

**FOR SALE**



# LONE STAR FLOORS BUILDING

10009 South Highway 6, Sugarland Texas 77498





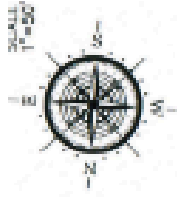
<b>Sale Price</b>	<b>\$2,650,000.00</b>
<b>Building SF:</b>	<b>11,000 SF</b>
<b>Land size:</b>	<b>0.68 Acres</b>
<b>Year Built</b>	<b>2008</b>
<b>PSF price to the building:</b>	<b>\$245.00</b>

### **Property Highlights**

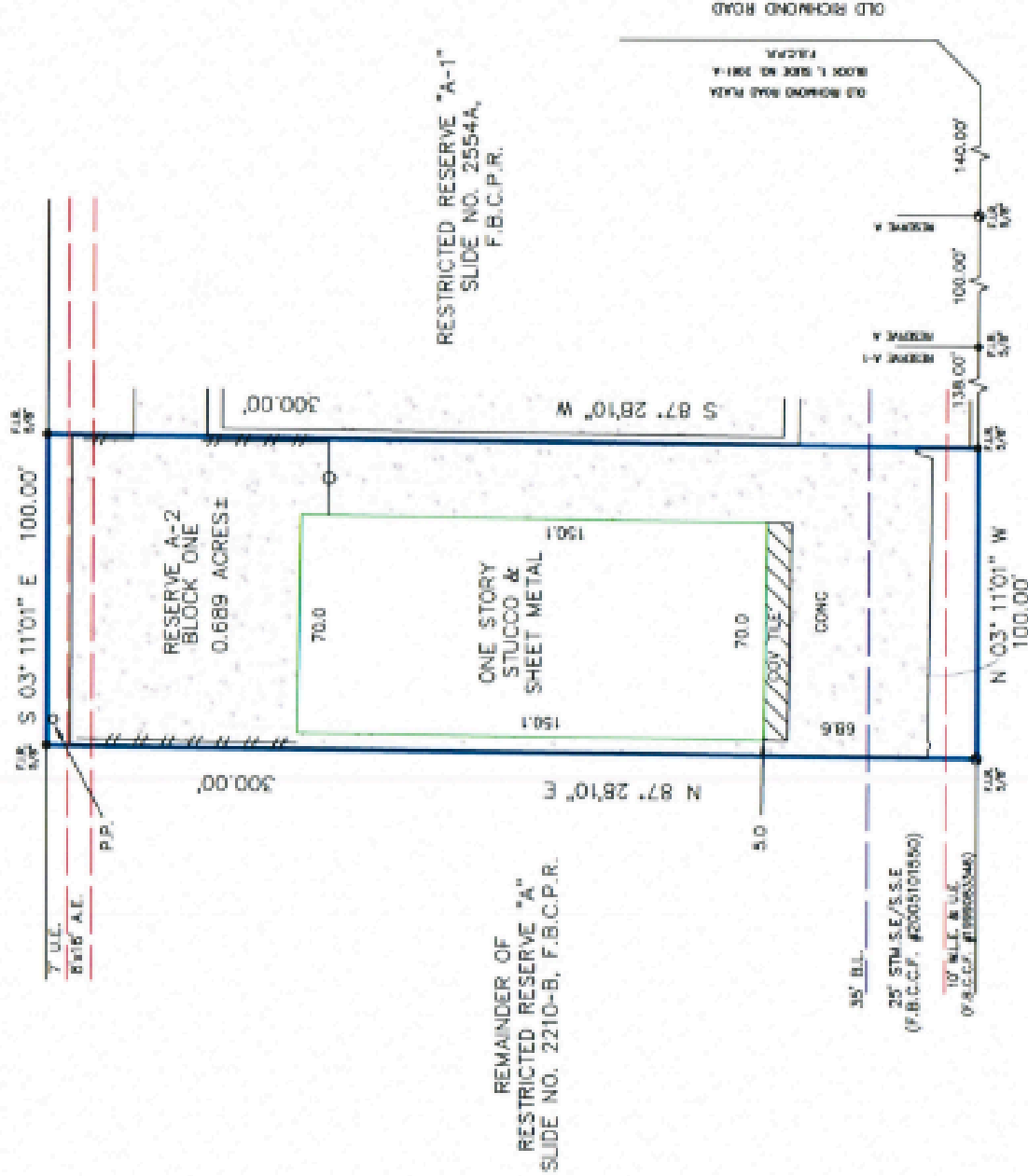
- Excellent visibility from Highway 6
- One story stucco storefront/metal construction with large yard in rear
- located in the high income Sugarland Suburb
- Open floorplan with high ceilings. Large air-condition showroom With Office, Restroom, and Kitchen
- Owner user/investment property

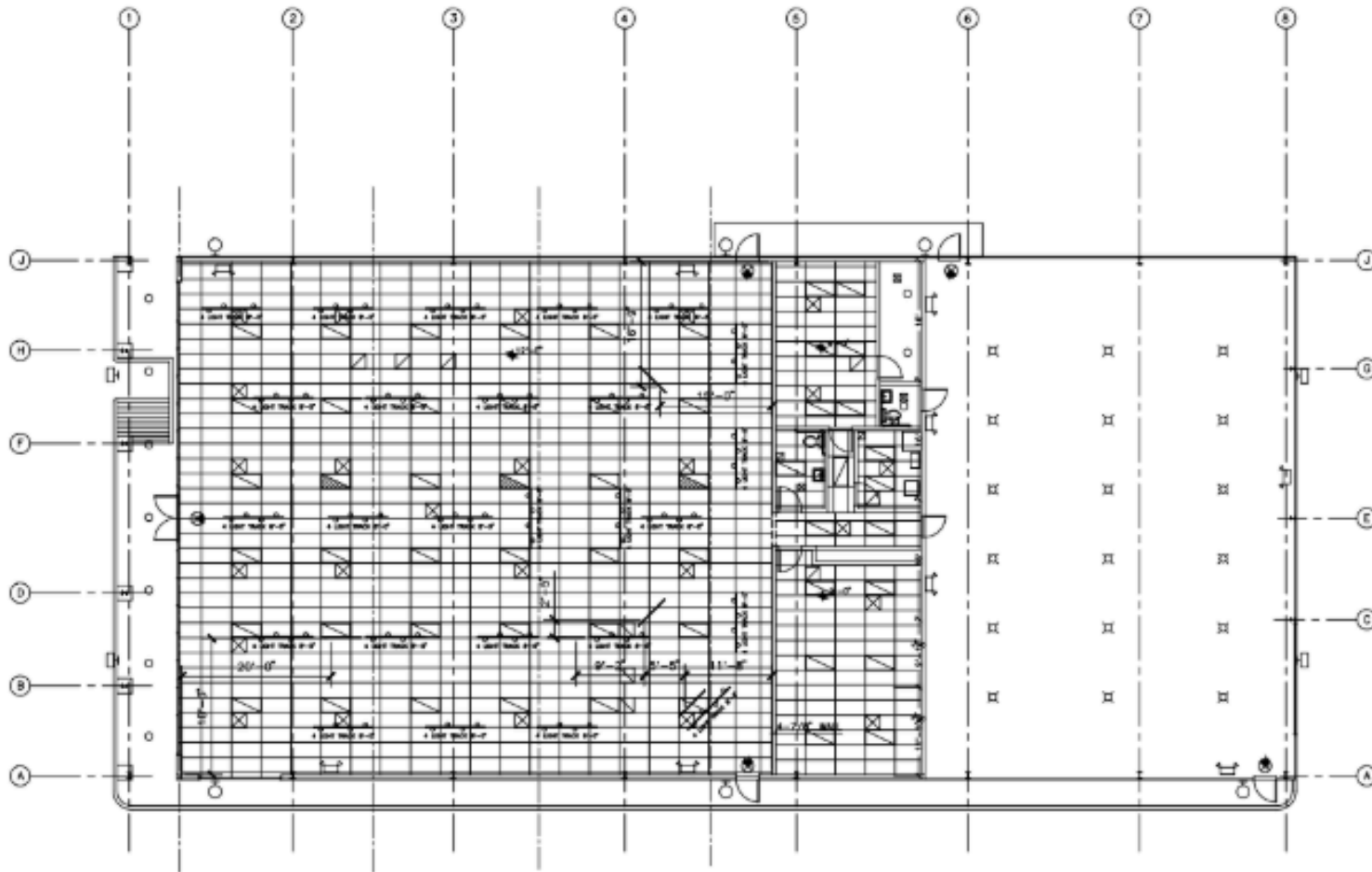






KINGSBRIDGE ESTATES  
SLIDE NO. 2210A&B, F.B.C.P.R.





**PLAN NOTES: REFLECTED CEILING**

- LEGEND**
- 24" X 48" LAY-IN FLUORESCENT LIGHT FIXTURE, 80-100% BALLAST, ACRYLIC LENS, 100 W.
  - 150 WATT, 120 V, 8-1/2" PENDANT MTL.
  - 180 WATT, 120 V, 0-10V DIMMABLE
  - 2-28 WATT, 120 V EMERGENCY LIGHT WITH BATTERY BACK-UP.
  - WALL PACK 175 WATT, 120 V M-H LAMPS (PHOTO CELL).
  - WALL PACK 400 WATT, 120 V M-H LAMPS (PHOTO CELL).
  - 28 WATT, 120 V EXIT LTR. WITH BATTERY BACK-UP
  - CEILING ELEVATION
  - 6" X 6" RESTROOM EXHAUST FAN TO CFM
  - 2-1/2" X 2-1/2" SUPPLY AIR DIFFUSER
  - 6" X 6" RESTROOM SUPPLY AIR DIFFUSER
  - 24" X 48" LAY-IN FLUORESCENT LIGHT FIXTURE, 80-100% BALLAST, ACRYLIC LENS, 100 W.

**PLAN NOTES: SHAW DESIGN CENTER**

1. IDC INSTALLATION AT THE CEILING TO INCLUDE ONLY THE HANGING OF IDC RELATED SIGNAGE. ALL ELECTRICAL WORK AS WELL AS THE INSTALLATION OF ALL CEILING, CEILING FIXTURES AND ACCESSORIES ARE THE RESPONSIBILITY OF THE DEALER UNLESS NOTED OTHERWISE.
2. ALL LIGHTING OTHER THAN TRACK LIGHTING SHOULD BE CONSIDERED EXISTING UNLESS NOTED OTHERWISE.
3. ALL CEILING HEIGHTS AND LOCATIONS OF LIGHTS OTHER THAN TRACK LIGHTING ARE SUGGESTIONS AND SHOULD BE VERIFIED WITH THE FINAL ARCHITECTURAL AND/OR ELECTRICAL LIGHTING PLANS.
4. ALL ANGLED LIGHTING AND SIGNAGE AT 45 DEGREES UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE FROM TRACK SUPPORT, CENTER OF WALL SIGN OR SUPPORT OF HANGING SIGN UNLESS NOTED OTHERWISE.
6. VERIFY EXISTING CEILING HEIGHTS AND LOCATIONS OF ALL EXISTING LIGHTING, HVAC, SPRINKLER HEADS, AND STRUCTURE BEFORE PLACING NEW SIGNAGE AND LIGHTING.
7. ALL CEILING SIGNAGE TO BE HUNG AT A HEIGHT OF 8'-0" FROM THE FINISHED FLOOR TO THE BOTTOM OF THE SIGN UNLESS NOTED OTHERWISE.
8. ALL TRACK LIGHTING TO BE HUNG AT A HEIGHT OF 10'-0" FROM THE FINISHED FLOOR TO THE BOTTOM OF THE LIGHTS UNLESS NOTED OTHERWISE.
9. BOTTOM OF PERMITTED WALL SIGNAGE TO BE MOUNTED AT 8'-0" AFF. UNLESS OTHERWISE NOTED.



GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION

**RSK ENGINEERING**  
 ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
 6140 FM 1042 W  
 HOUSTON, TEXAS 77066  
 TEL: (281) 880-4886  
 FAX: 281-283-9853

**FIRST FLOOR REFLECTED CEILING PLAN**

PROJECT: **LONE STAR FLOORS**  
 10000 HWY. 6 SOUTH  
 SUGAR LAND, FORT BEND COUNTY, TEXAS 77478

DRAWN BY: J. SCHROEDER DATE: 2/11/2004 SHEET: **A2.1**

CHECKED BY: RL PROJ. NO.: CH040306.1



**RAFAEL MELARA**  
 713.237.0000  
 rafael@romcp.com

**FLOORPLAN**



# 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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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>ROM, LLC</u> <small>Licensed Broker/Broker Firm Name or Primary Assured Business Name</small>	<u>900177</u> <small>License No.</small>	<u>info@romcp.com</u> <small>Email</small>	<u>713.237.0000</u> <small>Phone</small>	_____	_____	_____	_____
<u>Rafael Melara</u> <small>Designated Broker of Firm</small>	<u>496309</u> <small>License No.</small>	<u>rafael@romcp.com</u> <small>Email</small>	<u>713.237.0000</u> <small>Phone</small>	_____	_____	_____	_____
				_____	_____	_____	_____
				<small>Buyer/Tenant/Seller/Landlord Initials</small>	<small>Date</small>		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

