

FLEX CONDOS FOR SALE

SIZE: 1,250 - 9,750 Sq Ft

PRICE: \$299,000 and up

BUILT IN: 2021



Stafford Business Condominiums

4213 South Main Street, Stafford, TX 77477

ADDRESS
COMMERCIAL

Inna Radford
713-817-5030
inna@addresscre.com

Disclaimer: Information contained here in, while supplied by sources deemed reliable, is subject to errors and is not warranted by ADDRESS Commercial or its agents. This information is subject to change without notice.

AVAILABLE UNITS

BLDG 1 (warehouse/flex): 1,560sf —7,800 sf

BLDG 2 (warehouse/flex): 1,680 sf —8,400 sf

BLDG 3 (office/showroom/retail): 1,250—6,250 SF

BLDG 4 (showroom/warehouse/flex): 1,625 sf — 9,750 sf

BLDG 5 (showroom/warehouse/flex): 1,625 sf — 9,750 sf

PERMITTED USES

Office / Retail / Showroom with max 75% floor storage

FLOOD LEVEL

Zone X—Area of minimal flood hazard

CONSTRUCTION TYPE

Metal structure with partial mason exterior

ROOF TYPE

TPO Flat Roof

SPRINKLER

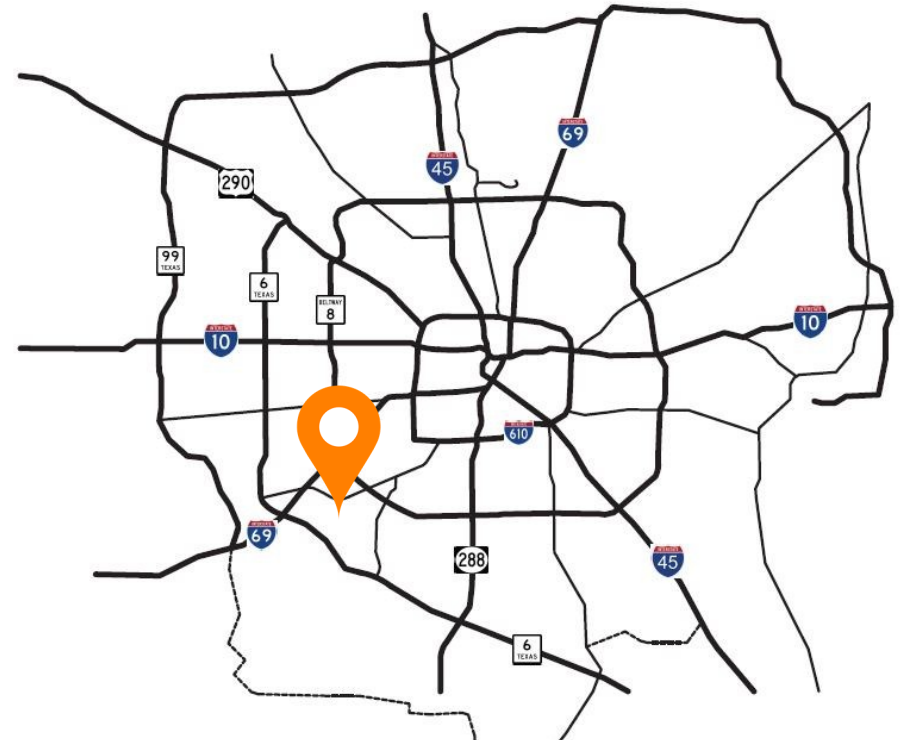
Buildings 1, 2, 4, 5 are fully sprinkled; Building 3 -not required

PROPERTY TAX RATE

2.1% of Assessed Value (Approximate; may change)

HOA FEE (INC EXTERIOR MAINTENANCE, WATER & INSURANCE)

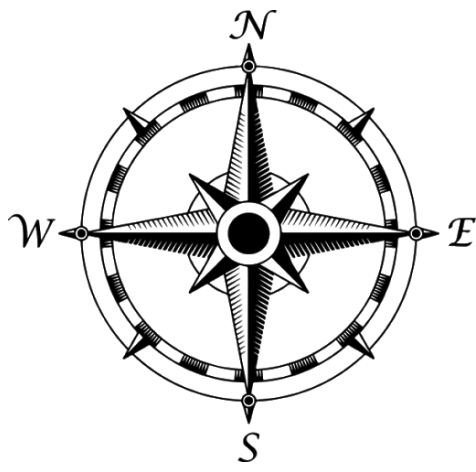
\$0.11psf/month



HIGHLIGHTS

- Easy access to Hwy 90, I-59 and Beltway 8
- 18-Wheeler accessible
- Free Port Tax Exemption
- UPS Hub in Stafford
- Home to Grid—\$500MM mixed-use development
- Own your own warehouse or business office
- Take advantage of income tax deductions that come with ownership of your own business facilitates





Sugar Land <---Hwy 90 ---> Houston

Brand Lane

Bldg 1: 4227 S Main

Bldg 2 : 4211 S Main St

Bldg 3: 203 Brand Ln

Bldg 4: 4231 S

Bldg 5: 4215 S Main St

FOKLIFF ACCESS DRIVE

FOKLIFF ACCESS DRIVE

Building 1: 4227 S Main Street



OFFICE/RETAIL WITH STORAGE

- ◆ Electric: 300 Amps, 3 Phase, 208 Volts
- ◆ Front loading

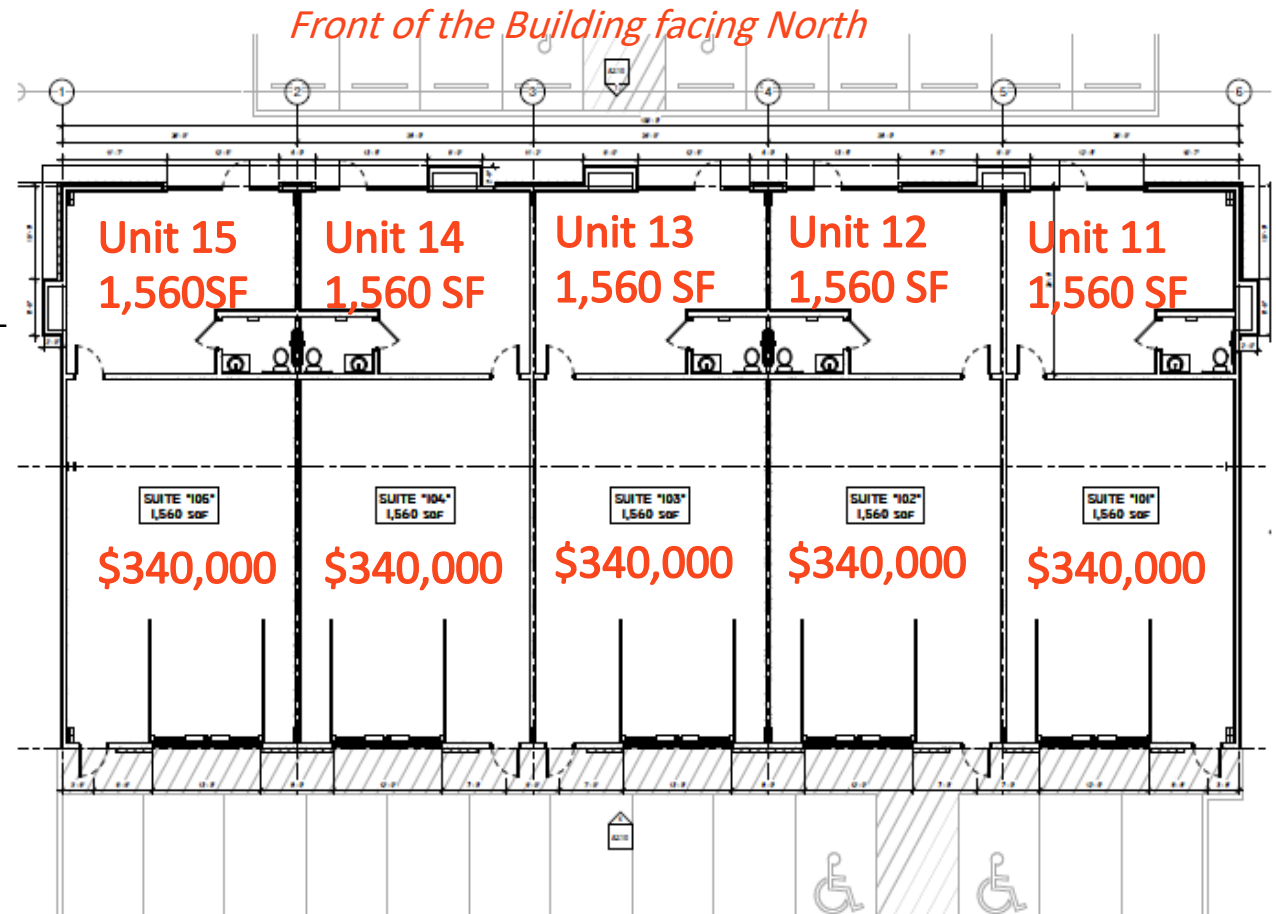
OFFICE/RETAIL PART (APPROX. 390 SF):

- ◆ Ceiling: 9ft high, drop ceiling with 4' LED lights
- ◆ Walls: level 4 texture finish & painted light grey
- ◆ Floor: commercial carpet (ceramic and LVT upgrades available for additional cost of \$4psf)
- ◆ Fully air-conditioned
- ◆ 1 ADA bathroom

STORAGE PART (APPROX. 1,170 SF):

- ◆ 20 Ft open ceiling clearance
- ◆ Roll up doors: 12ft wide x 11ft high
- ◆ Floor: concrete slab
- ◆ Open walls
- ◆ Can be air-conditioned at an additional cost

PLANNED COMPLETION: August 2021



Front



Back



OFFICE/RETAIL WITH STORAGE

- ♦ Electric: 300 Amps, 3 Phase, 208 Volts
- ♦ Front loading

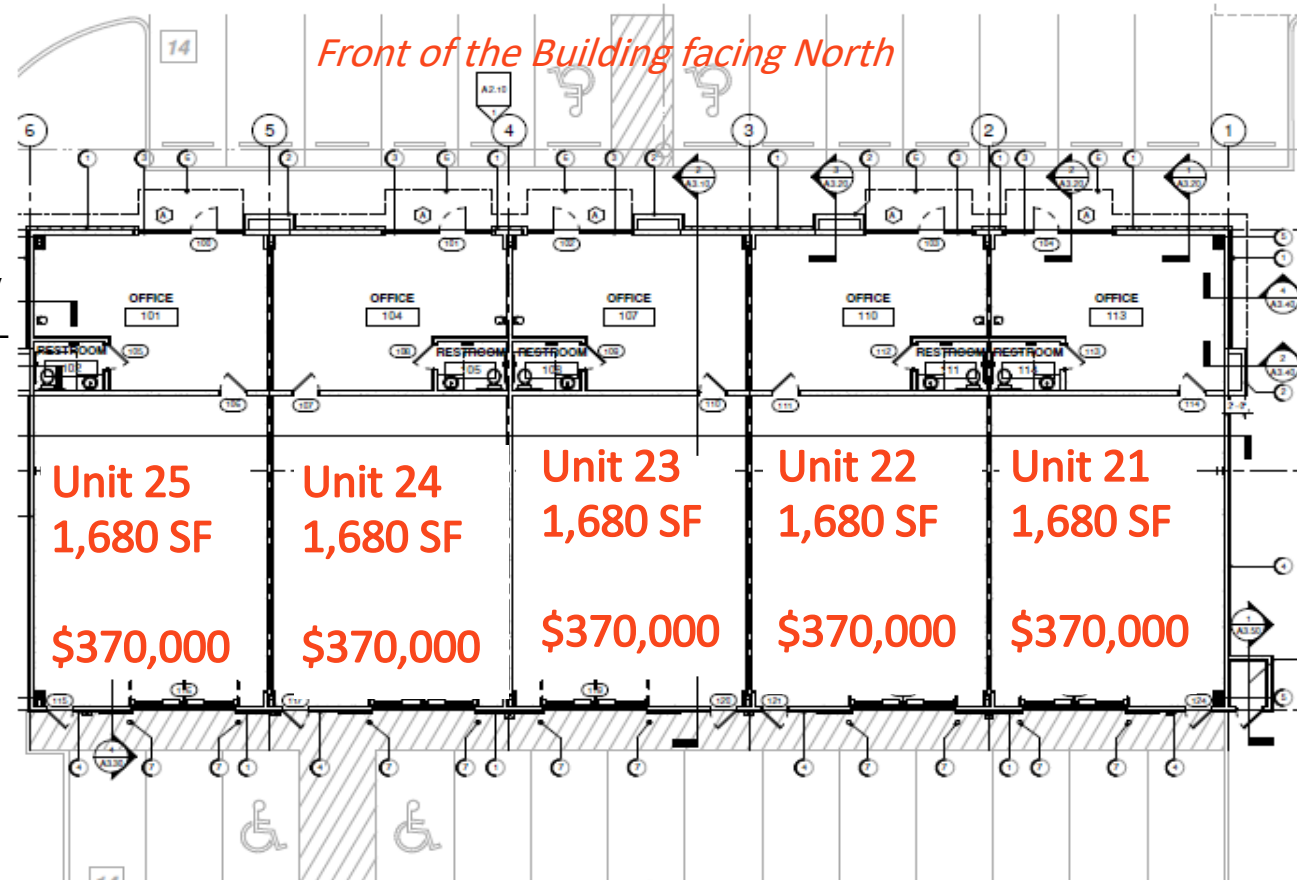
OFFICE/RETAIL PART (APPROX. 420 SF):

- ♦ Ceiling: 9ft high, drop ceiling with 4' LED lights
- ♦ Walls: level 4 texture finish & painted light grey
- ♦ Floor: commercial carpet (ceramic and LVT upgrades available for additional cost of \$4psf)
- ♦ Fully air-conditioned
- ♦ 1 ADA bathroom

STORAGE PART (APPROX. 1,260 SF):

- ♦ 20 Ft open ceiling clearance
- ♦ Roll up doors: 12ft wide x 11ft high
- ♦ Floor: concrete slab
- ♦ Open walls
- ♦ Can be air-conditioned at an additional cost

PLANNED COMPLETION: August 2021



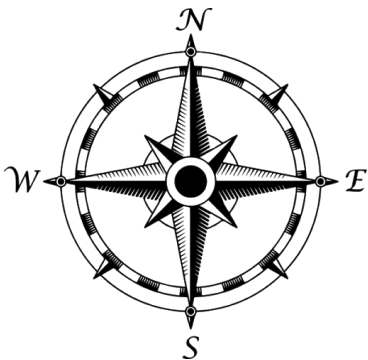
Building 3: 203 Brand Lane

OFFICE/RETAIL FINISH AND MOVE-IN READY

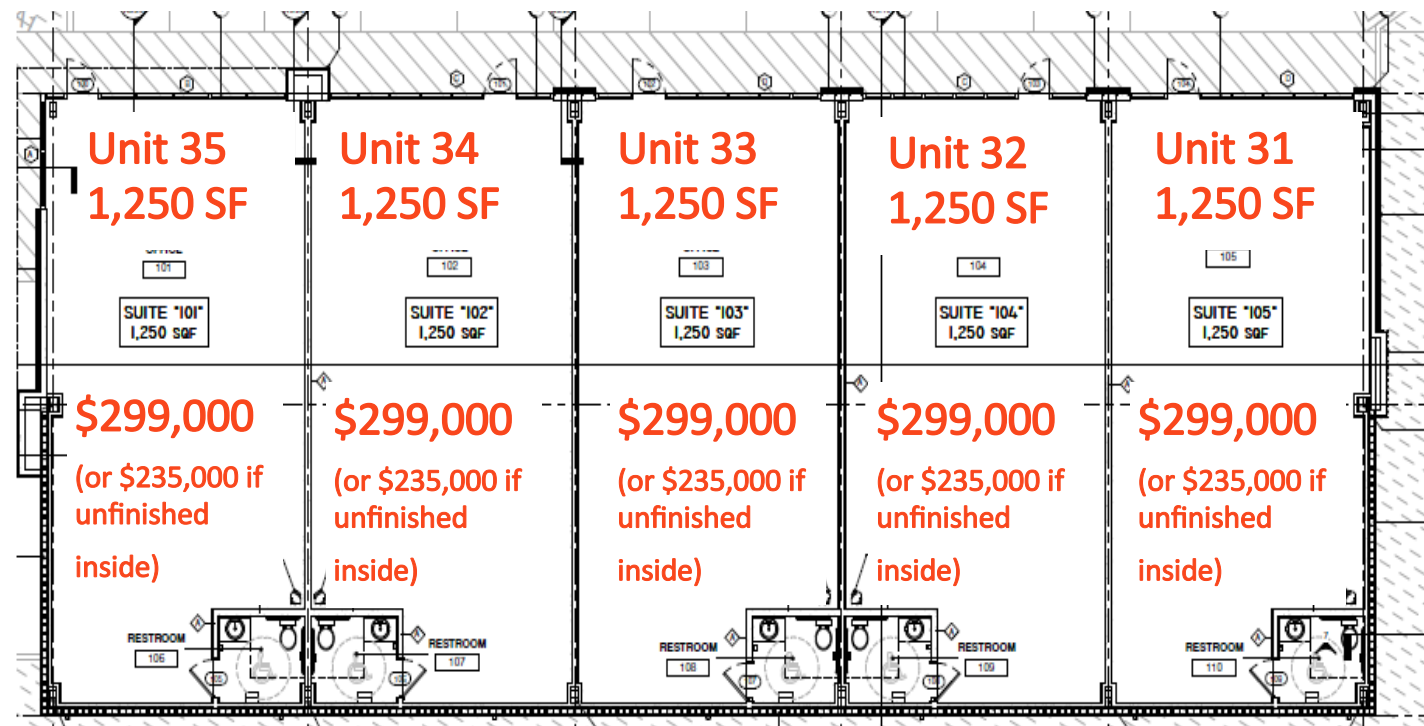
- ◆ Ceiling: 9ft high, drop ceiling with 4' LED lights
- ◆ Walls: level 4 texture finish & painted light grey
- ◆ Floor: commercial carpet (ceramic and LVT upgrades available for additional cost of \$4psf)
- ◆ Fully air-conditioned
- ◆ Electric: 200 Amp

Construction Schedule (Tentative)

- ◆ Construction started: 01/2021
- ◆ Completion: 07/2021
- ◆ Buildout as an open office/retail space
- ◆ No garage doors



Front of the Building facing North



Building 4: 4231 S Main Street



OFFICE/RETAIL WITH STORAGE

- ◆ Electric: 300 Amps, 3 Phase, 208 Volts
- ◆ Front and rear loading capability

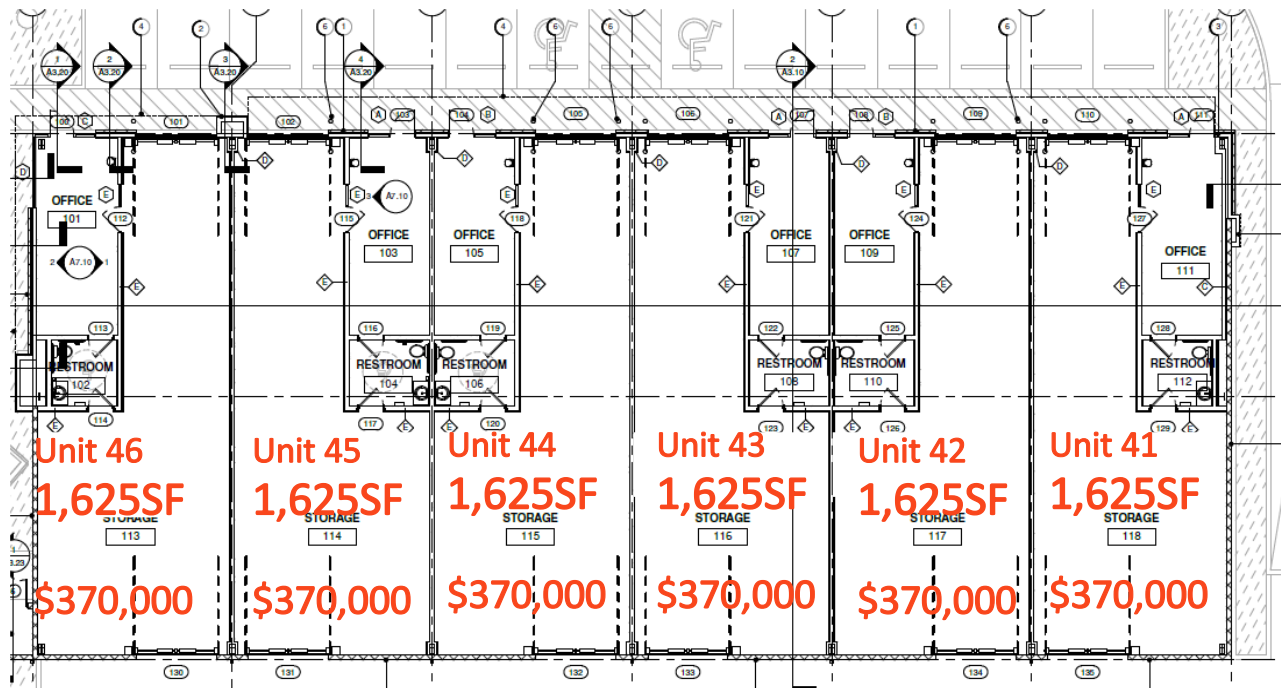
OFFICE/RETAIL PART (APPROX. 406 SF):

- ◆ Ceiling: 9ft high, drop ceiling with 4' LED lights
- ◆ Walls: level 4 texture finish & painted light grey
- ◆ Floor: commercial carpet (ceramic and LVT upgrades available for additional cost of \$4psf)
- ◆ Fully air-conditioned
- ◆ 1 ADA bathroom

STORAGE PART (APPROX. 1,219 SF):

- ◆ 20 Ft open ceiling clearance
- ◆ 2 Roll-up doors: 10ft wide x 10ft high
- ◆ Floor: concrete slab
- ◆ Open walls
- ◆ Can be air-conditioned at an additional cost

Front of the Building facing East



PLANNED COMPLETION: August 2021

Building 5: 4215 S Main Street



OFFICE/RETAIL WITH STORAGE

- ◆ Electric: 300 Amps, 3 Phase, 208 Volts
- ◆ Front and rear loading capability

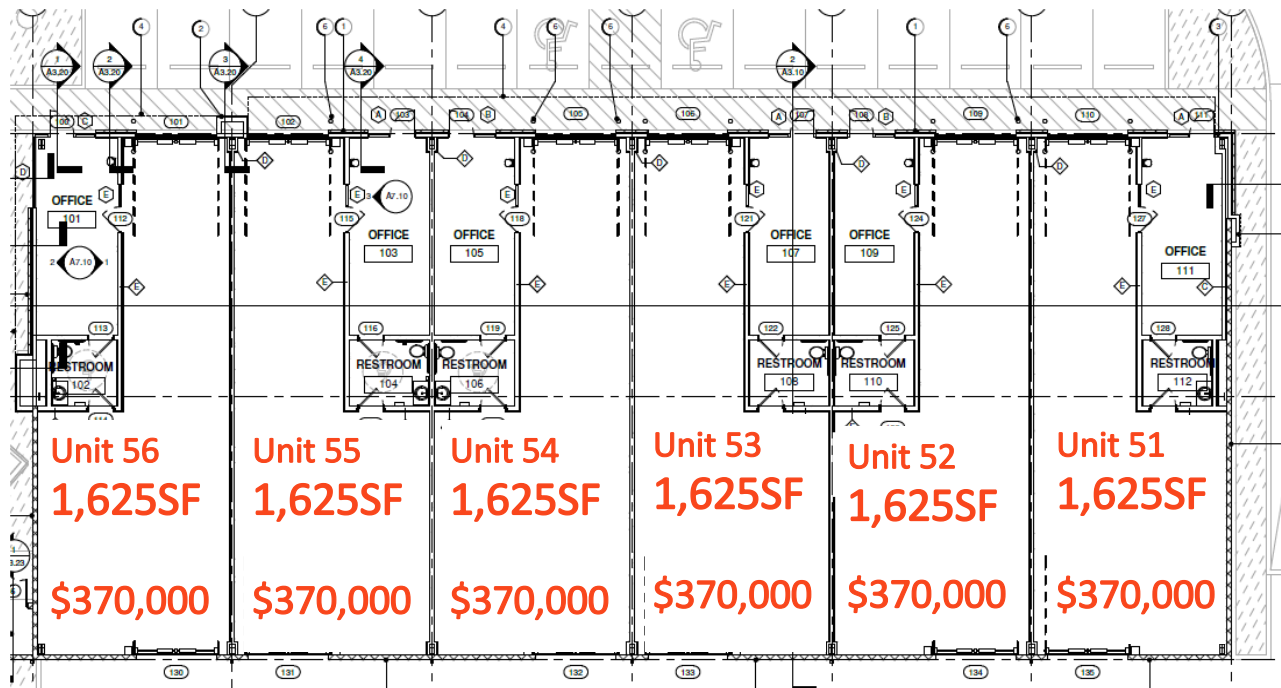
OFFICE/RETAIL PART (APPROX. 406 SF):

- ◆ Ceiling: 9ft high, drop ceiling with 4' LED lights
- ◆ Walls: level 4 texture finish & painted light grey
- ◆ Floor: commercial carpet (ceramic and LVT upgrades available for additional cost of \$4psf)
- ◆ Fully air-conditioned
- ◆ 1 ADA bathroom

STORAGE PART (APPROX. 1,219 SF):

- ◆ 20 Ft open ceiling clearance
- ◆ 2 Roll-up doors: 10ft wide x 10ft high
- ◆ Floor: concrete slab
- ◆ Open walls
- ◆ Can be air-conditioned at an additional cost

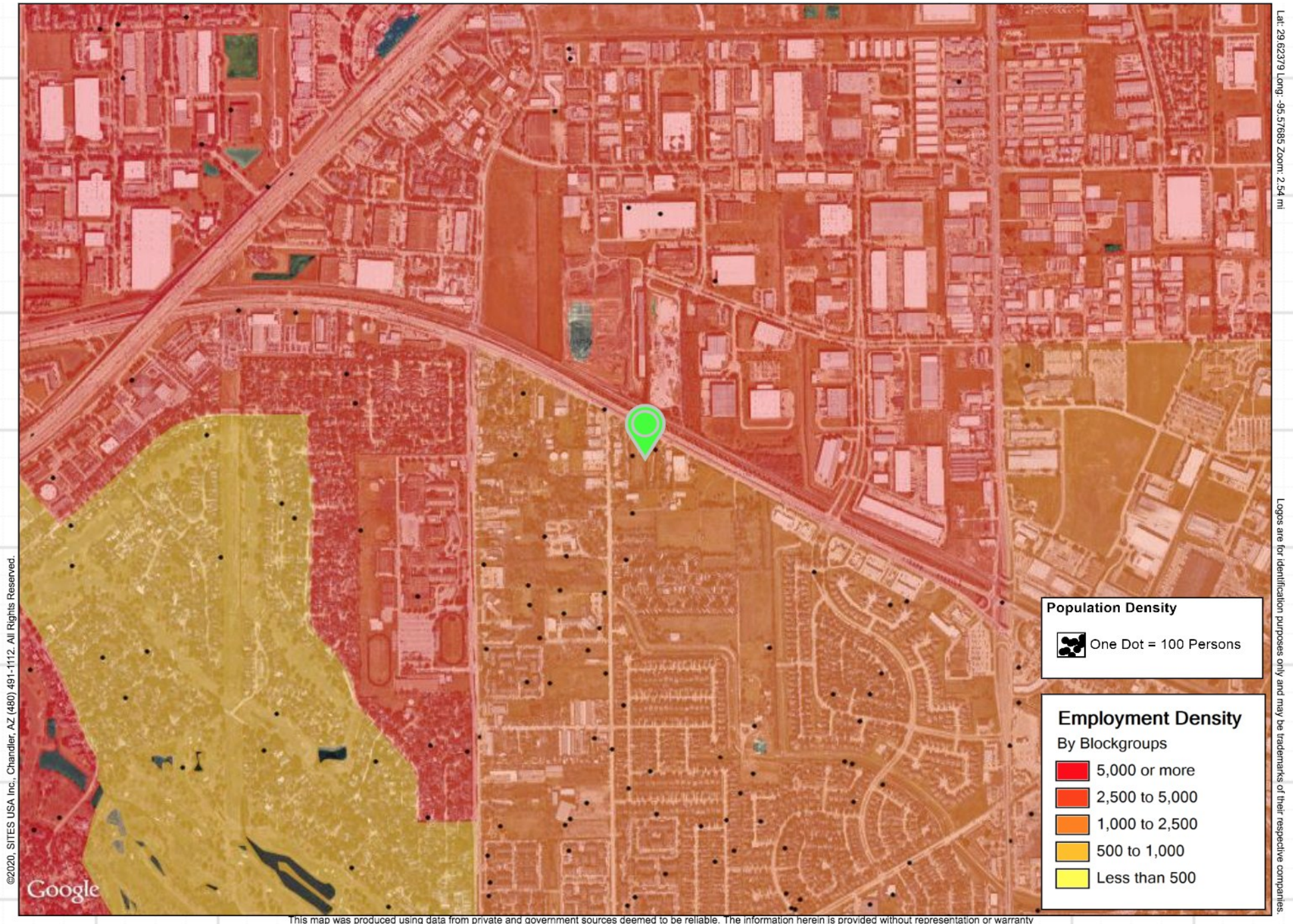
Front of the Building facing West



PLANNED COMPLETION: August 2021



Employment Density



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BUYING PROCESS

1. Decide which unit(s) you want to purchase.
 2. Make sure you qualify for a bank loan or have enough cash to pay for it at closing, once the unit is completed.
 3. Discuss if you want additional HVAC in the storage area (approx.. \$7,500). You may be able to choose an unfished shell delivery for your unit if it is in an early stage of construction. Price of an unfinished unit is \$185 per sq ft. Some buyers prefer it because they want to do their own custom buildout later.
 4. Sign the sales contract and deposit \$5,000 to hold your unit. This amount is refundable within 7 days after you receive a copy of the condominium declaration, should you cancel the contract within such 7 days. Thereafter, this amount becomes non-refundable but applicable to your sale price at closing.
 5. Make sure your use complies with zoning. You can read the zoning ordinance yourself or call the city of Stafford to inquire.
 6. Once construction of your building walls starts, deposit another 10% of the purchase price per unit as Earnest Money.
 - his 10% deposit will apply toward the sales price at closing, but will be forfeited if you do not close
 - your lender will count it toward your loan down payment
 7. Apply for a mortgage loan with a lender of your choice. We recommend:

Frost Bank; Jonathan Pursch; 713-388-1168; jonathan.pursch@frostbank.com; 620 Hwy 6, Sugar Land, TX 77478
 8. Work with your lender and the title company to prepare for the closing - Seller pays for the title insurance
 9. Do a walk-thru once construction is finished. Builder will have up to 14 days after the closing to correct the items on your walk-thru punch list.
 10. Now you own it! ***Congratulations!!!***
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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 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 prospective buyers, tenants, sellers and landlords.

ADDRESS	Commercial	9005944/ License No.	info@addresscre.com Email	713-817-5030 Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				
Designated Broker of Firm	Inna Radford	625625 License No.	Inna@addresscre.com Email	713-817-5030- Phone
Licensed Supervisor of Sales Agent/ Associate			Email	Phone
Sales Agent/Associate's Name	Inna Radford	625625 License No.	Inna@addresscre.com Email	713-817-5030 Phone

Buyer/Tenant/Seller/Landlord Initials

Date