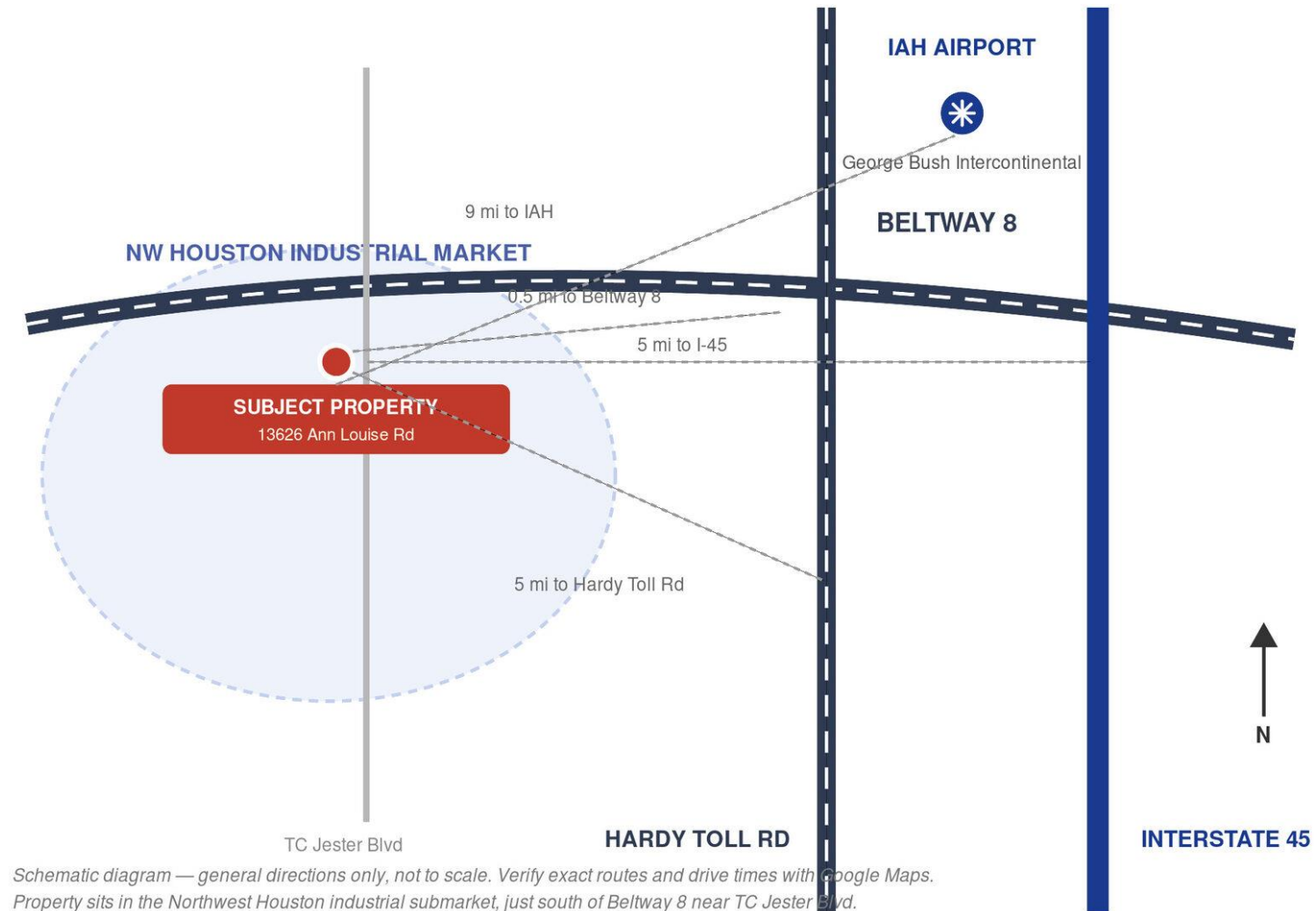


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LOCATION ADVANTAGE MAP



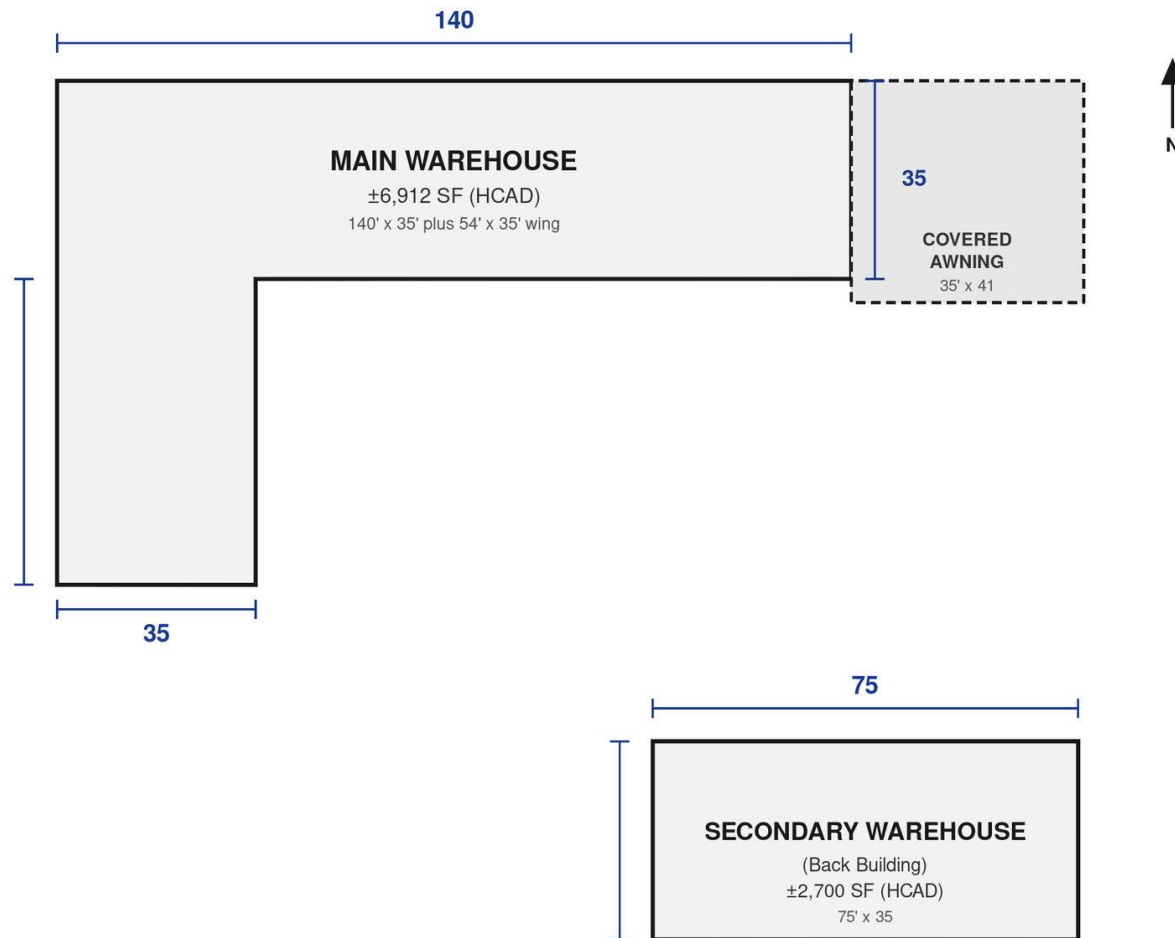
Strategically located in northwest Houston with convenient access to major transportation corridors serving the Houston metropolitan area.

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FLOOR PLAN



Site sketch based on dimensions provided by the property owner; not a survey and not to scale.
Building square footage per Harris County Appraisal District (HCAD). Buyer to verify all dimensions independently.

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INFORMATION ABOUT BROKERAGE SERVICES



TREC
TEXAS REAL ESTATE COMMISSION

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.

11-03-2025



REAL ESTATE
OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Eliza Vasquez-Youngblood	595888	evasquez@txb-realty.com	(956)579-9890
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Eliza Vasquez-Youngblood	595888	evasquez@txb-realty.com	(956)579-9890
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov

Eliza Vasquez

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