



1960 INDUSTRIAL PARK- BLDG D FOR SALE OR LEASE



JONATHAN SELLERS

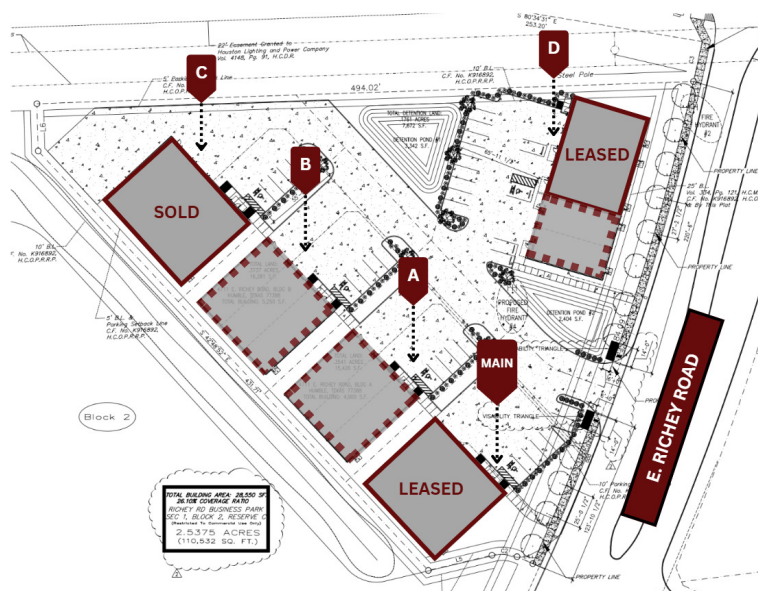
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4711 E RICHEY RD | HUMBLE, TX 77338



FOR SALE OR LEASE

Building Size: $\pm 7,500$ SF

Available: $\pm 3,000$

Office: BTS

Eave Height: $\pm 18'$

Construction: Fully insulated metal

Loading: One (1) 14' x 16' grade level door

Power: 480V 3 Phase Power

Location: Hardy Toll Road (± 3 miles), Interstate 45 (± 4 miles), Sam Houston Tollway (± 6 miles), and Interstate 69 (± 6 miles)

SALE PRICE: \$1,275,000

LEASE RATE: \$4,230/ MONTH

\$1.10 BASE RENT + \$0.31 NNN

PROPERTY HIGHLIGHTS

- Building D is a **$\pm 7,500$ SF fully insulated metal building** available for sale at **\$1,275,000**. The building is divided into two spaces:
- **$\pm 4,500$ SF** — Currently leased to an established, long-term tenant (Cases Mobile Sun Block) generating immediate rental income
- **$\pm 3,000$ SF** — Available for you to occupy and run your own business
- The tenant's rent helps offset your ownership costs — meaning you effectively **operate your business at a fraction of the cost** of owning the entire building yourself.

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TENANT DESCRIPTION

Founded in 1988 as a mobile window tinting business, this family-owned and operated company has grown into a full-service automotive enhancement provider serving the Houston area. The tenant offers professional window tinting for personal and commercial vehicles, as well as residential and commercial properties, delivering increased privacy, UV protection, and a sleek finish. Additional services include premium leather interior conversions, ceramic coatings for long-lasting paint protection, and a wide range of aftermarket truck accessories such as bed covers and side steps. With decades of experience and established relationships servicing multiple area dealerships, the company has built a strong reputation for quality craftsmanship and reliable service.

TENANT OVERVIEW

Company:	Cases Mobile Sun Block
Lease Type:	NNN
Base Term:	60 months
Term Remaining:	56 months
Website:	https://www.casessunblock.net/

RENT SCHEDULE

LEASE MONTHS	BASE RENT (MO)	ANNUAL NOI
0-12	\$4,950	\$59,400
13-24	\$5,175	\$62,100
25-36	\$5,400	\$64,800
37-48	\$5,625	\$67,500
49-60	\$5,850	\$70,200

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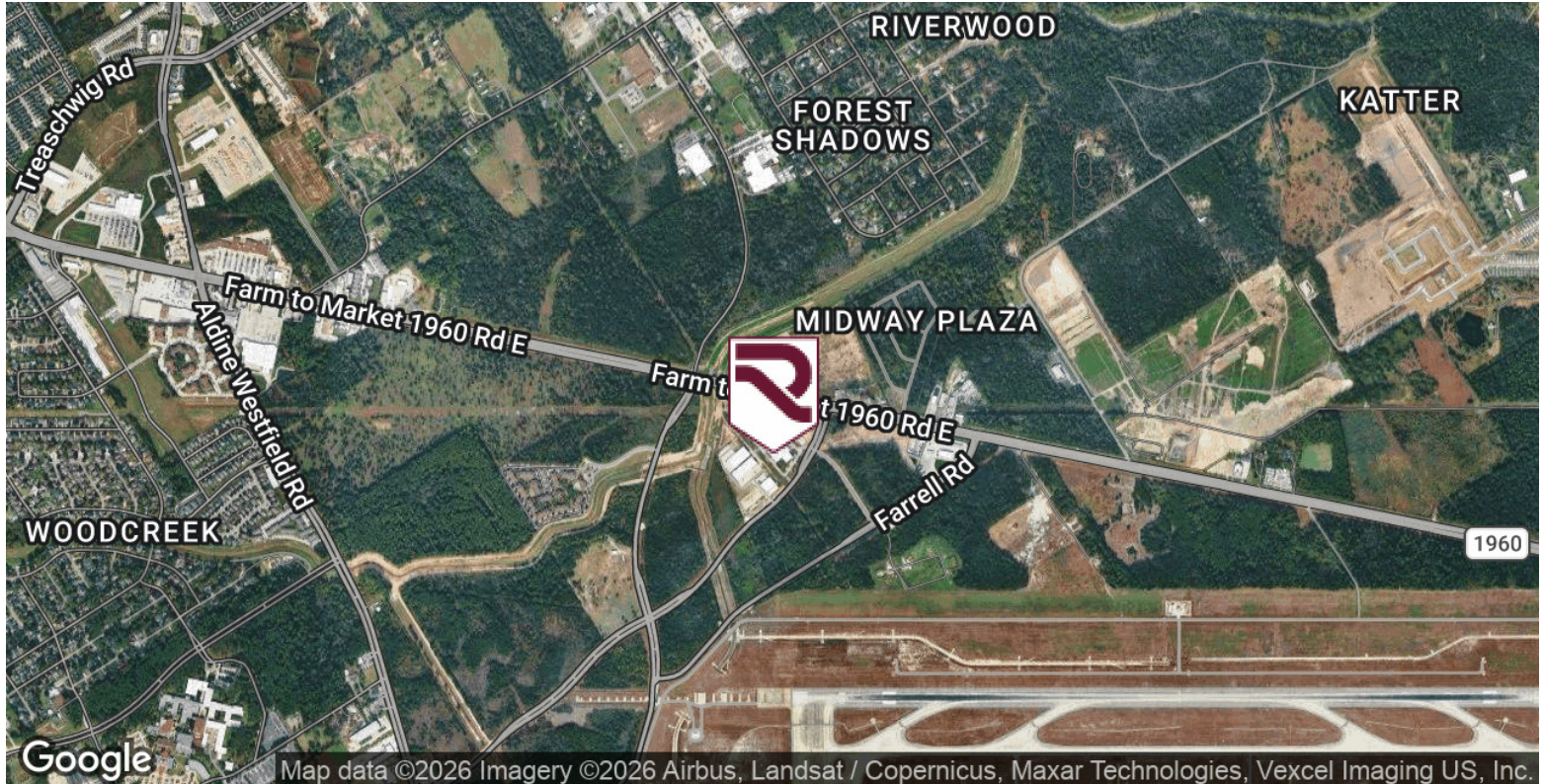
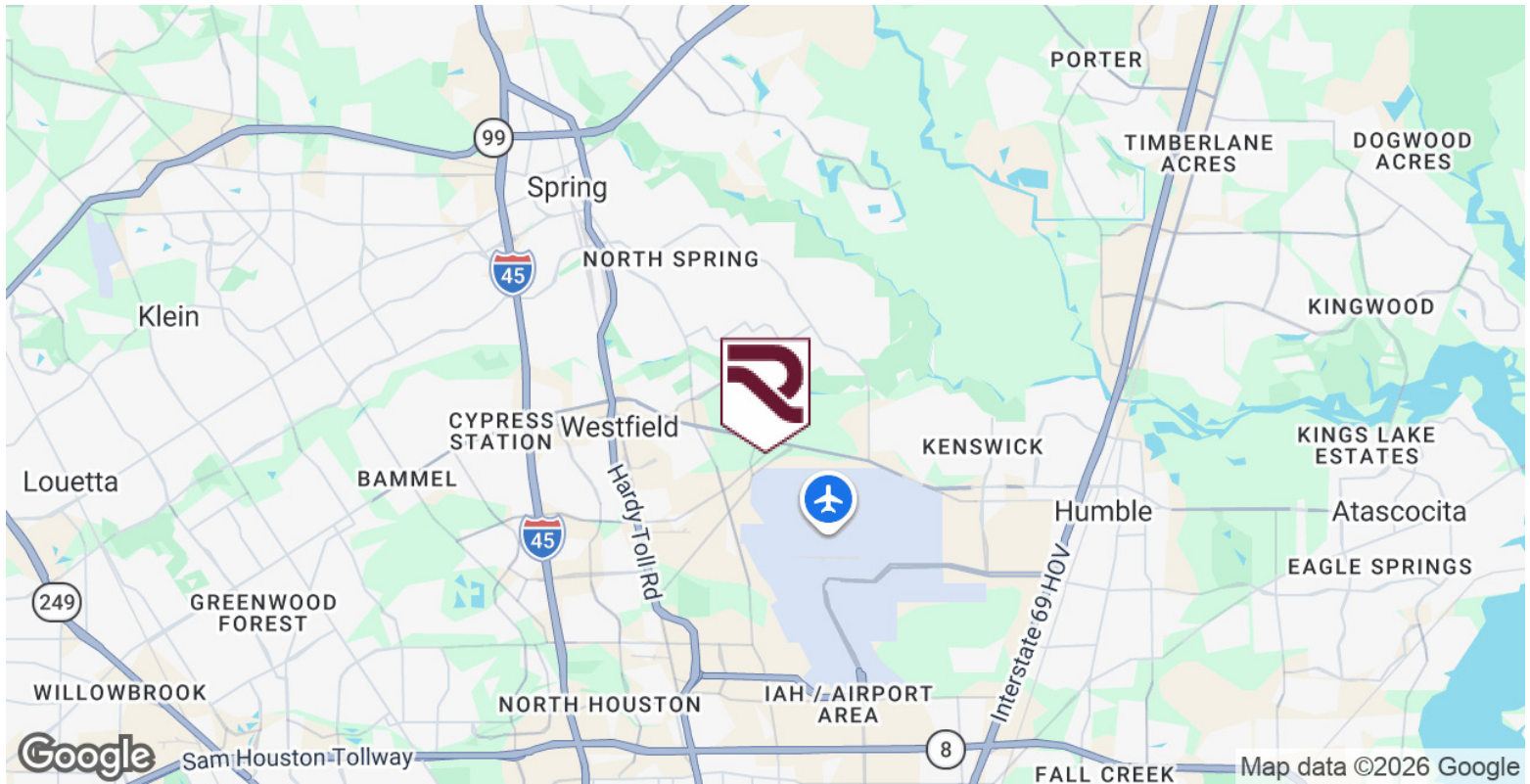
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REVKO
COMMERCIAL REAL ESTATE

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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.

2-10-2025



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:
 - 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.

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.

Revko Commercial Real Estate, LLC	9015277		2815478334
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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

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