4103–4111 Chance Ln

28,986 SF Across 3 Buildings



CHRIS ABEL

Commercial Director
chris.abel@kwcommercial.com
(281) 599-7600

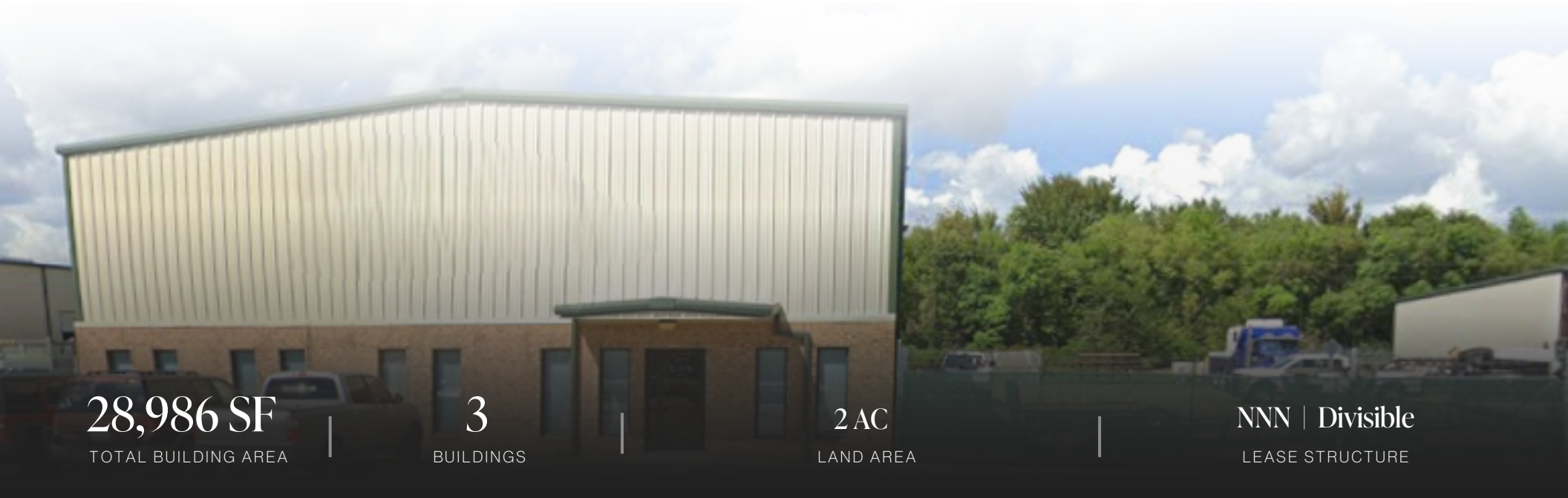
OFFERING MEMORANDUM

APG | ABEL PROPERTY GROUP

KW COMMERCIAL

4103–4111 Chance Lane

Three Industrial Buildings for Lease | Rosharon, TX 77583



28,986 SF
TOTAL BUILDING AREA

3
BUILDINGS

2 AC
LAND AREA

NNN | Divisible
LEASE STRUCTURE

4103–4111 Chance Lane

Property Summary	
Property Type	Office/Warehouse
Number of Buildings	3
Building 1 (4103)	10,800 SF
Building 2 (4107)	4,670 SF
Building 3 (4111)	13,516 SF
Total Building Area	28,986 SF
Office Space	Mezzanine offices (4111)
Land Area	2 AC (two 1-acre parcels)
Parcels	2
Current Use	Warehouse (Industrial)
Year Built	2011 (4103/4107) | 2005 (4111)
Building Class	C
Listing Type	For Lease
Lease Structure	NNN
Divisible	Yes
County	Brazoria
Lease Rate	Contact Broker for Lease Rates



4103–4111 Chance Lane

Property Highlights	
28,986 SF across three office/warehouse buildings	Divisible space offered on a NNN lease basis
Two one-acre parcels totaling 2 AC of land	4111 Chance Lane: 13,516 SF with mezzanine offices
4103 Chance Lane: 10,800 SF, built in 2011	4107 Chance Lane: 4,670 SF, built in 2011
4111 Chance Lane: built 2005 on a separate 1-AC parcel	Class C buildings in current warehouse use
Contractor, machine shop and industrial suppliers within a mile	Four quick-service restaurants within one mile

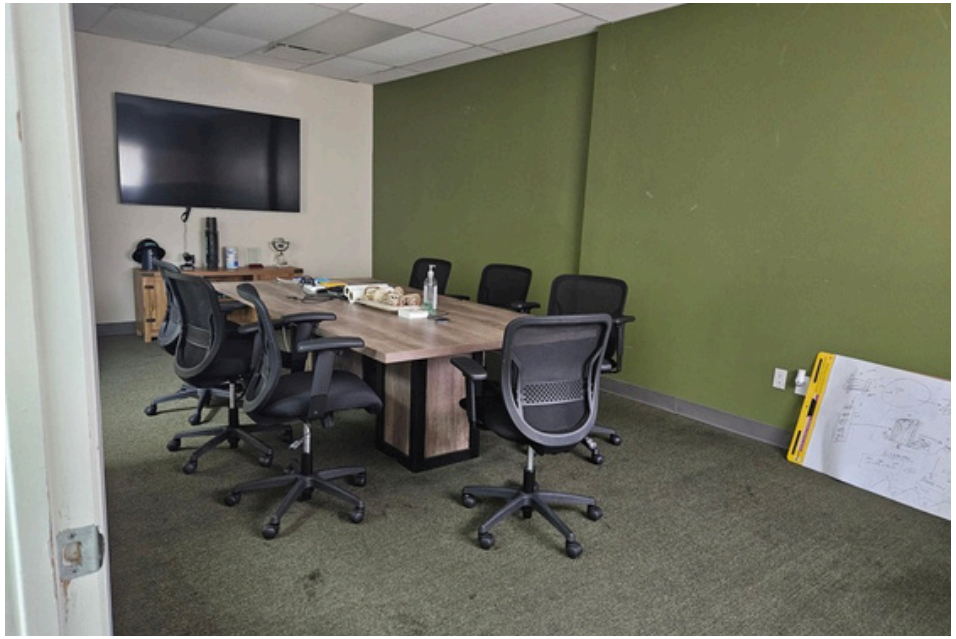
Location Highlights

Chance Lane sits among working industrial neighbors: Frontline Power Construction, HVAC RNTL, Gear Force Machine and two Arcosa Stabilized Materials locations, along with quick-service restaurants including Jack in the Box and Taco Bell, all within one mile.










CINTAS





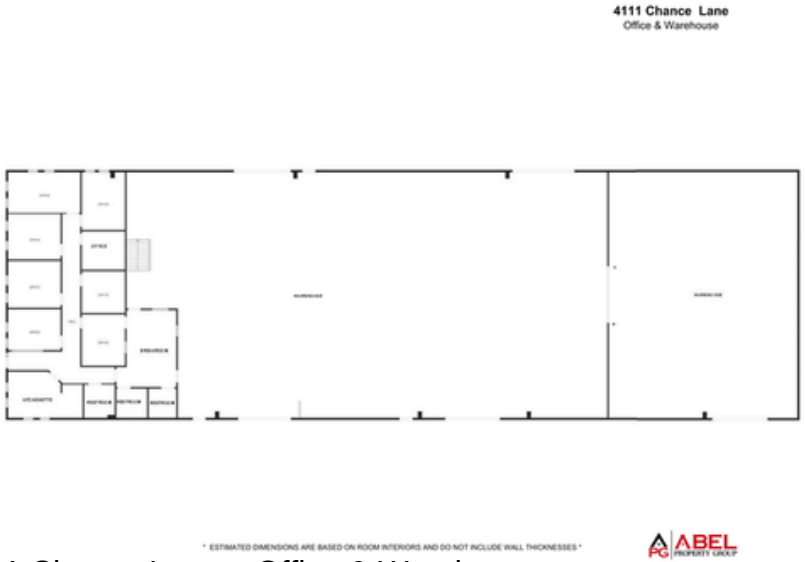

TORNEX



4103 Chance Lane – Warehouse



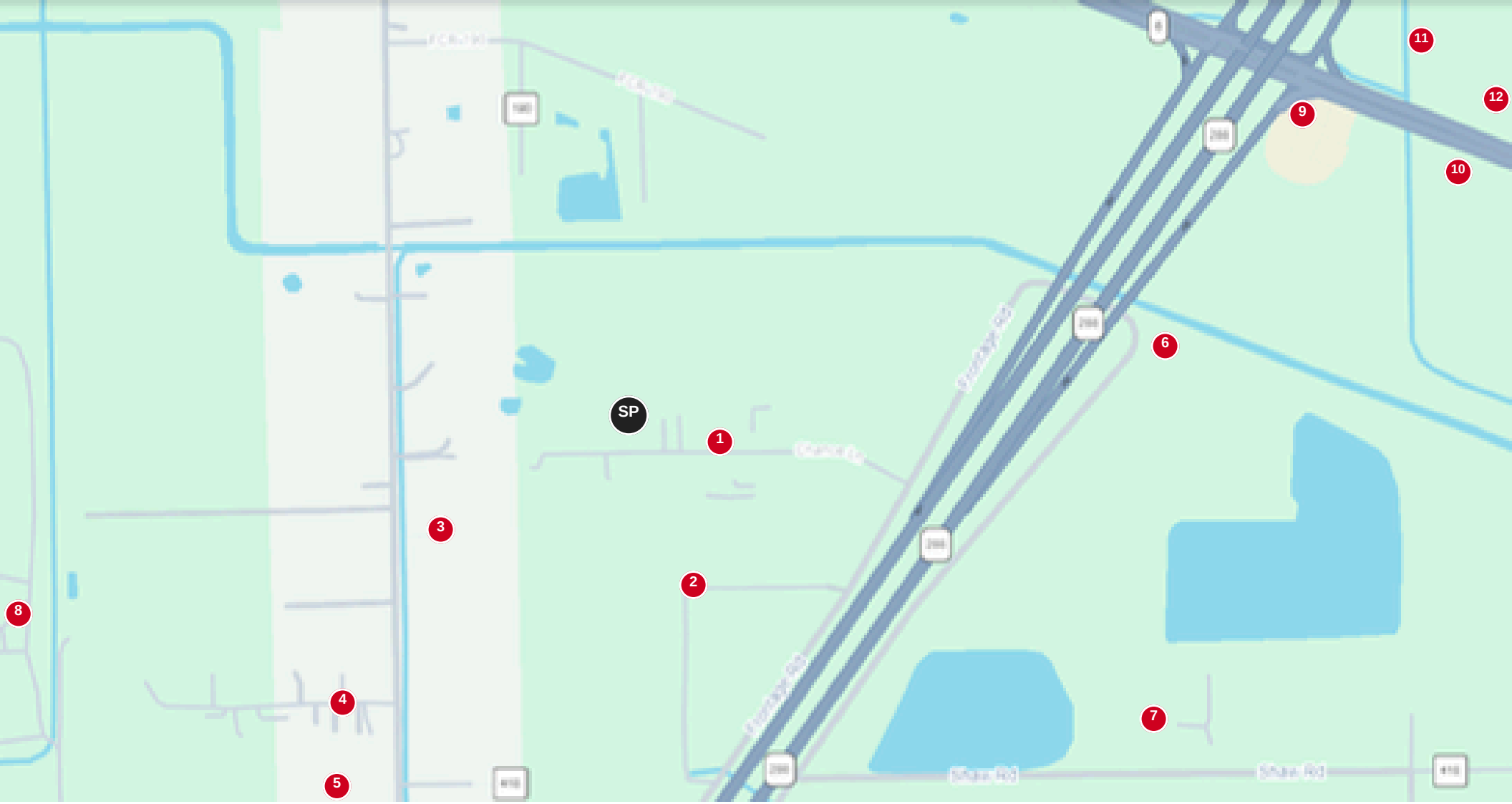
4107 Chance Lane – Warehouse



4111 Chance Lane – Office & Warehouse



4111 Chance Lane – Mezzanine



Nearby Businesses

1 Frontline Power Construction · 0.09 mi
2 Coastal Boat & RV Storage · 0.18 mi
3 HVAC RNTL · 0.22 mi
4 Gear Force Machine · 0.40 mi
5 Armadillo Ranch · 0.47 mi
6 Alatas Americas · 0.53 mi
7 Arcosa Stabilized Materials · 0.60 mi
8 Arcosa Stabilized Materials – Sanders · 0.63 mi
9 Jack in the Box · 0.73 mi
10 Taco Bell · 0.85 mi
11 Burger King · 0.86 mi
12 Dairy Queen · 0.92 mi

SP = 4103/4107 parcel point (4111 parcel point is about 45 m east). Distances are approximate straight-line. Map data ©2026 Google

Property Overview

Three office/warehouse buildings on two one-acre parcels make up this 28,986 SF offering at 4103, 4107 and 4111 Chance Lane in Rosharon, part of the Dalton Investments Industrial Complex in Brazoria County. Building sizes step up from 4,670 SF at 4107 to 10,800 SF at 4103 and 13,516 SF at 4111, and because the space is divisible, the property may suit a single user across all three buildings or several smaller operations.

The largest building, 4111, combines ground-floor warehouse space with mezzanine offices; 4103 and 4107 were built in 2011 and 4111 in 2005. The immediate neighbors are industrial and service businesses, including a contractor, an equipment rental company, a machine shop and industrial suppliers within a mile. The buildings are offered on a NNN basis, with lease rates available from the listing broker.

4103 Chance Lane

10,800 SF office/warehouse building, built in 2011, on the 1-acre parcel it shares with 4107.

4107 Chance Lane

4,670 SF office/warehouse building, built in 2011, on the same 1-acre parcel as 4103.

4111 Chance Lane

13,516 SF office/warehouse building with mezzanine offices, built in 2005, on its own 1-acre parcel.

The Site

Three Class C buildings totaling 28,986 SF on 2 AC in Brazoria County; divisible, NNN lease structure.

Demographic Highlights

174
1-Mile Population

30,719
3-Mile Population

91,858
5-Mile Population

$115,423
3-Mile Median HH Income

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 a 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.
Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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 seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTRACT 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.

Sponsoring Broker (Licensed Individual or Business Entity):	*Designated Broker of Licensed Business Entity:*	*Licensed Supervisor of Sales Agent/Associate:*	*Sales Agent/Associate:*
Keller Williams Signature Realty	**Gary Steuernagel**	**Gary Steuernagel**	**Christopher Abel**
License No.: 4004054-BB	License No.: 446372-B	License No.: 446372-B	License No.: 670646-SA
klrw17@kw.com	klrw17@kw.com	klrw17@kw.com	chris.abel@kwcommercial.com
(281) 599-7600	(281) 599-7600	(281) 599-7600	(281) 599-7600

Regulated by the Texas Real Estate Commision
Information available at www.trec.texas.gov

4103–4111 Chance Lane

OFFERING MEMORANDUM

ABEL PROPERTY GROUP | KW COMMERCIAL

Three Industrial Buildings for Lease | Rosharon, TX 77583





Chris Abel

Commercial Director

chris.abel@kwcommercial.com

(281) 599-7600

For additional information or to schedule a tour of 4103, 4107 and 4111 Chance Lane, please contact Chris Abel at (281) 599-7600 or chris.abel@kwcommercial.com.

All materials and information provided by, obtained through, or derived from KW Commercial, including its directors, officers, agents, advisors, affiliates, and any third party sources, are provided as is and without representation or warranty of any kind, whether express or implied, as to completeness, accuracy, or veracity, including the condition of the property, compliance or noncompliance with governmental requirements, developability or suitability, current financial performance, projected financial performance, or any other matter. KW Commercial and its directors, officers, agents, advisors, and affiliates do not represent or warrant that any materials or information provided, received, or derived are accurate or complete. Information from any source, whether written or verbal, is not a substitute for a party's own independent investigation and due diligence. KW Commercial will not investigate, verify, or conduct due diligence on behalf of any party unless specifically agreed in writing. EACH PARTY MUST CONDUCT ITS OWN INDEPENDENT VERIFICATION, INSPECTIONS, AND INVESTIGATIONS, INCLUDING ENGAGING APPROPRIATE INDEPENDENT THIRD PARTY PROFESSIONALS OF ITS CHOOSING. All financial data, assumptions, and analyses must be independently verified by the party by reviewing applicable documents and reports and consulting qualified professionals. KW Commercial makes no warranties or representations regarding the accuracy, completeness, or relevance of any financial data, assumptions, or projections, and does not serve as a financial advisor to any party in connection with any proposed transaction. Actual results and performance may differ from any assumptions, estimates, projections, or modeled outcomes. Any estimated or projected rents, including market rent opinions, do not guarantee that rents can be achieved or increased to any stated level, and parties must evaluate contractual and governmental limitations, market conditions, vacancy, and other relevant factors. Legal questions should be directed to the party's attorney, tax questions to a certified public accountant or tax attorney, title questions to a title officer or attorney, and questions regarding property condition and governmental compliance to appropriate engineers, architects, contractors, consultants, and applicable governmental agencies. All properties and services are marketed by KW Commercial in compliance with applicable fair housing and equal opportunity laws.