

# FOR SALE: 26,161 SF FOOD MANUFACTURING FACILITY

6701 TRES LAGUNAS DRIVE | HOUSTON, TX 77083



**S&P** INTERESTS

**JOSHUA SEBESTA**  
713.298.1341  
josh@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

★ 100% HVAC WAREHOUSE

★ 26,161 SF FOOD MANUFACTURING

★ 3 ACRES OF EXCESS LAND

★ FULLY SPRINKLERED

★ 277/480V 4W  
800AMP

★ 1800 GALLON  
GREASE TRAP

★ DOCK & GRADE  
LEVEL LOADING

★ 24' CLEAR  
HEIGHT



6  
TEXAS

10

WESTPARK  
TOLLWAY

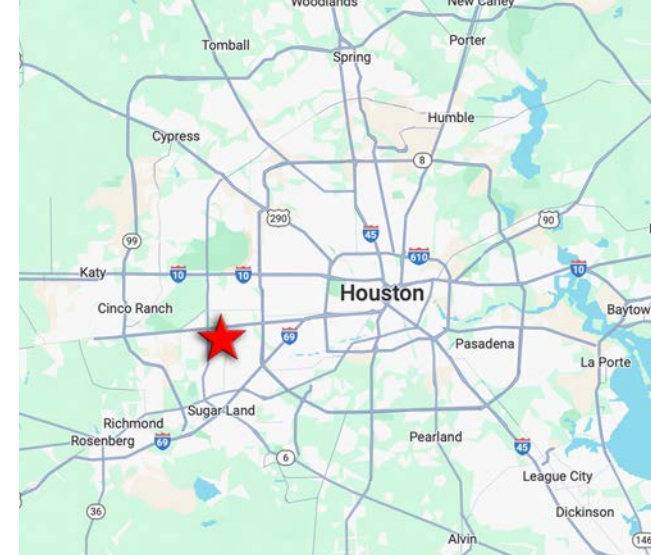
3 Acres for Future  
Development

26,161 SF Food  
Manufacturing Facility

S&P INTERESTS

JOSHUA SEBESTA  
713.298.1341  
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056



### PROPERTY FEATURES:

- Food manufacturing facility - completely renovated in 2024
- Fully sprinklered and 100% HVAC
- Large cooler and freezer in place
- Multiple vent hoods already in place
- 3 acres of additional land can be included
- All equipment can be purchased separately
- Backup generator already in place
- Dock & Grade Level Loading
- 277/480V 4W 800AMP
- 1800 Gallon Grease Trap
- 24' Clear Height

**S&P** INTERESTS

**JOSHUA SEBESTA**  
713.298.1341  
josh@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056



**26,161 SF Food  
Manufacturing Facility**

**3 Acres for Future  
Development**

**Bellaire Blvd**

**Tres Lagunas Drive**

**S&P** INTERESTS

**JOSHUA SEBESTA**  
713.298.1341  
josh@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



Potato Boiler



Baking Area



Baking Area



Mixing Area



Heavy Power



Heavy Power



Production Area



Production Area



Walk-in Cooler



Walk-in Freezer



Mixing Grinder



Prep Area

S&P INTERESTS

JOSHUA SEBESTA  
713.298.1341  
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056



# 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.

**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:
  - 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.

**S&P Interests, LLC** 9003291 info@spinterests.com 713.766.4500  
Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Joseph Sebesta** 591067 jsebesta@spinterests.com 832.455.7355  
Designated Broker of Firm License No. Email Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/  
Associate License No. Email Phone

**Joshua Sebesta** 480138 josh@spinterests.com 713.298.1341  
Sales Agent/Associate's Name License No. Email Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials Date