

INDUSTRIAL SPACE FOR LEASE

18655 CLAY RD HOUSTON TX 77084

18655 CLAY ROAD, HOUSTON, TX 77084



INDUSTRIAL SPACE FOR LEASE

KW COMMERCIAL | ENERGY CORRIDOR

1220 Augusta Drive
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ALEJANDRA CARLO

Commercial Real State Agent

O: (832) 402-7779

C: (832) 600-4707

alejandra.carlo@Kwcec.com

Broker Lic# 900862, Agent Lic# 732341

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

18655 CLAY ROAD



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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.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

18655 CLAY ROAD



OFFERING SUMMARY

LEASE RATE:	16.97/SF/YR.	1.41/SF/MO
LEASE TERM:	2-5 Years	
AVAILABLE SF:	2,475 sq. ft.	4,950 sq. ft.
WAREHOUSE SF:	7,425	
CLEAR HEIGHT:	16'ft	
DOCK DOORS:	10'ft	
GRADE DOORS:	Steel- Clad Doors	
TRUCK DOOR:	4	
POWER:	240 Volt 200 Amp	

PROPERTY OVERVIEW

"Experience unparalleled access and security at our automotive business park on Clay Road! With prime frontage on a heavily trafficked road and just minutes from West Sam Houston Tollway, your business will benefit from excellent visibility and convenience. Our new construction, built in 2020, offers two spacious warehouses with remote control security access, ensuring the safety and security of your operations. Take advantage of this rare opportunity to lease in a prime location at a competitive gross rent. Don't miss out on this ideal location for your automotive business - contact us today to schedule a tour!"

PROPERTY HIGHLIGHTS

- Conveniently Located on Clay Rd.
- 7,425 SF Building
- 4,959 SF Rentable Space
- New Construction
- Electrical Service - 240 Volt 200 Amp - 3 Phase System
- Security Cameras Installed
- Remote Control Security Access Gate
- 2 Overhead Doors
- 900 SF Private Office
- Employee Restroom

LOCATION & HIGHLIGHTS

18655 CLAY ROAD



LOCATION INFORMATION

Building Name:	18651 Clay Rd Houston Tx 77084
Street Address:	18651 Clay Road
City, State, Zip:	Houston, TX 77084
County:	Harris
Market:	Cypress
Sub-market:	Katy/Houston
Cross Streets:	St William Ln.
Signal Intersection:	No



LOCATION OVERVIEW

"Experience unparalleled access and security at our automotive business park on Clay Road! With prime frontage on a heavily trafficked road and just minutes from West Sam Houston Tollway, your business will benefit from excellent visibility and convenience. Our new construction, built in 2020, offers two spacious warehouses with remote control security access, ensuring the safety and security of your operations. Take advantage of this rare opportunity to lease in a prime location at a competitive gross rent. Don't miss out on this ideal location for your automotive business - contact us today to schedule a tour!"



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PROPERTY PHOTOS

18655 CLAY ROAD



PROPERTY PHOTOS

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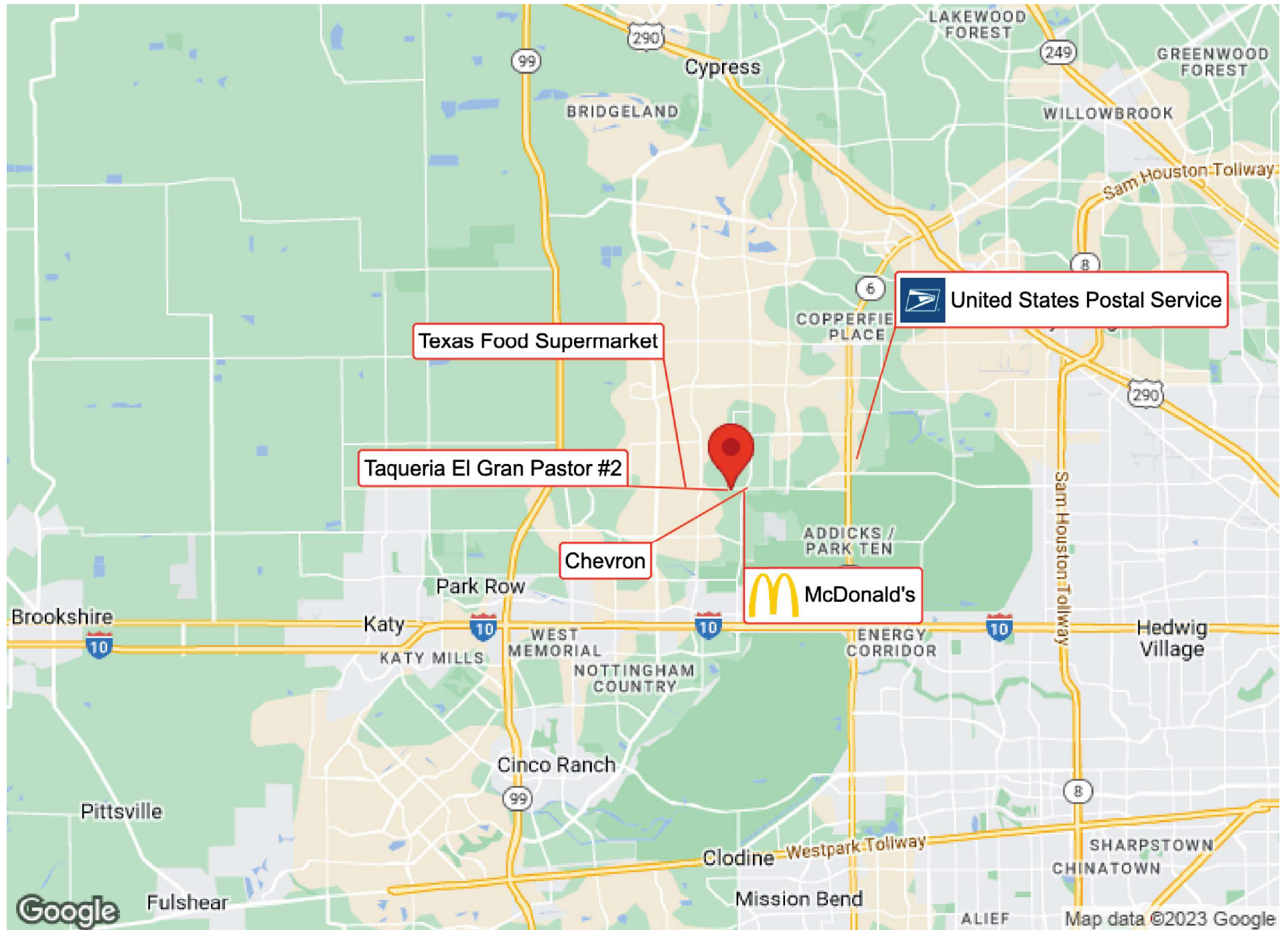
LOCATION MAPS

18655 CLAY ROAD



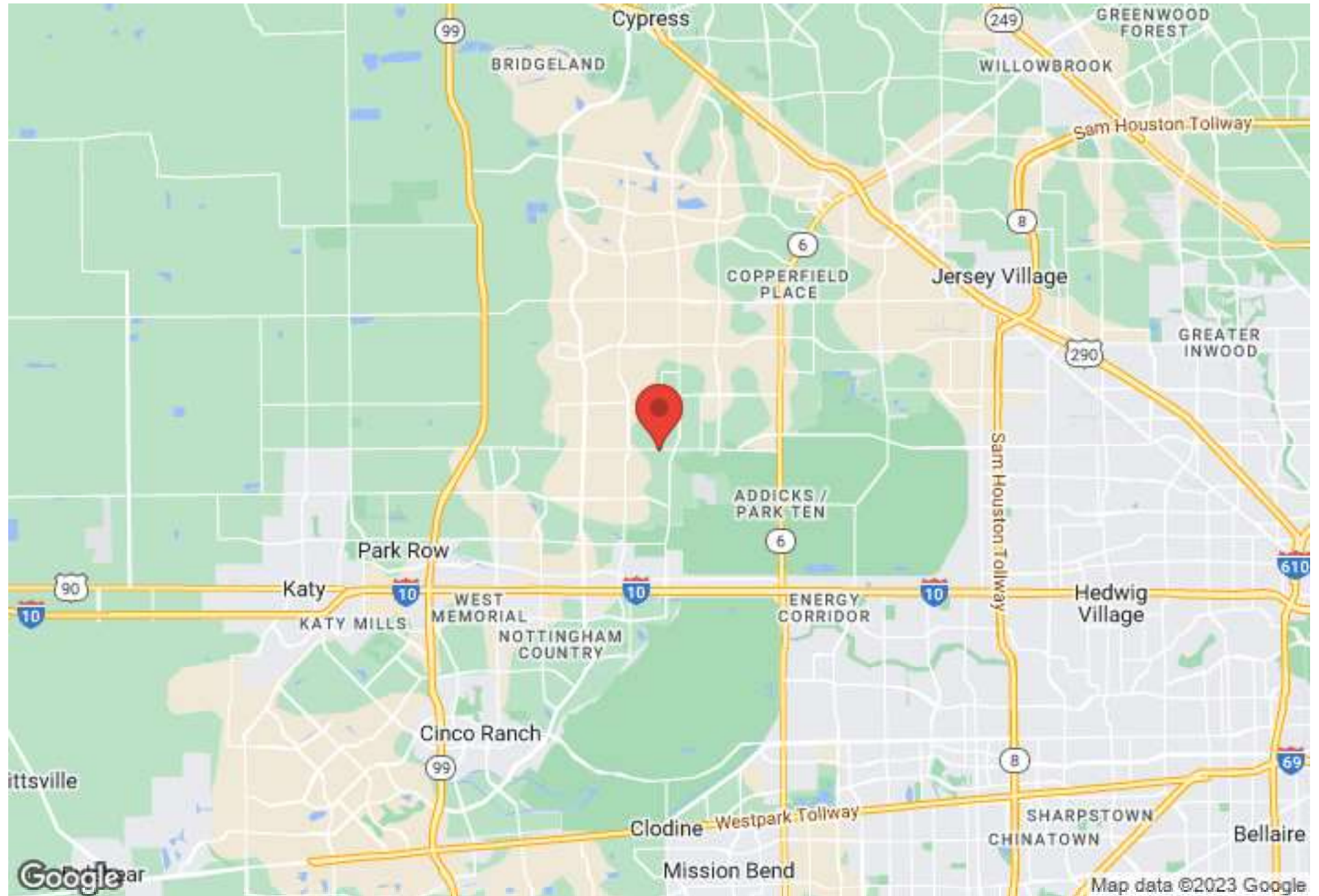
BUSINESS MAP

18655 CLAY ROAD



REGIONAL MAP

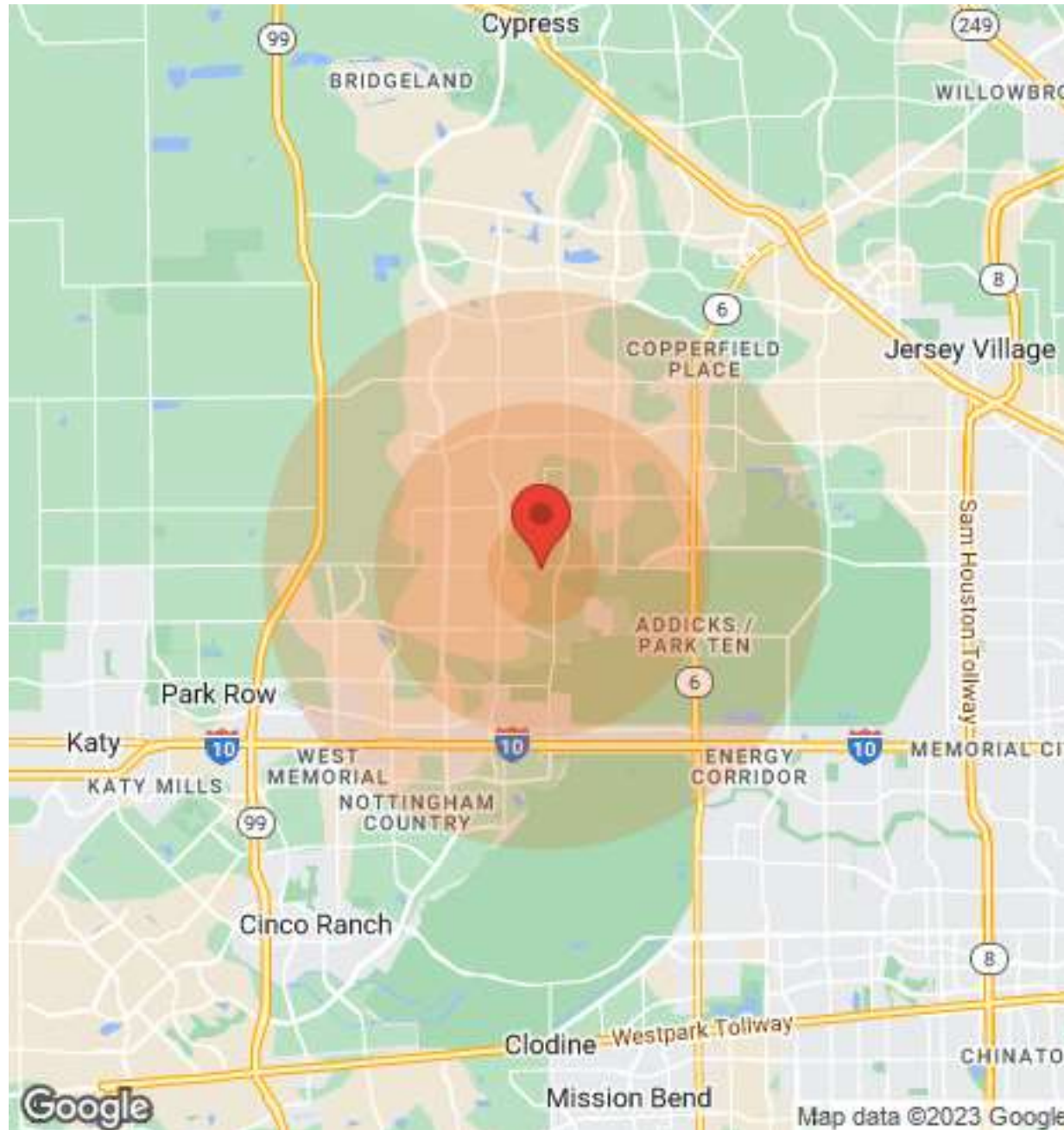
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DEMOGRAPHICS

18655 CLAY ROAD



Population	1 Mile	3 Miles	5 Miles
Male	2,981	70,457	140,413
Female	2,678	65,621	135,210
Total Population	5,659	136,078	275,623

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,243	34,745	69,747
Ages 15-24	788	22,164	44,558
Ages 55-64	702	14,842	30,422
Ages 65+	800	11,113	22,765

Race	1 Mile	3 Miles	5 Miles
White	4,049	73,982	159,764
Black	573	22,026	42,902
Am In/AK Nat	6	511	822
Hawaiian	N/A	40	49
Hispanic	2,020	64,288	120,171
Multi-Racial	1,422	59,874	108,536

Income	1 Mile	3 Miles	5 Miles
Median	\$79,414	\$65,238	\$65,342
< \$15,000	68	2,497	5,186
\$15,000-\$24,999	134	3,001	6,296
\$25,000-\$34,999	116	3,402	7,851
\$35,000-\$49,999	254	5,813	13,061
\$50,000-\$74,999	364	10,263	19,341
\$75,000-\$99,999	316	6,767	13,090
\$10,000-\$149,999	307	6,337	13,707
\$150,000-\$199,999	269	1,999	4,814
> \$200,000	113	1,303	3,311

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,056	43,059	91,038
Occupied	1,974	40,596	86,208
Owner Occupied	1,749	30,167	61,893
Renter Occupied	225	10,429	24,315
Vacant	82	2,463	4,830

PROFESSIONAL BIO

18655 CLAY ROAD



ALEJANDRA CARLO

Commercial Real State Agent



A seasoned real estate professional and Certified Negotiations Expert (CNE) with over 15 years of experience advising clients across all markets in Houston and surrounding areas. As a trusted advisor, my focus is to maximize client value by leveraging innovative technologies and expansive business network within the Residential and Commercial spaces. My previous role as a licensed loan officer allows me to guide my clients through the entire real estate process end-to-end ensuring the best experience for my clients.

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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.

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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@kwMemorial.com	(713) 470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alejandra Carlo	0732341	alejandra.carlo@kw.com	(832) 600-4707
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
TAR 2501