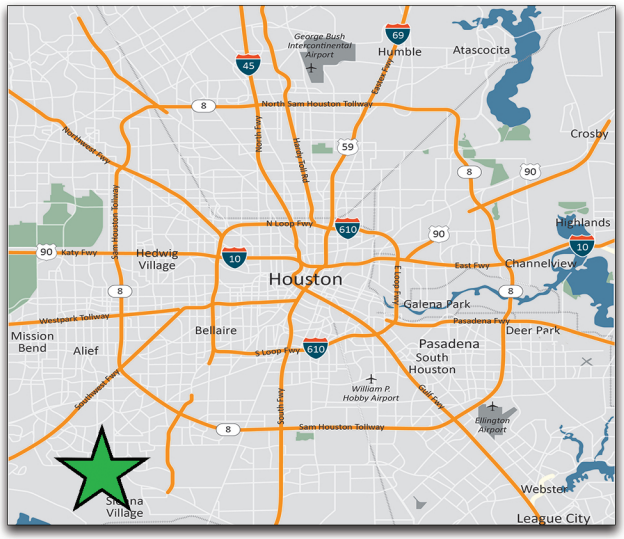
WELCOME GROUP

For Lease South West Houston
15,000 SF / 1.4 Acres

Property Highlights

- $1.05 NNN / OPEX $0.25
- 15,000 SF Total
- 1,500 SF Office
- 13,500 SF Warehouse
- 28’ Ft Eave Height
- 480v/3Ph/600amps
- 2 OH Doors
- Crane-Ready (20 ton)



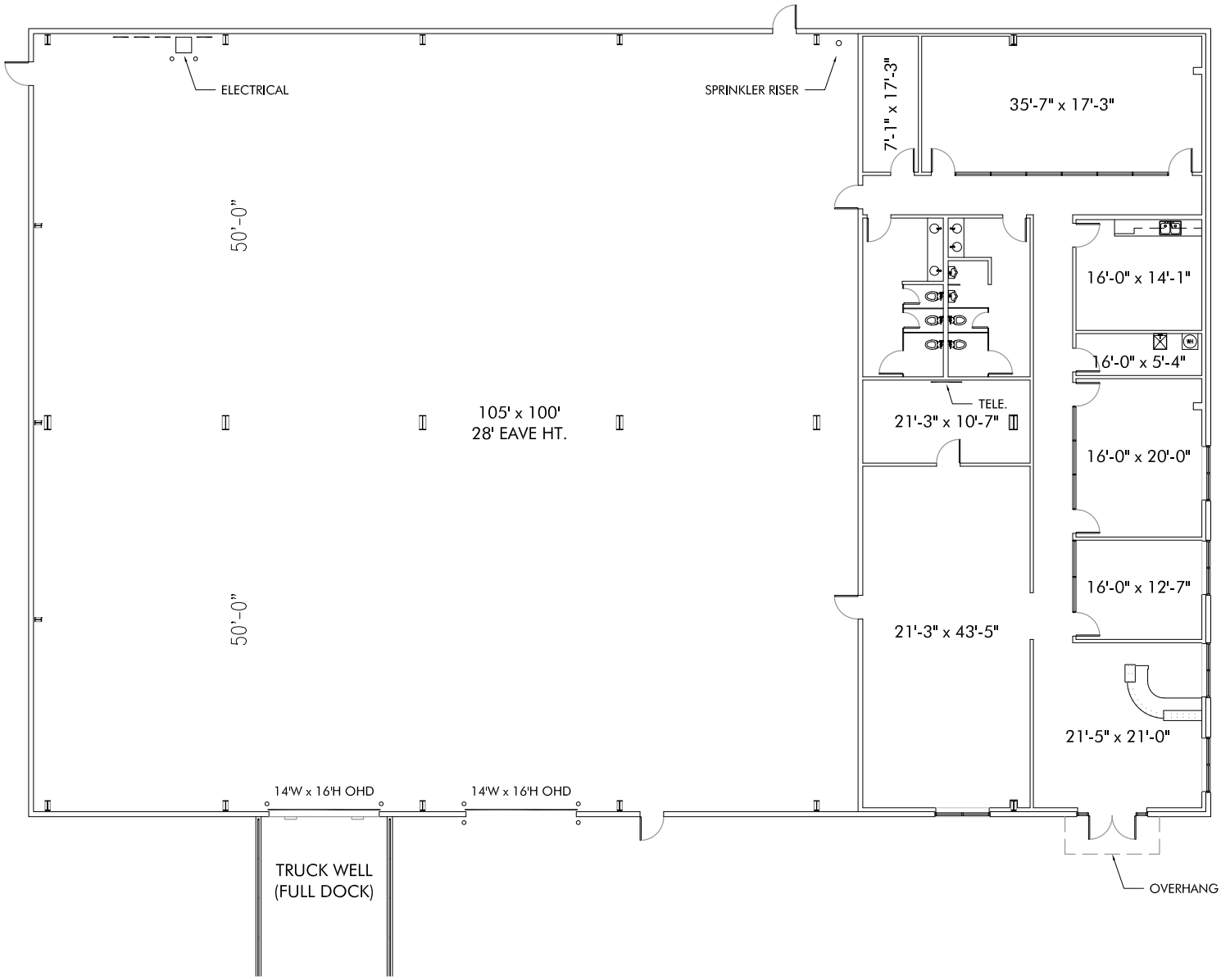
13310 Pike Road, Stafford

www.welcomegroup.com

Brad Berry
713.398.6000
bberry@welcomegroup.com

Cole Bercher
210.373.3078
cbercher@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.



28' EAVE HEIGHT
CRANE READY

OFFICE: 10,555 S.F.
WAREHOUSE: 4,445 S.F.
TOTAL: 15,000 S.F.

13310 PIKE ROAD

STAFFORD, TX 77477

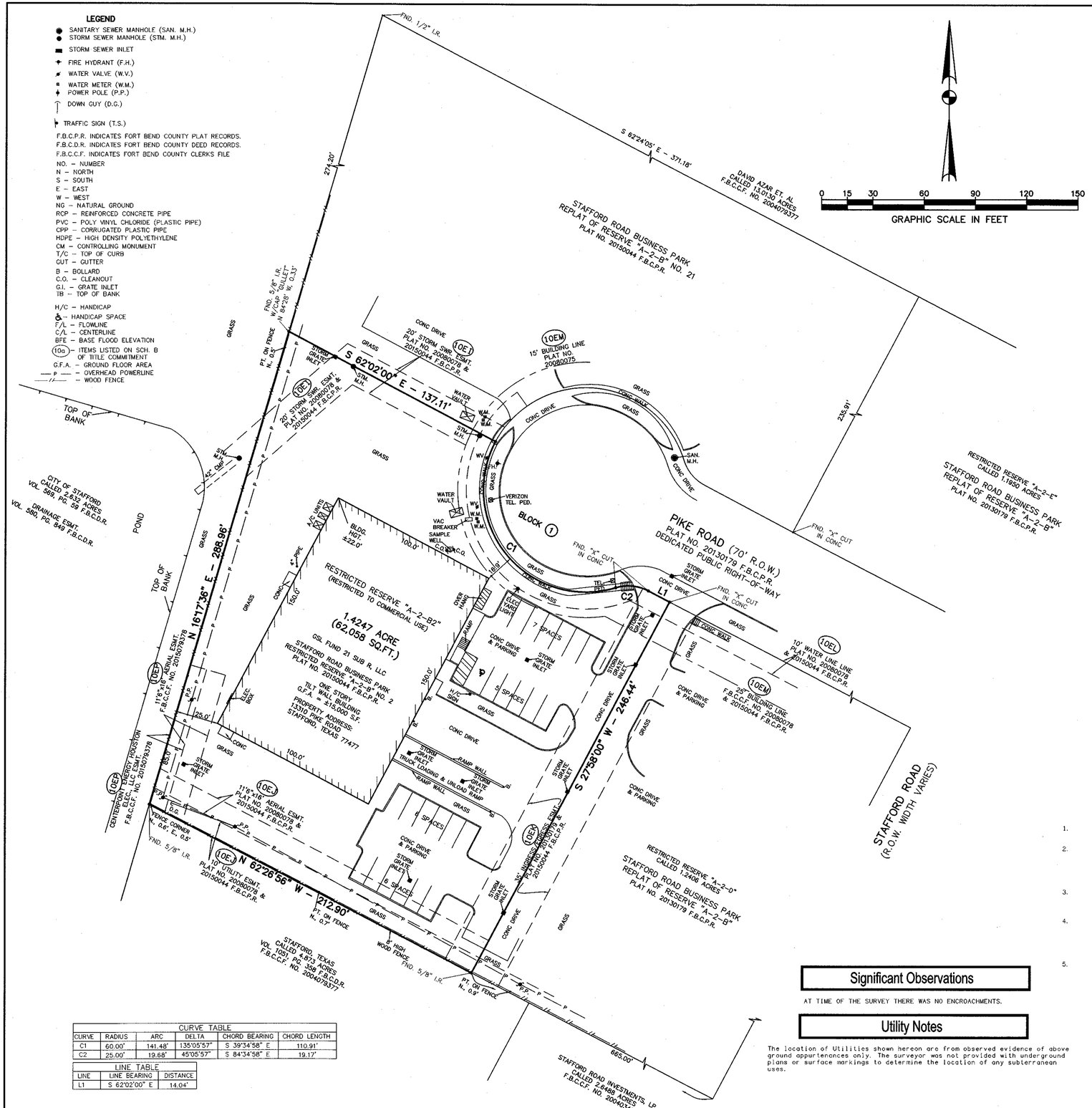
DATE:	ISSUE/REVISION:
09/11/2020	AS-BUILT

DRAWING: A1

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

JOB#:
FILE:

TITLE: AS-BUILT FLOOR PLAN



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	141.48'	135°05'57"	S 39°34'58" E	110.91'
C2	25.00'	19.68'	45°05'57"	S 84°34'58" E	19.17'

LINE TABLE		
LINE	LINE BEARING	DISTANCE
L1	S 62°02'00" E	14.04'

Significant Observations

AT TIME OF THE SURVEY THERE WAS NO ENCROACHMENTS.

Utility Notes

The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface markings to determine the location of any subterranean uses.

NOTES CORRESPONDING TO SCHEDULE "B"

(B1) SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN/UNDER PLAT NO. 20150044 F.B.C.P.R. AND UNDER CLERK'S FILE NOS. 2013015752 AND 2014130775 OF THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED IF POSSIBLE.

(10EI) A STORM SEWER EASEMENT VARYING FROM 20' TO 10' WIDE AS SHOWN ON THE PLAT RECORDED UNDER PLAT NO. 20080078 AND 20150044 F.B.C.P.R. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10EJ) UTILITY EASEMENT TEN (10) FEET WIDE ALONG THE SOUTH PROPERTY LINE, AND AN UNOBSTRUCTED AERIAL EASEMENT 11'-6", FROM A PLANE 16' ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID UTILITY EASEMENT, AS RECORDED UNDER PLAT NO. 20080078 AND 20150044 F.B.C.P.R. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10EK) A 35' WIDE INGRESS/EGRESS EASEMENT CENTERED ALONG THE EASTERLY PROPERTY LINE AS RECORDED UNDER PLAT NO. 20080179 AND 20150044 F.B.C.P.R. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10EL) A 10' WIDE WATER LINE EASEMENT ALONG THE CUL-DE-SAC PORTION AS SHOWN ON THE PLAT RECORDED UNDER PLAT NO. 20080078 AND 20150044 F.B.C.P.R. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10EM) BUILDING SET BACK LINE VARYING FROM 15' TO 25' ALONG THE CUL-DE-SAC PORTION AS SHOWN ON THE PLAT RECORDED UNDER PLAT NO. 20080078 AND 20150044 F.B.C.P.R. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10EN) THESE ITEMS AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

(10EO) INTENTIONALLY DELETED.

(10EP) EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC; AND AN UNOBSTRUCTED AERIAL EASEMENT 11'-6", FROM A PLANE 16' ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID EASEMENT, AS RECORDED UNDER F.B.C.C.F. NO. 2015079378. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10EQ) INTENTIONALLY DELETED.

Legal Description

TRACT 14

RESTRICTED RESERVE "A-2-B2", OF STAFFORD ROAD BUSINESS PARK REPLAT OF RESERVE "A-2-B" NO. 2, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150044 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

TRACT 14B

35' WIDE INGRESS/EGRESS EASEMENT CENTERED ALONG THE EASTERLY PROPERTY LINE OF ABOVE DESCRIBED TRACT 14A, AS SET FORTH IN DELCORATION RECORDED IN/UNDER CLERK'S FILE NO. 2013015752, AS AMENDED UNDER CLERK'S FILE NO. 2014130775 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, AND AS ESTABLISHED ON THE PLAT RECORDED UNDER PLAT NO. 20130179 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND AS SHOWN ON THE PLAT RECORDED UNDER PLAT NO. 20150044 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Zoning Information

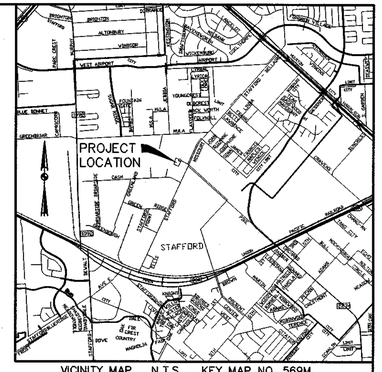
CITY OF STAFFORD, TEXAS, ORDINANCE DATE: 4-26-19

1. ZONING – "RCT" RESIDENTIAL, COMMERCIAL & TECHNOLOGY DISTRICT
2. BUILDING SET-BACK LINES
   a) FRONT: 25' REQUIRED
   b) SIDE: 5'; 20' ADJACENT TO A STREET, 15' ADJACENT TO CUL-DE-SAC REQUIRED
   c) REAR: 10'; 20' ADJACENT TO A STREET REQUIRED
3. BUILDING SIZE:
   a) MAXIMUM BUILDING HEIGHT OR STORIES: NOT RESTRICTED
   b) EXISTING BUILDING HEIGHT: 1-STORY
4. DENSITY:
   a) BUILDING DENSITY FORMULA: MAXIMUM FLOOR AREA: 60%
      15,000/62,054=0.241
      EXISTING: 24%
   b) APPROXIMATE BUILDING FOOTPRINT: 15,000 SQUARE FEET
5. PARKING:
   a) PARKING SPACE FORMULA: INDUSTRIAL/MANUFACTURING: 1 SPACE FOR EACH 750 SQ. FT
   b) PARKING SPACE REQ: 20 TOTAL SPACES
   c) EXISTING PARKING SPACES: 25 TOTAL (INCLUDES 1 H/C SPACES)

ZONING INFORMATION PROVIDED BY CLIENT AND PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY (ZONING REPORT NUMBER: 129553-15, DATED 5/30/2019, CONTACT DEBORAH BRUNK AT 405-488-3342.

TRACT 14
GF NO. 19201059068

PROPERTY ADDRESS:
13310 PIKE ROAD
STAFFORD, TEXAS 77477



VICINITY MAP N.T.S. KEY MAP NO. 569M

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. 19201059068 WITH AN EFFECTIVE DATE OF JUNE 14, 2019, ISSUED JULY 12, 2019. THE PROPERTY SHOWN AND DESCRIBED IN THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT.
2) ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF PLAT OF RESERVE "A-2-B" STAFFORD ROAD BUSINESS PARK REPLAT OF RESERVE "A-2-B" NO. 2., AS RECORDED IN FILM CODE NO. 50813 F.B.P.R.
3) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NO. 48157C0170L, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
4) AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5) PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ARE UNKNOWN AT THE TIME OF SURVEY AND EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
6) AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF WETLANDS.
7) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OF SANITARY LANDFILL, AT THE TIME OF SURVEY.
8) THERE ARE 25 PAINTED PARKING SPACES, 24 REGULAR PAINTED PARKING SPACES AND 1 HANDICAP SPACE.
9) THE PROPERTY PHYSICALLY ABUTS AND HAS DIRECT ACCESS TO PIKE ROAD, WHICH IS A PUBLICALLY-DEDICATED RIGHT-OF-WAY, OVER AND ACROSS A SHARED ACCESS WAY THAT IS AN INSURED PARCEL.

To Welcome Industrial SUB 21, LLC; Welcome Group, LLC; Welcome Holdings, LLC; ARS VIII Welcome REIT; Forethought Life Insurance Company, an Indiana life insurance company, together with its participants, successors and assigns; 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, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on June 3, 2019.

Date of Plat or Map: 15th day of July, 2019

Bernard F. Johnson
Registered Professional Land Surveyor No. 4314

STATE OF TEXAS REGISTERED BERNARD F. JOHNSON 4314 PROFESSIONAL LAND SURVEYOR

Revised: June 21, 2019 - To update survey map.
Revised: June 28, 2019 - To update survey map.
Revised: July 15, 2019 - To update survey map.

"ALTA/NSPS LAND TITLE SURVEY" OF RESTRICTED RESERVE "A-2-B2", OF STAFFORD ROAD BUSINESS PARK REPLAT OF RESERVE "A-2-B" NO 2, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20150044 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

DATE: JUNE, 2019 SCALE: 1" = 30'

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
TBPLS NO. F-100965-0
Fax:713-780-7662 Email dmassiatte@centuryengineering.com

TRACT 14

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