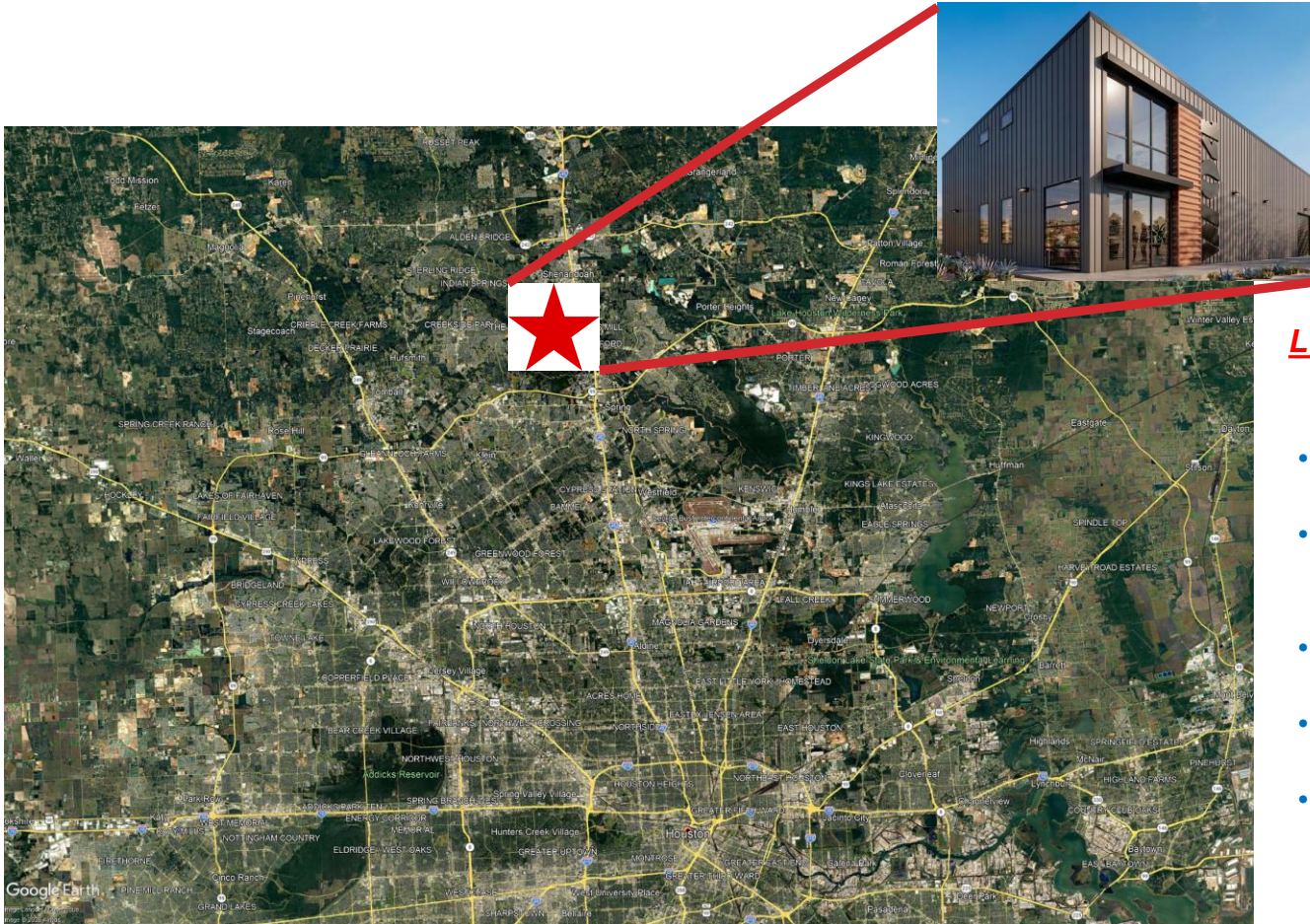


Dowdell Flex Park

7629 Dowdell Rd, Spring TX 77389

29 Office-Warehouse Flex Buildings FOR SALE



LOCATION, LOCATION, LOCATION:

- *Minutes distance to IAH Airport*
- *Few miles distance to The Woodlands.*
- *Few Miles to Exxon Offices*
- *Few miles to I-45*
- *One mile north of Grand Parkway on Kuykendahl Rd SEC with Dowdell Rd*

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Grey.realty, or by any agent, independent associate, subsidiary or employee of Grey Corporate, LLC. This information is subject to change.

Contact:
Ernesto Grey
ErnestoGrey100@gmail.com
Tel. 832.888.3321

29 Office-Warehouse Flex Buildings FOR SALE



4 DIFFERENT SIZE OF BUILDINGS: (A,B,C,D)

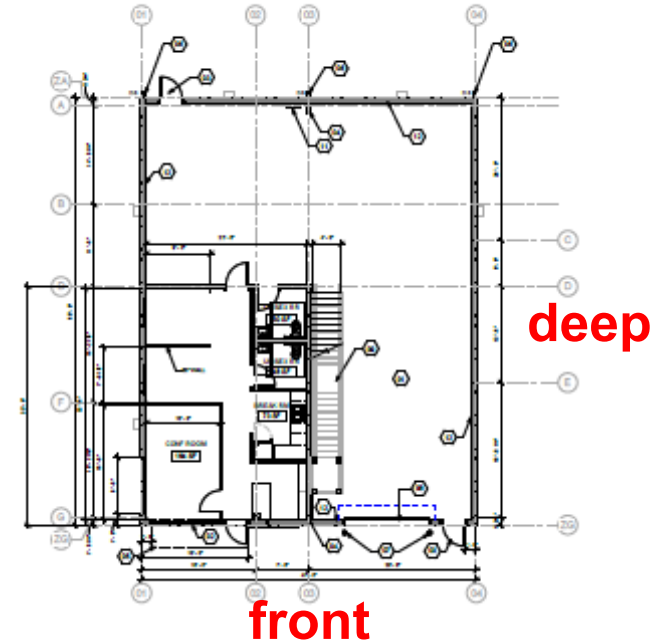


Flex Office-Warehouses Ideal For:

- Construction and Service Industries.
- Office Space
- Light Manufacturing and Assembly
- Creative Spaces
- Warehouse and Wholesale Distribution
- E-Commerce
- Workout, indoor sports and/or martial arts school.
- Showroom, Studio and Display
- Man Cave hangouts.
- Luxury RV and Boat Storage
- General Storage
- Records and Business
- Inventory, trailer, tools, equipment storage.
- Craftman space.

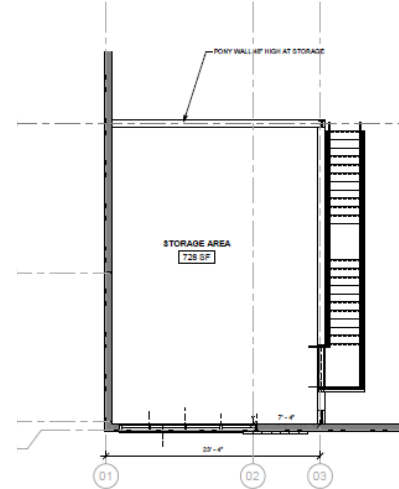
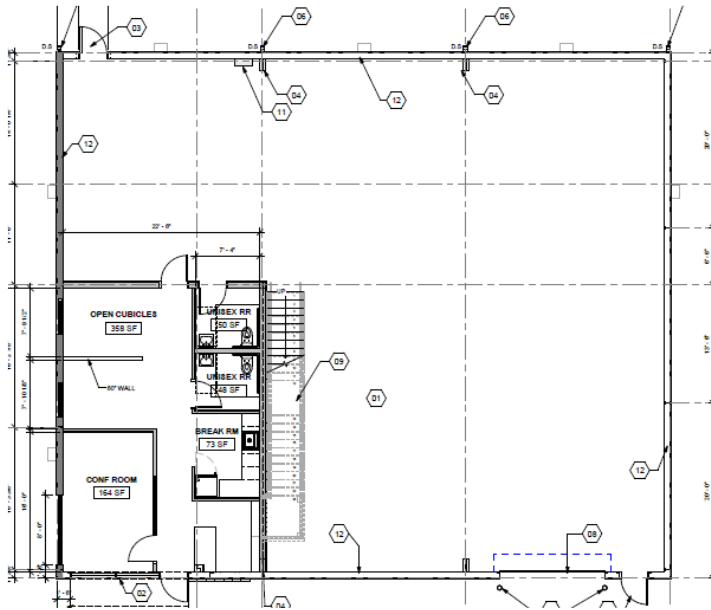


Office-Warehouse Size, Dimensions & Electrical Service



Warehouse Dimmensions in Feet					Office Dimmensions in Feet			Eletrical Service	Sales Price
MODEL	Heigth Y	Deep Z	Front X	Total SF	Front	Deep	Total SF		
A	26	60	47	2,820	23	33	731	200 amp 3 phase 277/480V	\$ 496,000
B	26	60	55	3,300	23	33	731	200 amp 3 phase 277/480V	\$ 594,000
C	26	60	70	4,200	23	33	731	200 amp 3 phase 277/480V	\$ 698,000
D	26	60	100	6,000	23	33	731	400 amp 3 phase 277/480V	\$ 990,000

Floor Plans & Specs.



02 MEZZANINE FLOOR PLAN
3/16" = 1'-0"

- Concrete slab, level & smooth
- Storefront system with 1" insulated glazing
- Pre-engineered steel structure.
- Prefabricated metal canopy.
- Prefinished downspouts, trim-tie into storm drain.
- Overhead door 12'-0" high. Chain operated. Grade level loading.
- Translucent panel on the back of the building for natural light.
- R13 insulation on the walls and R19 for the roof.
- Translucent panel on the back side of the building for natural light,

- Stair by pre-engineered metal building.
- Electrical service.
- 8" inches "Z" shape girts for the roof.
- Mezzanine load capacity 100 pounds per square feet
- 2 restroom per building: 1 for the office indoor 1 for the warehouse.
- No tile on the office or warehouse. All concrete and "industrial" look.
- 3 tons HVAC in the office only.

OFFICE FLOOR PLAN



***PRICES & PROPERTY OWNER ASSOCIATION ESTIMATED MONTHLY FEES
(TBD):***

BUY INSTEAD OF LEASING (TBD):

***OWNER FINANCING OPTIONS: Contact Ernesto Grey for
additional information.***

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Contact:
Ernesto Grey
ErnestoGrey100@gmail.com
Tel. 832.888.3321

DEMOGRAPHICS

PREFERED LENDERS

Griffin Ender

Senior Vice President / Business Development Officer

Tel (661) 964-8387

gander@harvestsbf.com

www.harvestsbf.com

Luis Galdo

Vice President, Relationship Manager

Third Coast Bank | 9709 Lakeside Boulevard, Suite 300

The Woodlands, TX 77381 | Phone: 832-709-2208

Website: www.thirdcoast.bank | Email: lgaldo@thirdcoast.bank

Eilene Dan-Jumbo

SBA Loans

Vice President-Business Relationship Manager

MidFirst Bank

1250 Wood Branch Dr, Suite 140, Houston TX 77079

Office: (346) 439-2805

Mobile: (832) 265-9343

Fax: (346) 439-2790

Gabe Goodman

SBA Business Development Representative /

Enterprise Bank & Trust

817-999-9439 Cell

6136 Frisco Square Blvd., Suite 400 / Frisco, TX 75034

enterprisebank.com

PREFERED INSURANCE AGENTS

Carlos Nolasco

Managing Member, Broker

O: (832) 592-1114

C: (832) 253-8329

carlos@nolasko.com

9595 Six Pines Dr.

Suite 8210

The Woodlands, TX 77380

Sthefania Duca De Rosa Account Executive

(832) 375-6157 | Direct Line

(800) 474-1377 | Service Dept (click to schedule a call)

(866) 260-5151 | Claims Dept

1330 Lake Robbins Dr. Suite 650 The Woodlands, TX 77380

www.goosehead.com | sthefania.duca@goosehead.com



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)