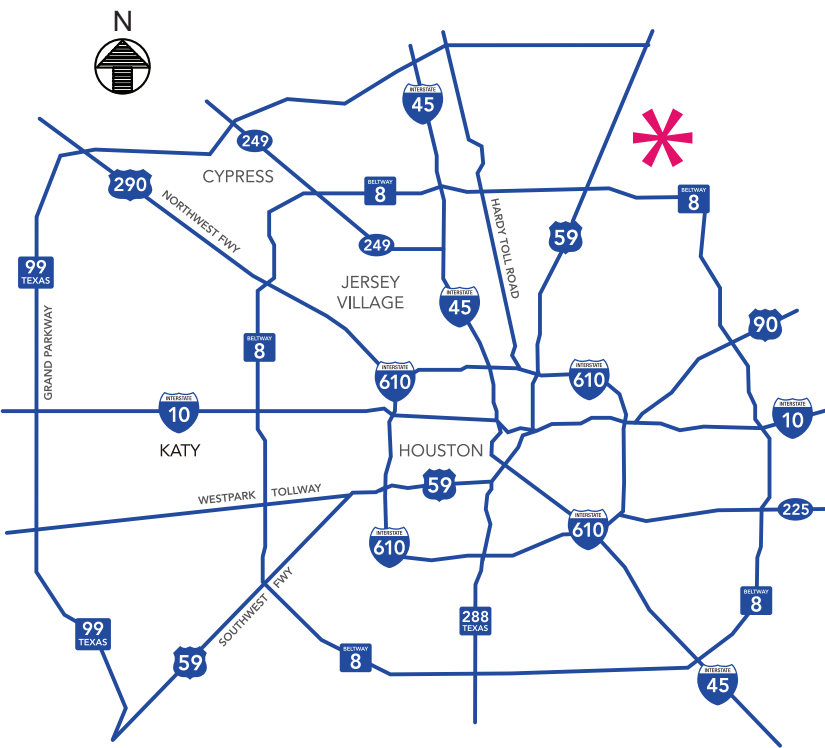


CEDAR POND BUSINESS PARK

FOR LEASE 7,000 SF to 9,800 SF
SINGLE TENANT OFFICE/WAREHOUSE BUILDINGS
NEW CONSTRUCTION



Single Tenant Office/Warehouse NEW CONSTRUCTION FOR LEASE

- ▶ Fully Fenced and Gated For Added Security
- ▶ Will Build to Suite Office Space
- ▶ Two- 16' x 16' Grade- Level Doors
- ▶ Power: 3 Phase/480 Volt
- ▶ Metal Building 20' to 17' Clear
- ▶ Located on Old Houston Road, South of Will Clayton North of Rankin Road
- ▶ Easy Access to Bush IAH, US 59, FM 1960 & Beltway 8

FOR LEASE
CALL FOR MORE INFORMATION

Patrick Miles
832.212 .5673

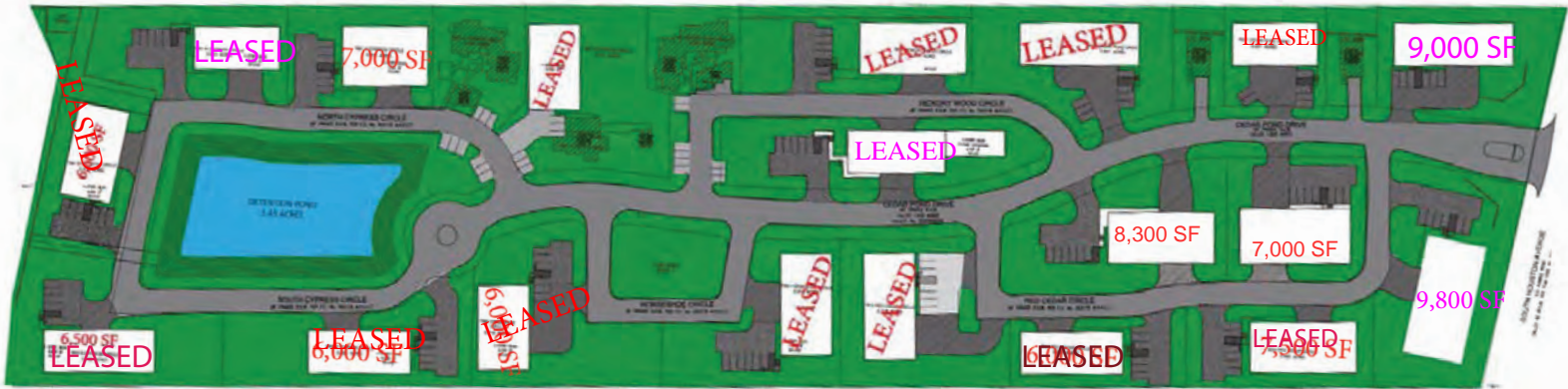
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

pmiles54@pm.me

CEDAR POND BUSINESS PARK

CEDAR POND BUSINESS PARK

On South Houston Blvd between Will Clayton Parkway and Rankin Road
Gated and Fenced



8101 Cedar Pond Drive

- ▶ 9,000 Square Feet, 50' x 140'
- ▶ Outside Yard Area

8010 Cedar Pond Drive

- 7,000 Square Feet
- Four 16'x16' Drive Thru Doors

8102 Red Cedar Circle

- ▶ 9,800 Square Feet, 70' x 140'
- ▶ No Outside Yard Area

8022 Cedar Pond Drive

- 8,300 Square Feet
- Four 16'x16' Drive Thru Doors

7911 Hickory Circle

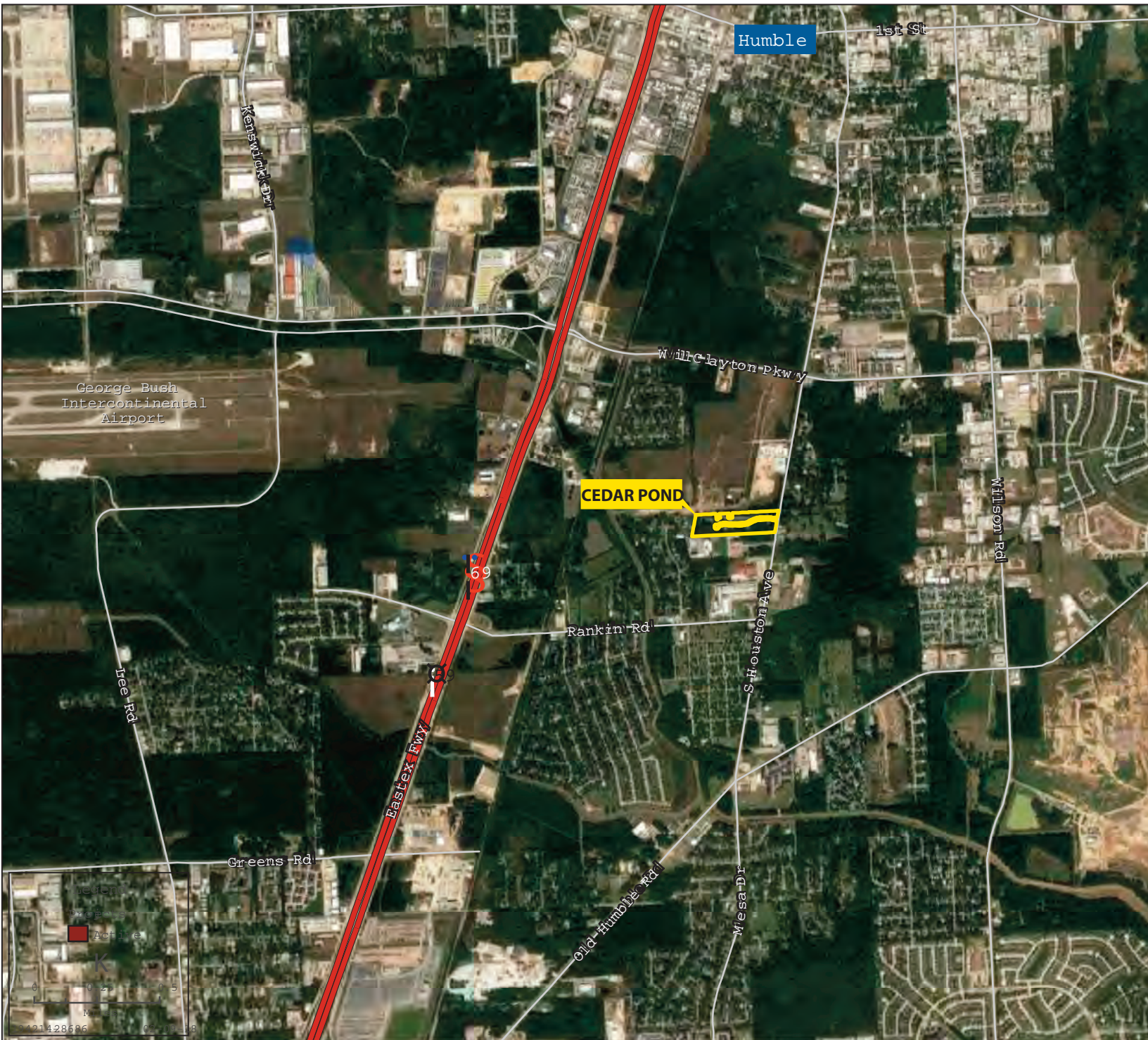
- * 7,500 SF, 60' x 125'
- * 2,400 SF of existing office

All Buildings Include:

- ▶ Two 16' x 16' Grade Level Doors
- ▶ Power: 3 Phase/480 Volts
- ▶ 20' to 17' Clear Height, Insulated
- ▶ Built to Suit Office

CEDAR POND BUSINESS PARK

CEDAR POND BUSINESS PARK LOCATION MAP





Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Miles Properties, LLC</u>	9010449		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	License No.	Email	Phone
<u>Patrick Miles</u>	241727	pmiles54@protonmail.com	Phone
<u>832-212-5673</u>	License No.	Email	Phone
Sales Agent/Associate/Sales Agent/ Associate Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date