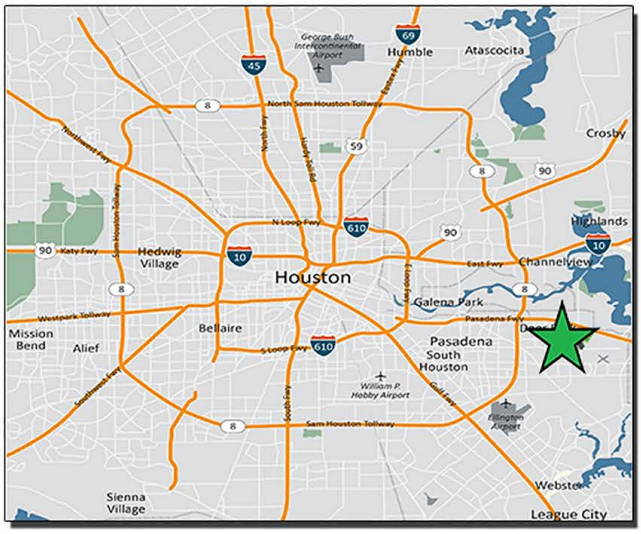
WELCOME GROUP

41,935 SF Building Available For Lease

Property Highlights

- $0.75 NNN
- 41,935 SF Total
- 4,824 SF Office
- 37,111 SF Shop
- Bay A: 27' Eave, 1-10 Ton & 1-5 Ton Crane
- Bay B: 42' Eave, 1-35 Ton & 1-20 Ton Crane
- 3-Jib Cranes
- 1-Acre Stabilized Yard
- Power: 3Ph/480/1200amps



1005 Georgia Ave. Deer Park, Texas **www.welcomegroup.com**

Ryan Wasaff
713.545.7207
rwasaff@welcomegroup.com

Brad Berry
713.398.6000
bberry@welcomegroup.com

The information contained herein was obtained from sources deemed reliable; however, Welcome Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without written notice.

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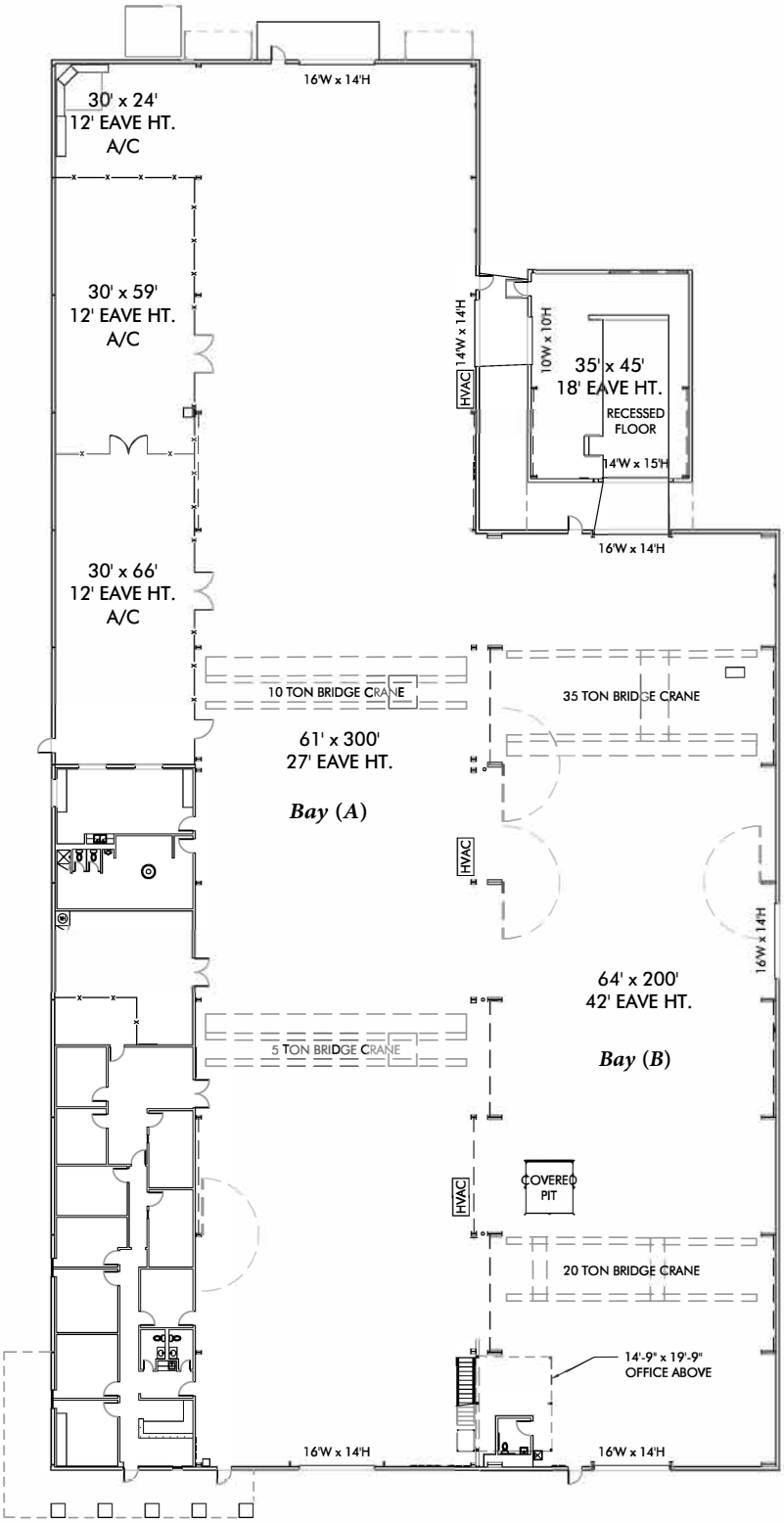
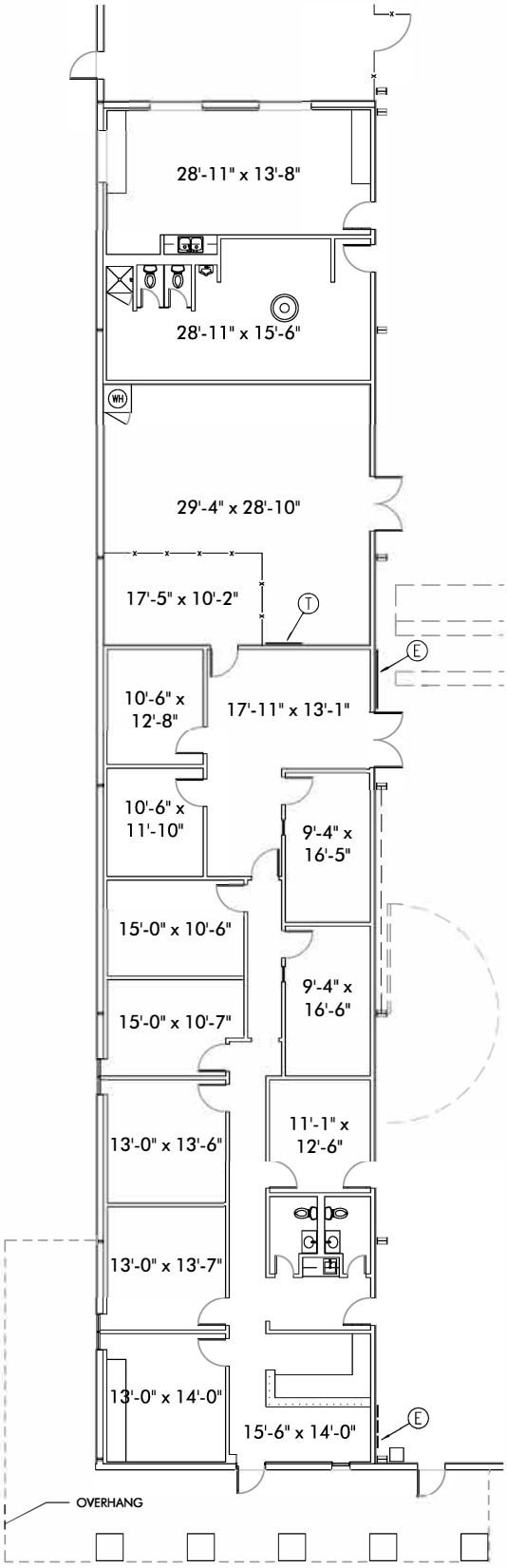


OVERALL BUILDING PLAN

0 5 10 20 30 40 50



OFFICE AREA PLAN

0 5 10

OFFICE:	4,824 S.F.
WAREHOUSE:	35,536 S.F.
WAREHOUSE:	1,575 S.F.
TOTAL:	41,935 S.F.

1005 GEORGIA AVENUE

DEER PARK, TEXAS 77536

HarryGendelArchitects

1807 Decatur
Houston, Texas 77007
ph: 713.266.6100
fax: 713.266.3661

DATE:	ISSUE/REVISION:
05/04/2020	AS-BUILT

DRAWING: A1

J OB # :

FILE:

TITLE: AS-BUILT FLOOR PLAN

NOTES CORRESPONDING TO SCHEDULE "B"

(B1) SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN/UNDER FILM CODE NO. 666103 H.C.M.R. AND THOSE RECORDED IN VOLUME 7934, PAGE 30 (0073272) OF THE DEED RECORDS AND UNDER CLERK'S FILE NO(S). H542197, 20140323902 AND 20150052341 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. THESE ITEMS AFFECT THE SUBJECT PROPERTY AND ARE PLOTTED IF POSSIBLE.

(10b) BUILDING SETBACK LINE, 40 FEET IN WIDTH, ALONG THE WEST PROPERTY LINE, AS RECORDED IN/UNDER FILM CODE NO. 666103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED.

(10c) BUILDING SETBACK LINE, 15 FEET IN WIDTH, ALONG THE NORTH AND SOUTH PROPERTY LINES, AS RECORDED IN/UNDER FILM CODE NO. 666103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED.

(10d) BUILDING SETBACK LINE, 20 FEET IN WIDTH, ALONG THE EASTERLY PROPERTY LINE, AS RECORDED IN/UNDER FILM CODE NO. 666103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED.

(10e) SUBJECT TO RIGHTS OF ADJOINING PROPERTY IN AND TO AN EXISTING POND LOCATED ALONG THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY, AS SHOWN IN PLAT RECORDED IN/UNDER FILM CODE NO. 666103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED.

(10f) "DETENTION AREA AND STORM WATER QUALITY FACILITY" SHALL MEAN DETENTION AREA AND STORM WATER QUALITY FACILITY AND ALL IMPROVEMENTS THEREON AND ANY AND ALL DRAINAGE AND STORM WATER SYSTEMS, AS SET FORTH AND MORE FULLY DESCRIBED IN INSTRUMENTS RECORDED UNDER FILM CODE NO. 666103 OF THE MAP RECORDS AND RECORDED UNDER CLERK'S FILE NO(S). 20140323902 AND 20150052341 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED.

(10g) MAINTENANCE CHARGE RESERVED BY INSTRUMENTS RECORDED IN/UNDER CLERK'S FILE NO(S). 20140323902 AND 20150052341 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. THE LIEN SHALL BE DEEMED SUBORDINATE TO ANY MORTGAGE AND ANY RENEWAL, EXTENSION, REARRANGEMENTS OR REFINANCING THERETO.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 42°21'12" W	18.72'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	640.00'	25°04'01"	280.00'	S 30°29'22" W	277.77'

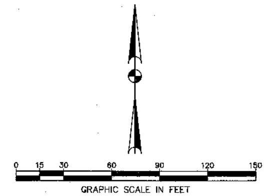
UTILITY STATEMENT:

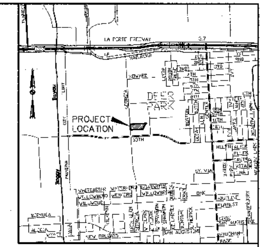
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

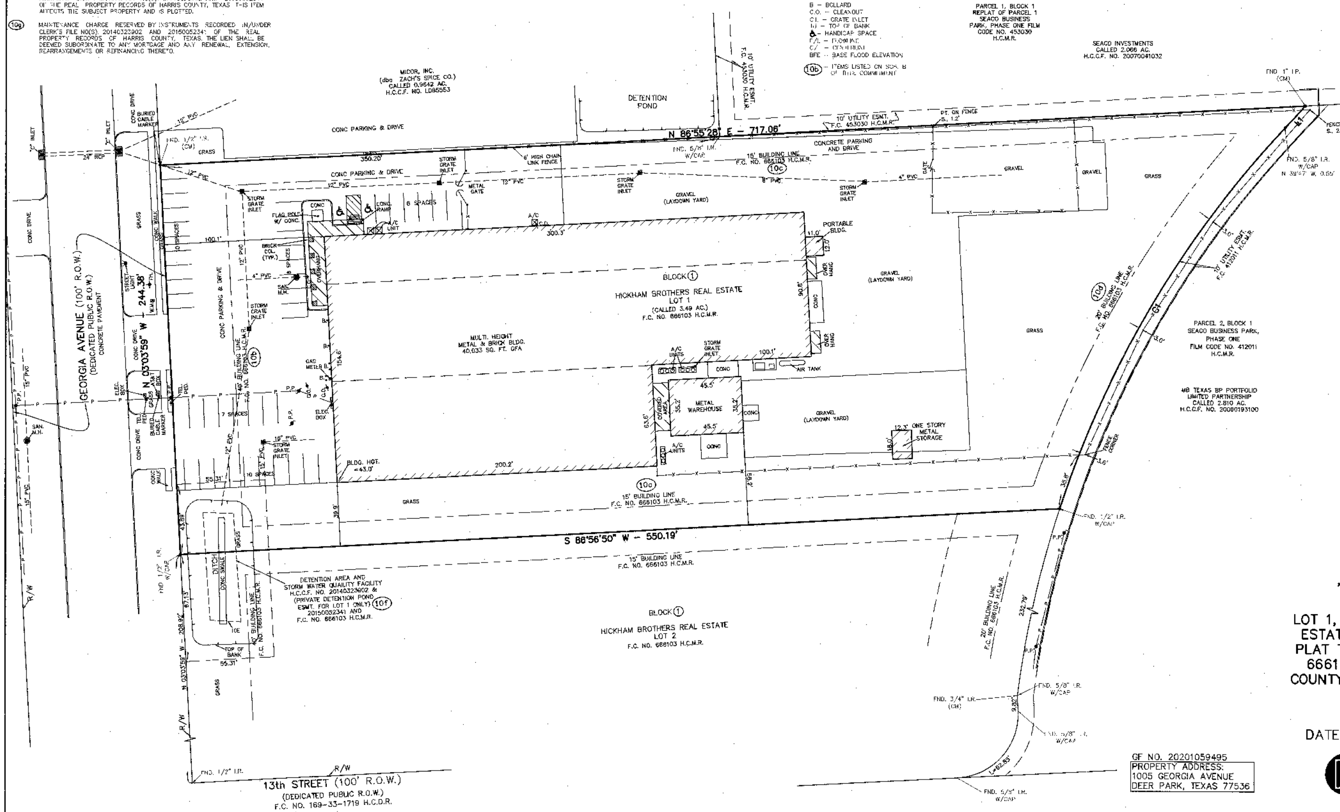
- SANITARY SEWER MANHOLE (SAN. M.H.)
- STORM SEWER MANHOLE (STM. M.H.)
- STORM SEWER INLET
- FIRE HYDRANT (F.H.)
- WATER VALVE (W.V.)
- WATER METER (W.M.)
- POWER POLE (P.P.)
- DOWN GUY (D.G.)
- TRAFFIC SIGN (T.S.)

H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
H.C.C.F. INDICATES HARRIS COUNTY CLERKS FILE
NO. – NUMBER
N – NORTH
S – SOUTH
E – EAST
W – WEST
NG – NATURAL GROUND
RCP – REINFORCED CONCRETE PIPE
PVC – POLY VINYL CHLORIDE (PLASTIC PIPE)
CPP – CORRUGATED PLASTIC PIPE
HDPE – HIGH DENSITY POLYETHYLENE
CM – CONTROLLING MONUMENT
T/C – TOP OF CURB
GUT – GUTTER
B – BOLLARD
C.O. – CLEANOUT
G.I. – GRATE INLET
TB – TOP OF BANK
– HANDICAP SPACE
F/L – FLOWLINE
C/L – CENTERLINE
BFE – BASE FLOOD ELEVATION
(10b) – ITEMS LISTED ON SCH. B OF TITLE COMMITMENT





VICINITY MAP N.T.S. KEY MAP NO. 538J



GF NO. 20201059495
PROPERTY ADDRESS:
1005 GEORGIA AVENUE
DEER PARK, TEXAS 77536

NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, GF NO. 20201059495 WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2020, ISSUED FEBRUARY 28, 2020. THE PROPERTY SHOWN AND DESCRIBED BY THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT.

2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

3) THIS TRACT LIES IN ZONE "AE" AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C0910N, DATED JANUARY 6, 2017. THIS STATEMENT IS FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

4) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

5) THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

6) THERE ARE 43 PAINTED PARKING SPACES, 41 REGULAR PAINTED PARKING SPACES AND 2 HANDICAP SPACE.

7) PROPERTY IS ZONED M 1.

To Welcome Real Estate Services, LLC and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b(1), 7c, 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on March 4, 2020.

Dated this 10th day of March, 2020

Michael A. Zumsteg
Registered Professional Land Surveyor No. 5127

STATE OF TEXAS
REGISTERED
MICHAEL A. ZUMSTEG
5127
PROFESSIONAL
LAND SURVEYOR

"ALTA/NSPS LAND TITLE SURVEY" OF LOT 1, BLOCK 1 OF HICKHAM BROTHERS REAL ESTATE SUBD., ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 666103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, CITY OF DEER PARK, HARRIS COUNTY, TEXAS.

DATE: MARCH, 2020 SCALE: 1" = 30'

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
Fax 713-780-7662 Email: dmassiatte@centuryengineering.com

CSI JOB NO. 20073-00.30 SC-2310

Information About Brokerage Services

11-2-2015

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.

WELCOME REAL ESTATE SERVICES	528275	wwilsonjr@welcomegroup.com	713-952-7000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
WILSON, WELCOME WADE JR	168640	wwilsonjr@welcomegroup.com	713-952-7000
Designated Broker of Firm	License No.	Email	Phone
Ryan Wasaff	461081	rwasaff@welcomegroup.com	713-952-7000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brad Berry	361838	bberry@welcomegroup.com	713-952-7000
Sales Agent/Associate's Name	License No.	Email	Phone
Cole Bercher	714753	cbercher@welcomegroup.com	713-952-7000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initial _____ _____ Date _____

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com