

HEAVY POWER AVAILABLE – UP TO 4,000 AMPS



Office/Warehouse For Sale

4030 Bluebonnet Drive, Stafford, TX 77477

PROPERTY INFORMATION

Total Building RBA:	± 66,451 SF
Office Size:	± 10,912 SF
Lot Size:	±2.75 AC
Sales Price:	Contact Broker

PROPERTY HIGHLIGHTS

- 66,451 SF total available (single-tenant, full building)
- 10,912 SF dedicated office space
- Built in 1983
- Fenced and secured lot
- 16 surface parking spaces
- Heavy power
- Shop restrooms
- 28' clear height
- 4 exterior dock-high doors
- 2 drive-in doors
- 1 exterior dock leveler
- Ample storage space throughout
- Six (6) warehouse exhaust fans
- Stair access to roof

FOR MORE INFORMATION

Terri Torregrossa

ttorregrossa@moodyrambin.com
713.773.5530

Kurt Kistler

kkistler@moodyrambin.com
713.773.5590



Office/Warehouse For Sale

4030 Bluebonnet Drive, Stafford, TX 77477



LOCATION

Strategically positioned in Stafford, Texas, 4030 Bluebonnet Drive benefits from exceptional regional connectivity at the intersection of US Highway 59 and Highway 90 (Alt), two of Greater Houston's most vital commercial corridors. This prime location places tenants within minutes of major intermodal hubs, the Sam Houston Tollway (Beltway 8), and downtown Houston, offering unmatched access to the broader southwest Houston metro area.

Stafford's business-friendly environment, including no city property tax, continues to attract a diverse range of companies, making this submarket one of the most sought-after industrial addresses in Fort Bend County.

SITE DESCRIPTION

This well-established industrial/distribution facility offers 66,451 square feet of single-tenant space. Built in 1983 and situated on a fenced lot in Fort Bend County, the building is well-suited for distribution, warehousing, or light industrial operations.

The property features an impressive 28-foot clear height, providing excellent vertical storage capacity, and is equipped with 4 exterior dock-high doors, 2 drive-in doors, and 1 exterior leveler delivering the operational flexibility today's distribution and logistics tenants demand. A dedicated office component of approximately 10,912 SF complements the warehouse space, making this an ideal headquarters facility.



FOR MORE INFORMATION:

Terri Torregrossa

ttorregrossa@moodyrambin.com
713.773.5530

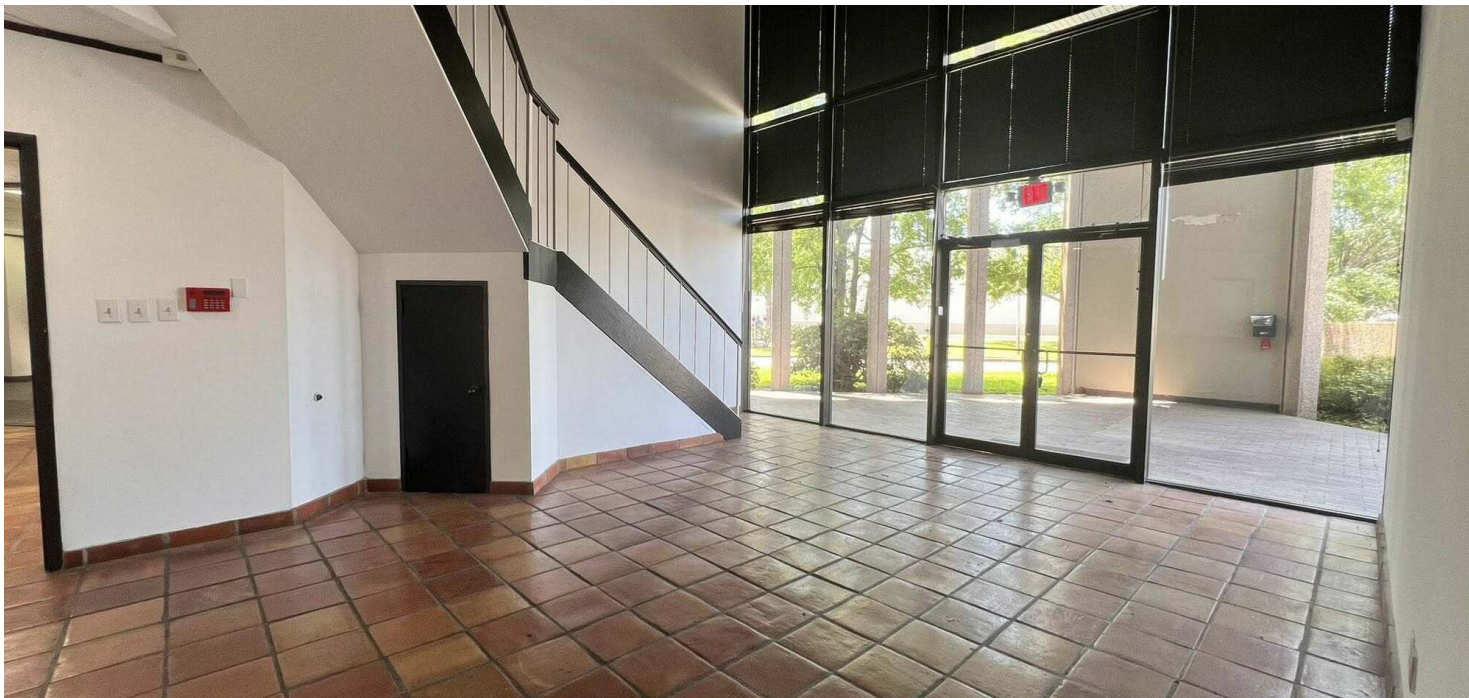
Kurt Kistler

kkistler@moodyrambin.com
713.773.5590



Office/Warehouse For Sale

4030 Bluebonnet Drive, Stafford, TX 77477



FOR MORE INFORMATION:

Terri Torregrossa

ttorregrossa@moodyrambin.com

713.773.5530

Kurt Kistler

kkistler@moodyrambin.com

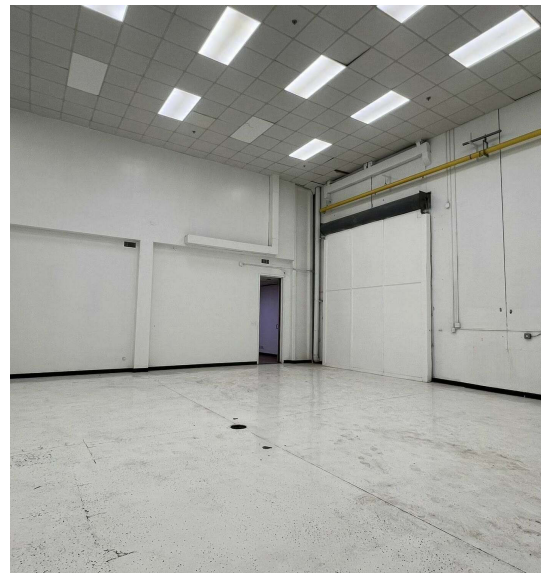
713.773.5590



The information contained herein was obtained from sources believed reliable; however, Moody Rabin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

Office/Warehouse For Sale

4030 Bluebonnet Drive, Stafford, TX 77477



FOR MORE INFORMATION:

Terri Torregrossa

ttorregrossa@moodyrambin.com
713.773.5530

Kurt Kistler

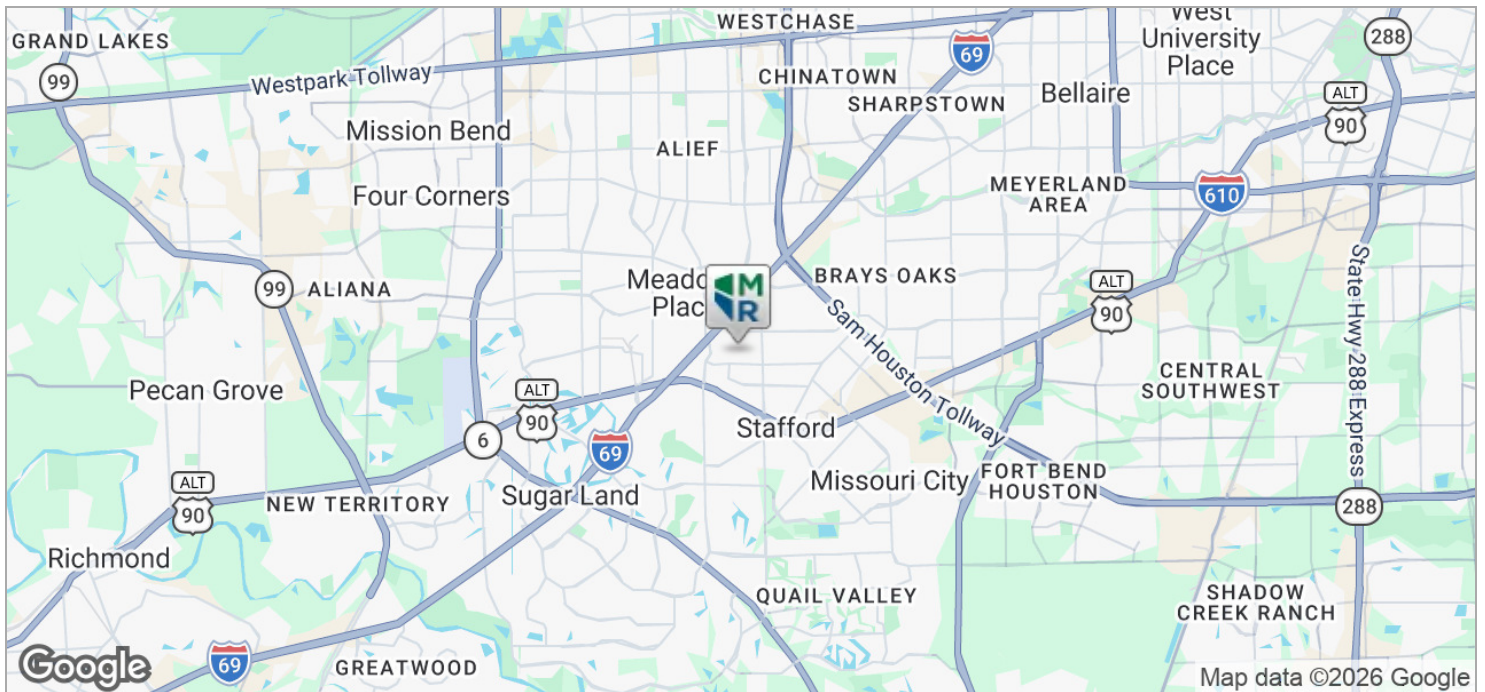
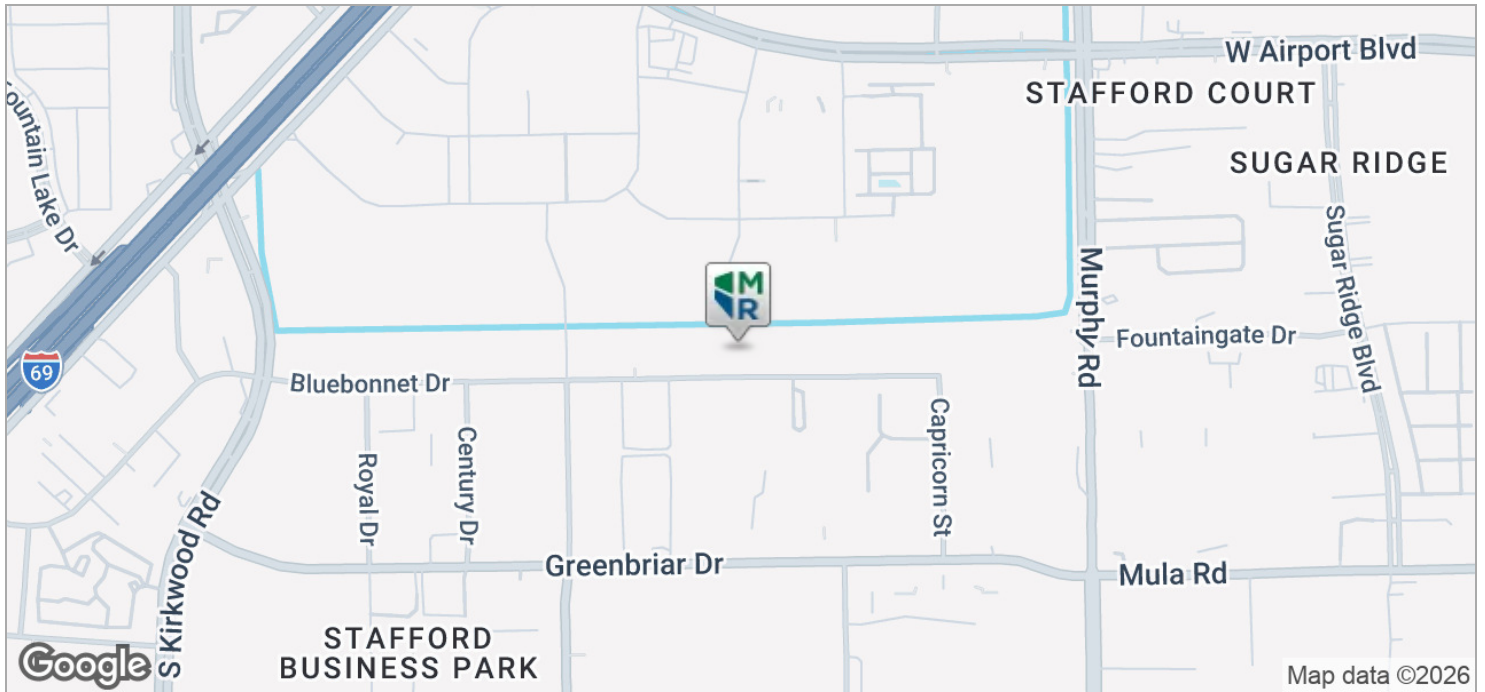
kkistler@moodyrambin.com
713.773.5590



The information contained herein was obtained from sources believed reliable; however, Moody Ramin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

Office/Warehouse For Sale

4030 Bluebonnet Drive, Stafford, TX 77477



FOR MORE INFORMATION:

Terri Torregrossa

ttorregrossa@moodyrambin.com

713.773.5530

Kurt Kistler

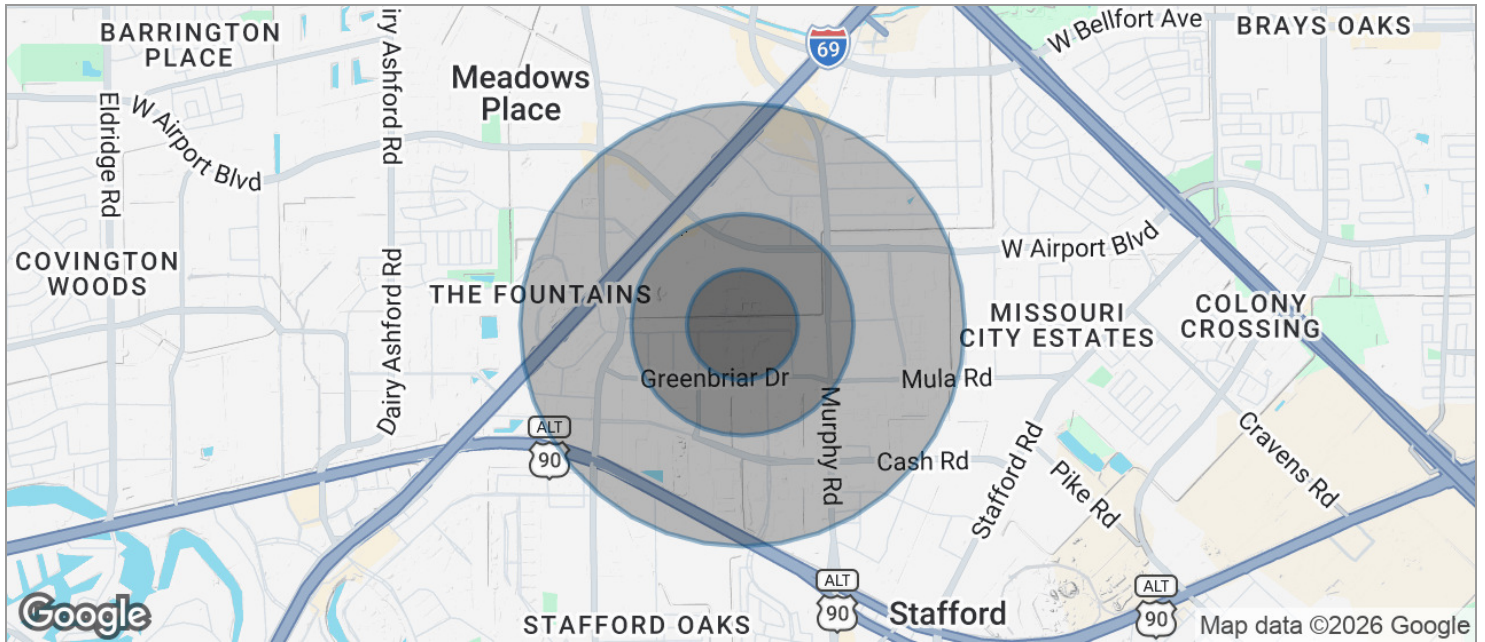
kkistler@moodyrambin.com

713.773.5590



Office/Warehouse For Sale

4030 Bluebonnet Drive, Stafford, TX 77477



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	175	701	4,220
MEDIAN AGE	31.0	30.9	33.5
MEDIAN AGE (MALE)	29.2	29.1	33.1
MEDIAN AGE (FEMALE)	33.0	32.9	33.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	83	332	1,875
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$71,994	\$71,994	\$69,024
AVERAGE HOUSE VALUE	\$271,388	\$254,065	\$245,454
RACE			
% WHITE	25.7%	25.8%	31.9%
% BLACK	43.4%	43.7%	29.2%
% ASIAN	16.6%	16.8%	13.1%
% HAWAIIAN	0.0%	0.0%	0.3%
% INDIAN	0.6%	0.9%	0.6%
% OTHER	5.1%	5.3%	8.3%
ETHNICITY			
% HISPANIC	29.1%	29.4%	41.0%

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION:

Terri Torregrossa

ttorregrossa@moodyrambin.com
713.773.5530

Kurt Kistler

kkistler@moodyrambin.com
713.773.5590



The information contained herein was obtained from sources believed reliable; however, Moody Rambin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



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:
 - 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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date