FOR SALE

8900 Manchester St., Houston, Texas

SALES PRICE: $450,000

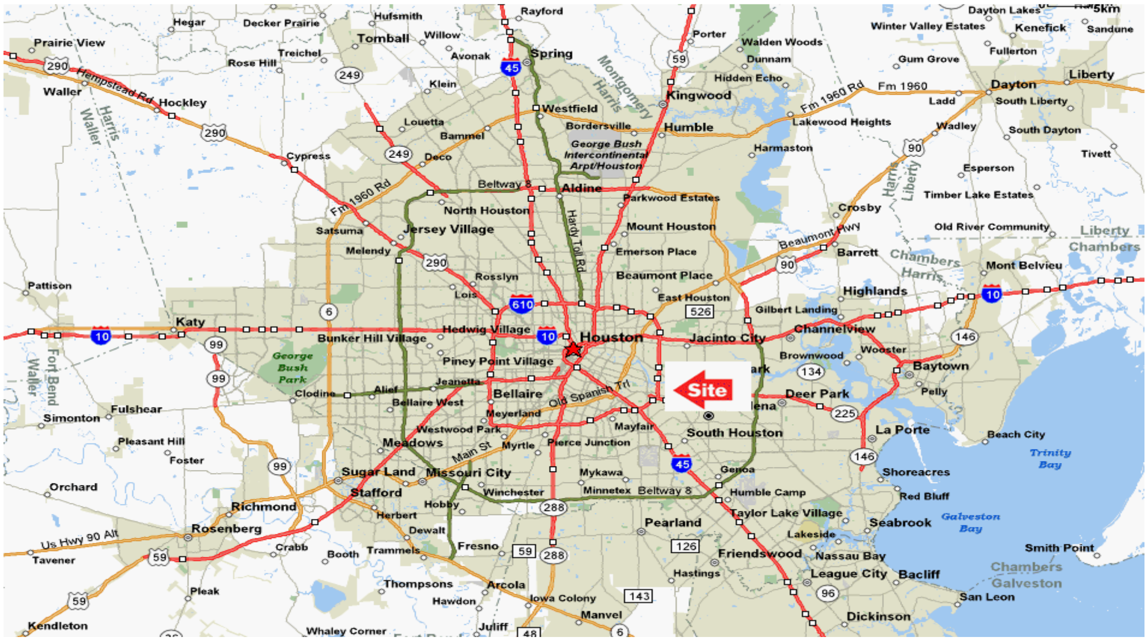
PROPERTY DETAILS

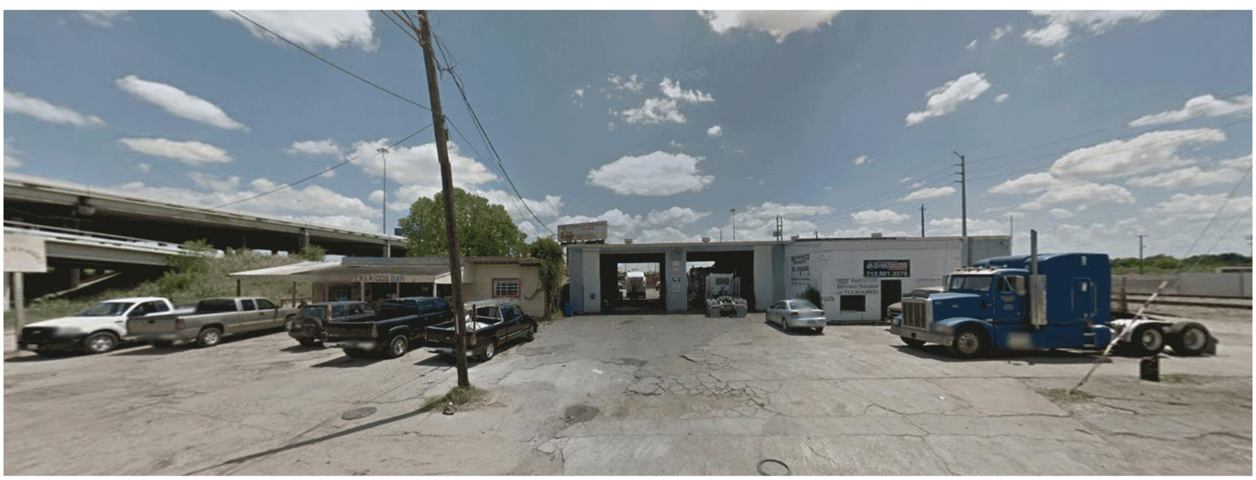
- **Building Size:** Warehouse with small out building: 10,926 total SF.
- **Lot Size:** 42,776
- **Annual Taxes:** 2016-(2.68%) $6,431
- **Construction** Type: Steel Light with two ground level overhead doors. Interior Building height approximately 12 to 14ft
- **Office Space**: Two office areas, conference room, newly built main bathroom, and breakroom, +-1000 SF central air installed in 2015
- **Utilities**-All available-City of Houston
- **Other comments**: Lot size almost 1 acre! Added Value opportunity or demo for new development. Building and Parking lot are in fair condition and will have to be repaired. There is a 1500 SF ice house operating on the property and currently leased on a month to month lease for $1,100 per month. Ice house can stay or go.

Property Location

The property is located in south east Houston with close proximity to the Houston Ship Channel and Downtown Houston. The property can be continue to be utilized as Truck Inspection and Repair shop or utilized as a light manufacture facility, distribution facility for imported and exported items or tear down for redevelopment. The back portion is fenced and there is a gated entrance on the feeder of the Interstate 610. There is enough room in the back portion to build an additional warehouse. Access to the property is southbound on 610, from the west, Broadway St., on the east you can bypass the railroad by accessing Central St. which leads to 610 E to Interstate 45.

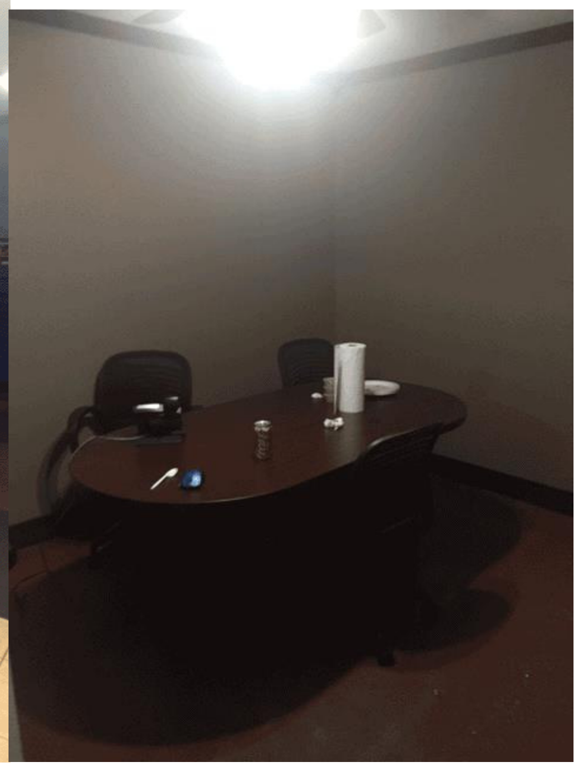
Aerial Photograph





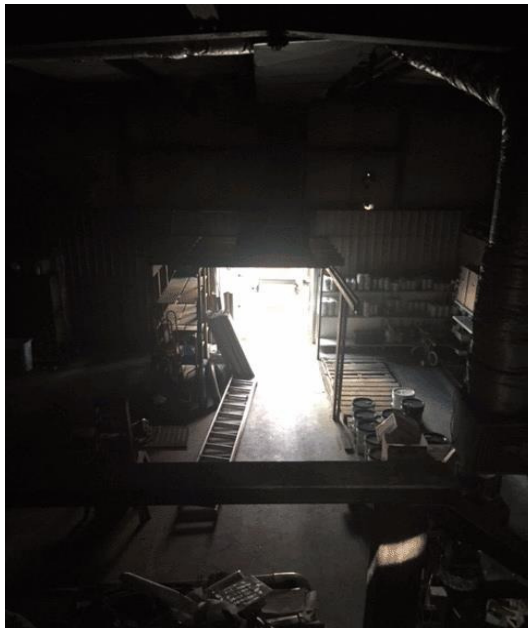
Front of property. Ice house on the left.

Main Office area



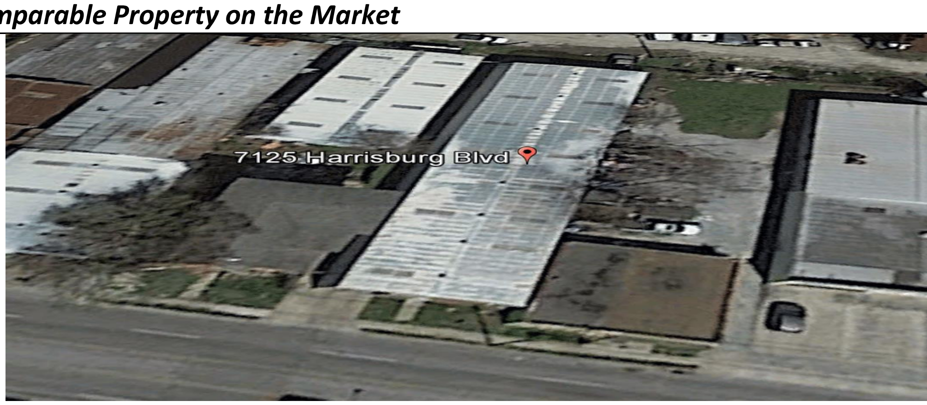
Second office area

Conference Room



Main Warehouse area *Divided Warehouse area*

Comparable Property on the Market



7125 Harrisburg Blvd.. Houston , Texas 77011
Price: $360,000
Size of Building:8,000 SF
Lot Size 10,100 SF

Price per SQ FT. $35.64

8016 Manchester St., Houston, Texas 77012
Price : $950,000
Size of Building: 29,920 SF
Lot Size: 20,5492 SF
Price per SQ FT. $31.16

SUBJECT PROPERTY
8900 Manchester St, Houston, Texas 77012
Price: $450,000
Size of building: 10,926 SF
Lot Size: 42,776 SF
********Price per SF. FT $10.52**

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EQUAL HOUSING OPPORTUNITY

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
Joseph M. Navon	0342986	joe@jbncapital.com	281-891-5902

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 ______