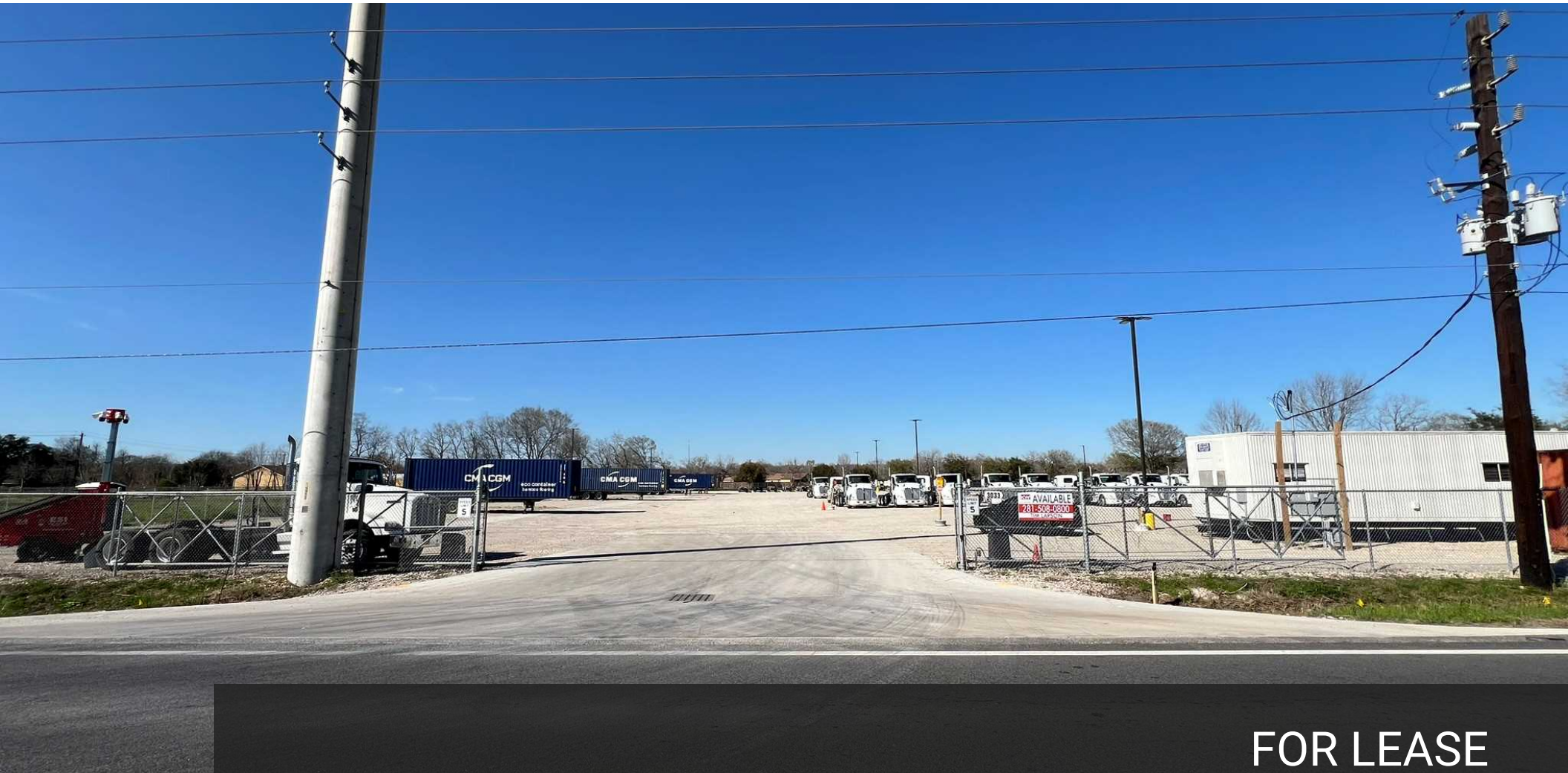


LAND FOR SUB-LEASE

3033 I-10 EAST FRONTAGE & WADE RD., BAYTOWN, TX 77521

INTERSTATE 10 EAST, BAYTOWN, TX 77523



FOR LEASE

KW COMMERCIAL | HOUSTON

1220 Augusta Drive Suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

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0695022, Texas

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EXECUTIVE SUMMARY

INTERSTATE 10 EAST



OFFERING SUMMARY

LEASE RATE:	\$5,500/MO
LEASE TERM:	NEGOTIABLE
LOT SIZE:	1-4 ACRES
RENT / ACRE:	\$5,500/ACRE
CROSS STREETS:	WADE ROAD
ZONING:	VCNT LND-NEC
PERMITTED USES:	INDUSTRIAL STORAGE
FRONTAGE:	321'

PROPERTY OVERVIEW

1-4 Acres of stabilized Industrial Outdoor Storage (IOS) Land for Sub-Lease (3.5 +/- years remaining) off of Wade Rd. & I-10 East Fwy in Baytown, TX, near the Port of Houston. Fully-fenced, security cameras, lighting, and secured access. Asking \$5,500/month per acre.

PROPERTY HIGHLIGHTS

- 1-4 Acres of stabilized Industrial Outdoor Storage (IOS) Land
- Sub-Lease (3.5 +/- years remaining) off of Wade Rd & I-10 East Fwy, Baytown TX
- Near the Port of Houston, east of downtown, easy access to and from.
- Fully-fenced, security cameras, lighting, and secured access.

PROPERTY PHOTOS

INTERSTATE 10 EAST



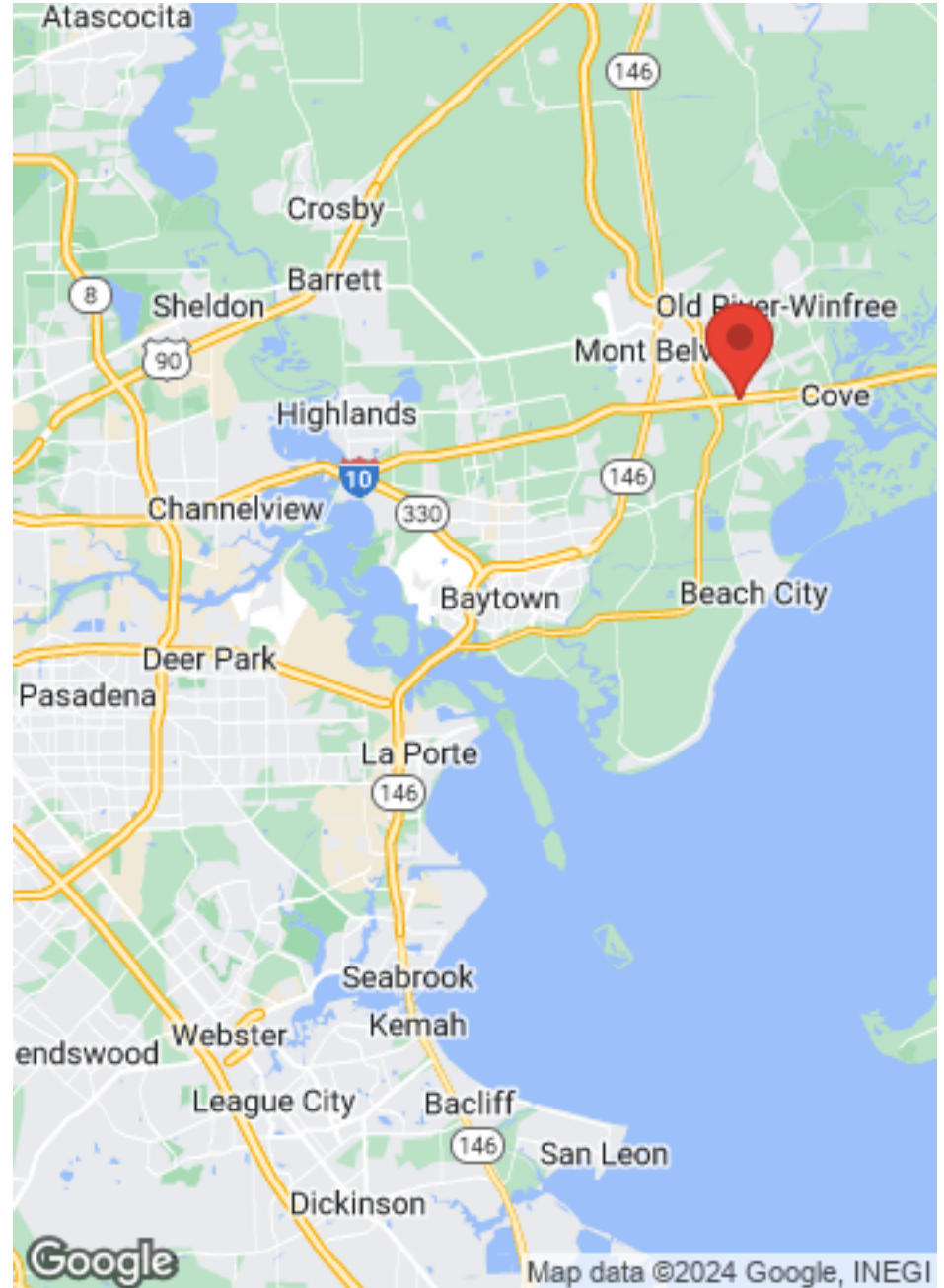
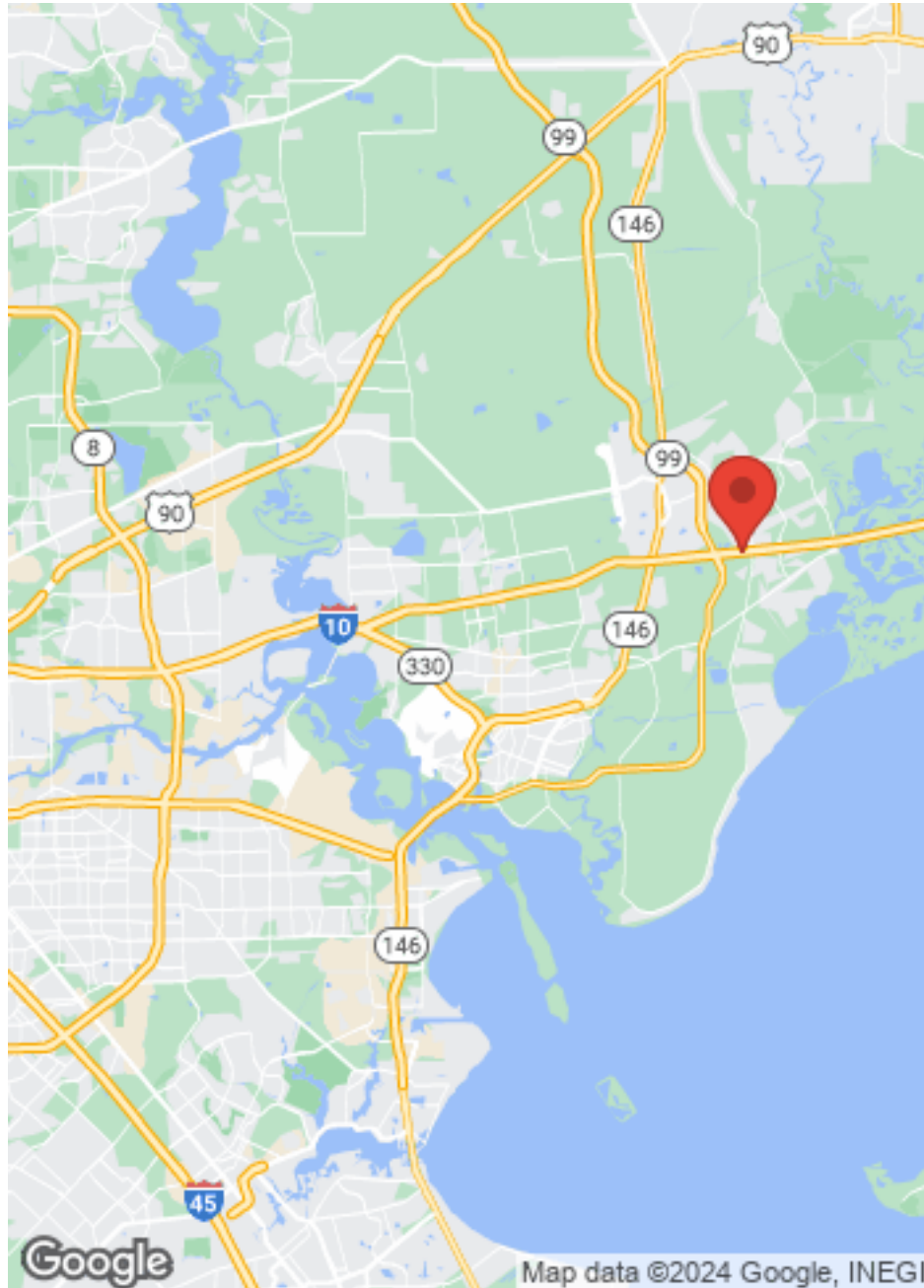
PROPERTY PHOTOS

INTERSTATE 10 EAST



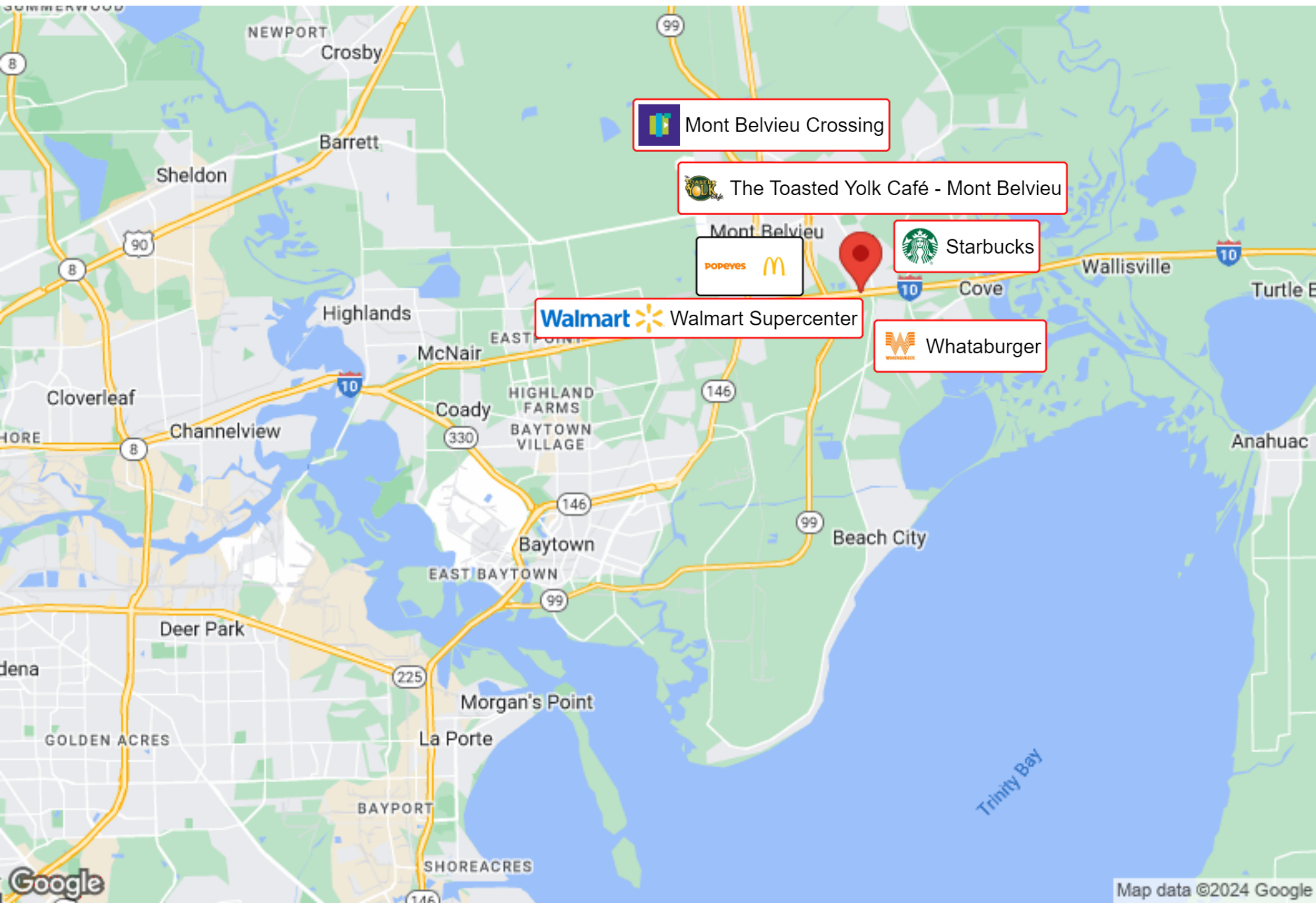
LOCATION MAPS

INTERSTATE 10 EAST



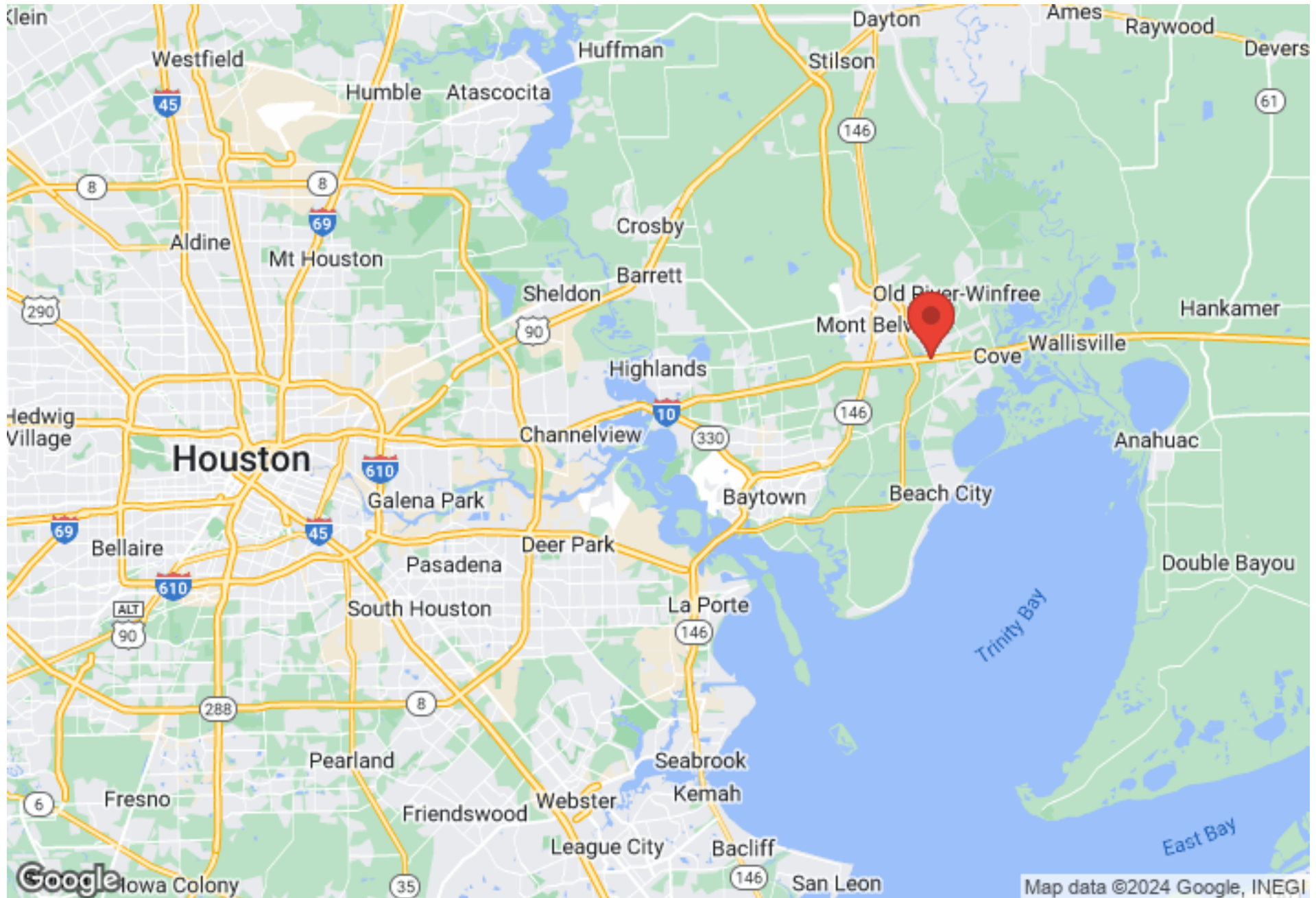
BUSINESS MAP

INTERSTATE 10 EAST



REGIONAL MAP

INTERSTATE 10 EAST



DISCLAIMER

INTERSTATE 10 EAST



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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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.

11/2/2015

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.

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Primary Assumed Business Name			
<u>Michael Bossart</u>	<u>588215</u>	<u>michaelb@kw.com</u>	<u>(713)461-9393</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Tim Larson</u>	<u>0695022</u>	<u>tlarson@kw.com</u>	<u>(281)508-0800</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

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Timothy Larson

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