



9210 Highway 36

9210 Highway 36, Needville, TX 77461

Ty Coburn

TSC Ventures

987 Richter Rd, Inez, TX 77968

tycoburn@tscventuresllc.com

(281) 450-3911



9210 Highway 36

\$12.00 - \$13.60 /SF/YR

GREAT LOCATION!! 24,000 SF of Flex Space 1500-4500 SF spaces available High ceilings w/14' overhead doors Rates shown are inclusive of estimated taxes and other expenses related to NNN Office Warehouse property available in expanding market on a major thoroughfare between Rosenberg and Needville Close to Spur 10 Perfect for office, warehouse, storage, retail, light manufacturing, workshop, gym, dance/cheer Property Type: Flex Building Class: B Rentable Building Area: 24,000 SF Year Built: 2021...

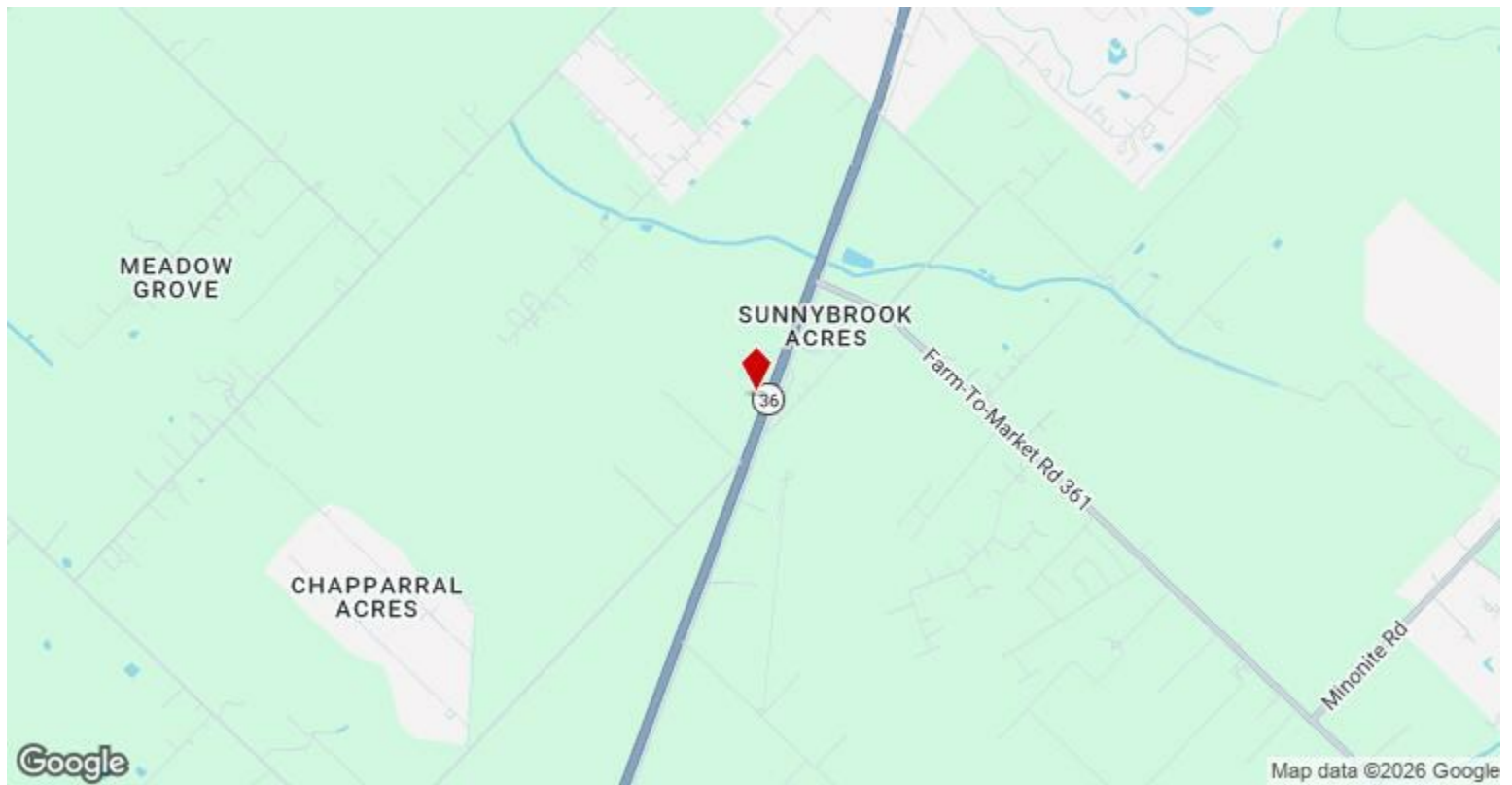


Rental Rate:	\$12.00 - \$13.60 /SF/YR
Property Type:	Flex
Property Subtype:	Showroom
Building Class:	B
Rentable Building Area:	24,000 SF
Year Built:	2021
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.13 USD/SF/MO
Rental Rate Mo:	\$1.13 /SF/MO

1	1st Floor Ste A1		Corner unit with a lot of highway attention
	Space Available	1,500 SF	
	Rental Rate	\$13.60 /SF/YR	
	Date Available	Now	
	Service Type	Triple Net (NNN)	
	Space Type	Relet	
	Space Use	Flex	
	Lease Term	Negotiable	
2	1st Floor Ste A3		Great clean space with air conditioned office space and restroom.
	Space Available	1,500 SF	
	Rental Rate	\$12.00 /SF/YR	
	Date Available	Now	
	Service Type	Triple Net (NNN)	
	Space Type	Relet	
	Space Use	Flex	
	Lease Term	Negotiable	

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dream Builder	-	
Needville ACE	-	
Otaku Owlet	-	
Republic EV	-	
Trident Construction	-	



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GREAT LOCATION!!

24,000 SF of Flex Space

1500-4500 SF spaces available

High ceilings w/14' overhead doors

Rates shown are inclusive of estimated taxes and other expenses related to NNN

Office Warehouse property available in expanding market on a major thoroughfare between Rosenberg and Needville

Close to Spur 10

Perfect for office, warehouse, storage, retail, light manufacturing, workshop, gym, dance/cheer

Property Type: Flex

Building Class: B

Rentable Building Area: 24,000 SF Year Built: 2021

Property Photos



Primary Photo



Cheer Group

Property Photos



Property Photos



Property Photos



Warehouse



Warehouse

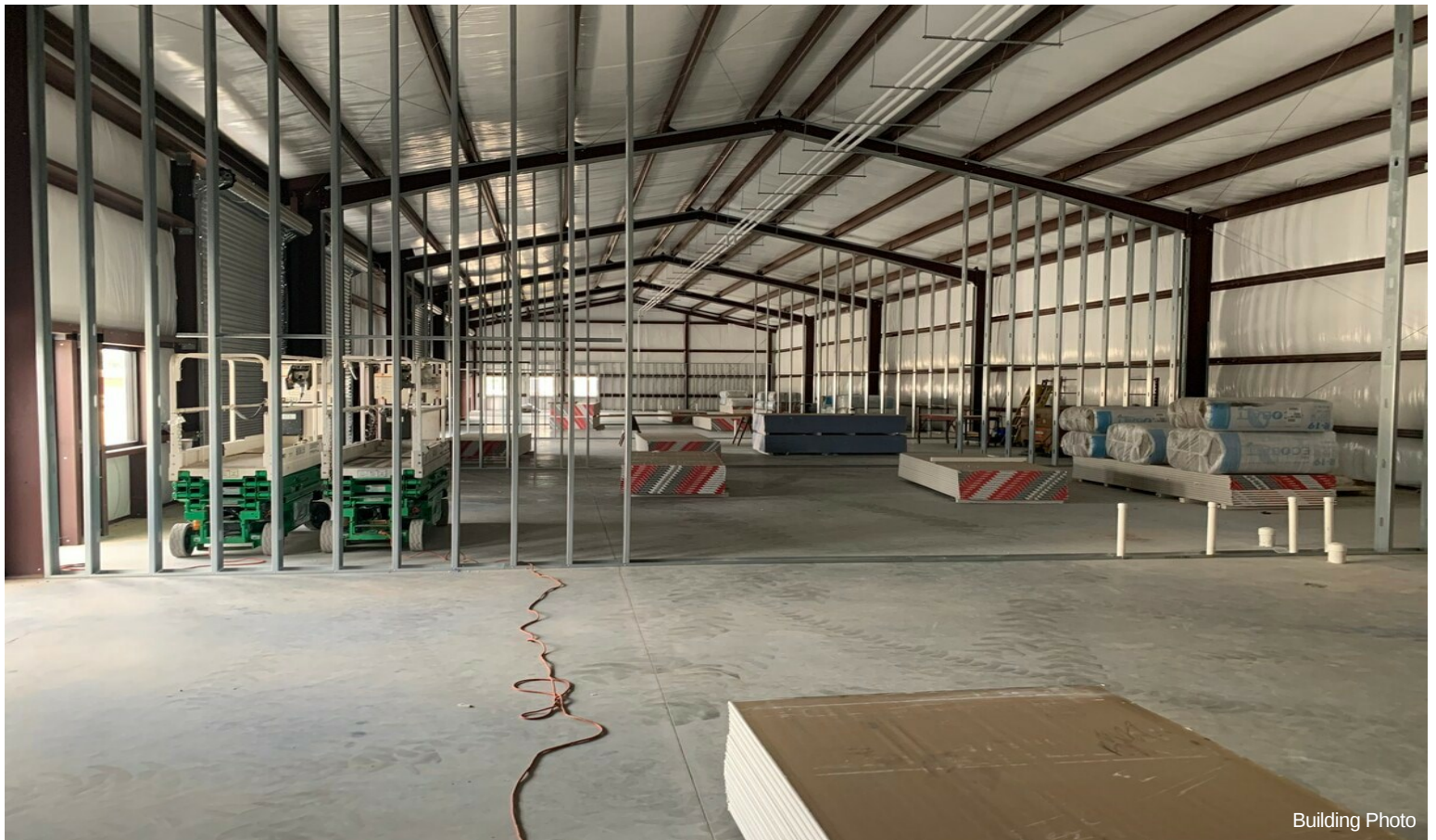
Property Photos



Property Photos



Warehouse



Building Photo

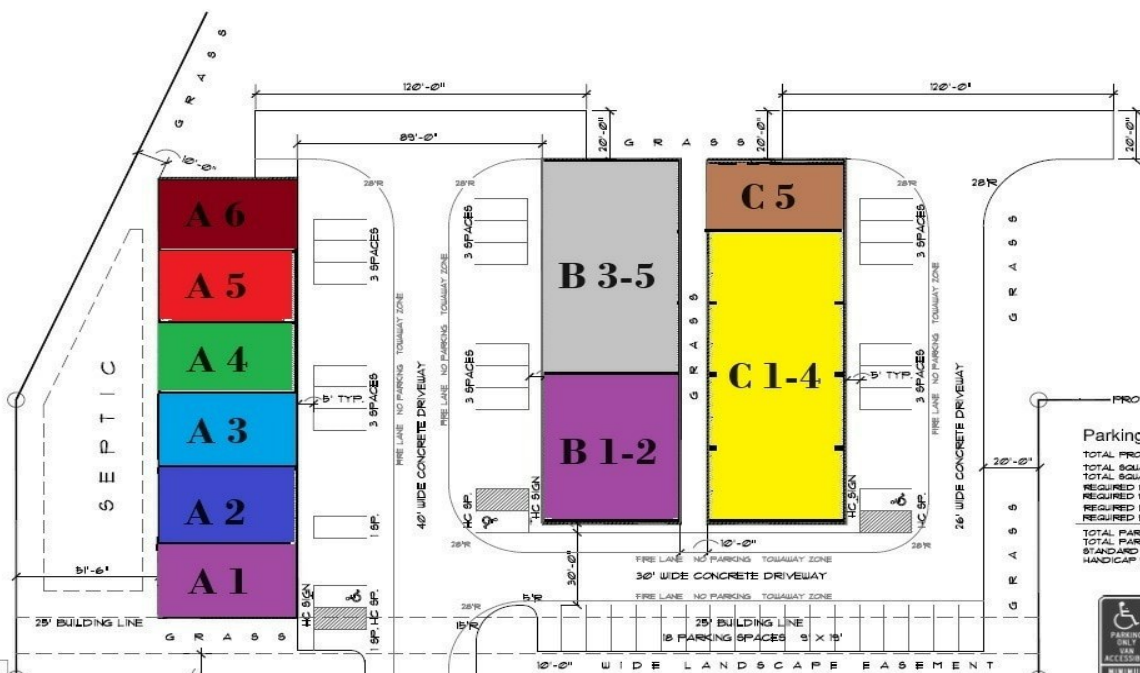
Property Photos

Highway 36 Business Park - TSC Ventures, LLC, 9210 Hwy. 36, Nechesville, Texas, 77461

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Plan Date: For Pricing: June 30, 2019
Plan Date: For Construction: July 8, 2019

**Tenant
Location**



Parking Analysis

TOTAL PROPOSED SQUARE FOOTAGE: 24,442 SF.
TOTAL SQUARE FOOTAGE OF OFFICE AREAS: 7,424 SF.
TOTAL SQUARE FOOTAGE OF WAREHOUSE AREAS: 17,018 SF.
REQUIRED PARKING FOR OFFICES: 25 / 1,000 SF.
REQUIRED PARKING FOR WAREHOUSE AREAS: 10 / 1,000 SF.
REQUIRED PARKING FOR OFFICES: 14 x 25 = 350
REQUIRED PARKING FOR WAREHOUSE AREAS: 17 x 10 = 170
TOTAL PARKING SPACES REQUIRED: 520
TOTAL PARKING SPACES PROVIDED: 41
STANDARD 8'x18' PARKING SPACES PROVIDED: 36
HANDICAP PARKING SPACES PROVIDED: 5



Handicap Parking Signage

Phase One Site Plan Layout

SCALE: 1/16" = 1'-0"
ALL PARKING SPACES ARE 5'-0" WIDE X 18'-0" DEEP

Phase One Site Plan 1.2