

# For Sale



## Clear Lake Business Center Flex & Storage

15502 Old Galveston Rd. (Highway 3)  
Webster, TX 77598



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hproperties.com](http://hproperties.com)



## THE OFFERING

Hunnington Properties is pleased to present for sale Clear Lake Business Center, a 125,185 square foot multi-tenant small-bay industrial park, and a 24,120 square foot self-storage facility. Situated directly on State Highway 3 and within a 5-minute drive to Interstate 45, the property is near numerous high-density residential neighborhoods that support the property's tenant base including Clear Lake City, League City, Webster, and Friendswood. The property is also in close proximity to NASA Johnson Space Center (2.15 Miles) and Ellington Field Airport (2.10 Miles) which support 52,000+ direct and indirect jobs in Greater Houston, contributing roughly \$4.7 Billion in GDP.

The property's small-bay industrial component currently sits at 97% occupied, while the self-storage component is 83% occupied. The property is in the middle of a conversion of all leases from Gross with Base Year expenses stop to NNN. This allows new ownership to finish the NNN lease conversions with 45% of the tenants currently on NNN leases.



## CLEAR LAKE BUSINESS CENTER FLEX & STORAGE

15502 Old Galveston Rd. (Highway 3) Webster, TX 77598



### Executive Summary

<b>Sale Price:</b>	<b>Market</b>
<b>NOI:</b>	<b>Confidentiality Agreement Required to Disclose</b>
<b>Number of Buildings:</b>	<b>18 Metal, Brick &amp; Concrete Block</b>
<b>Net Rentable Area (Flex):</b>	<b>125,185 SF</b>
<b>Net Rentable Area (Storage):</b>	<b>24,120 SF</b>
<b>Total Rentable Area:</b>	<b>149,305 SF</b>
<b>Lot Size:</b>	<b>10.66 Acres</b>
<b>Year Built/Reno:</b>	<b>1977/2014</b>
<b>Flex Occupancy:</b>	<b>97%</b>
<b>Storage Occupancy:</b>	<b>83%</b>



### Demographics

<b>Population (2023)</b>	1 mi.- 17,598 3 mi. - 80,090 5 mi. - 181,155
<b>Average HHI (2023)</b>	1 mi.- \$73,714 3 mi. - \$87,066 5 mi. - \$94,685
<b>Traffic Counts</b>	Old Galveston Rd. - 22,341 vpd El Dorado Blvd. - 29,908 vpd



**Todd Carlson**  
Principal | Brokerage  
todd@hpiproperties.com

**Hunnington Properties, Inc.**  
3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944  
[hpiproperties.com](http://hpiproperties.com)

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.





LAKESHIRE PLACE  
APARTMENTS  
304 UNITS

The Legacy CLEAR LAKE  
164 UNITS

**SITE**

El Dorado Blvd 29,908 vpd

Old Galveston Rd. (Highway 3) 22,341 vpd

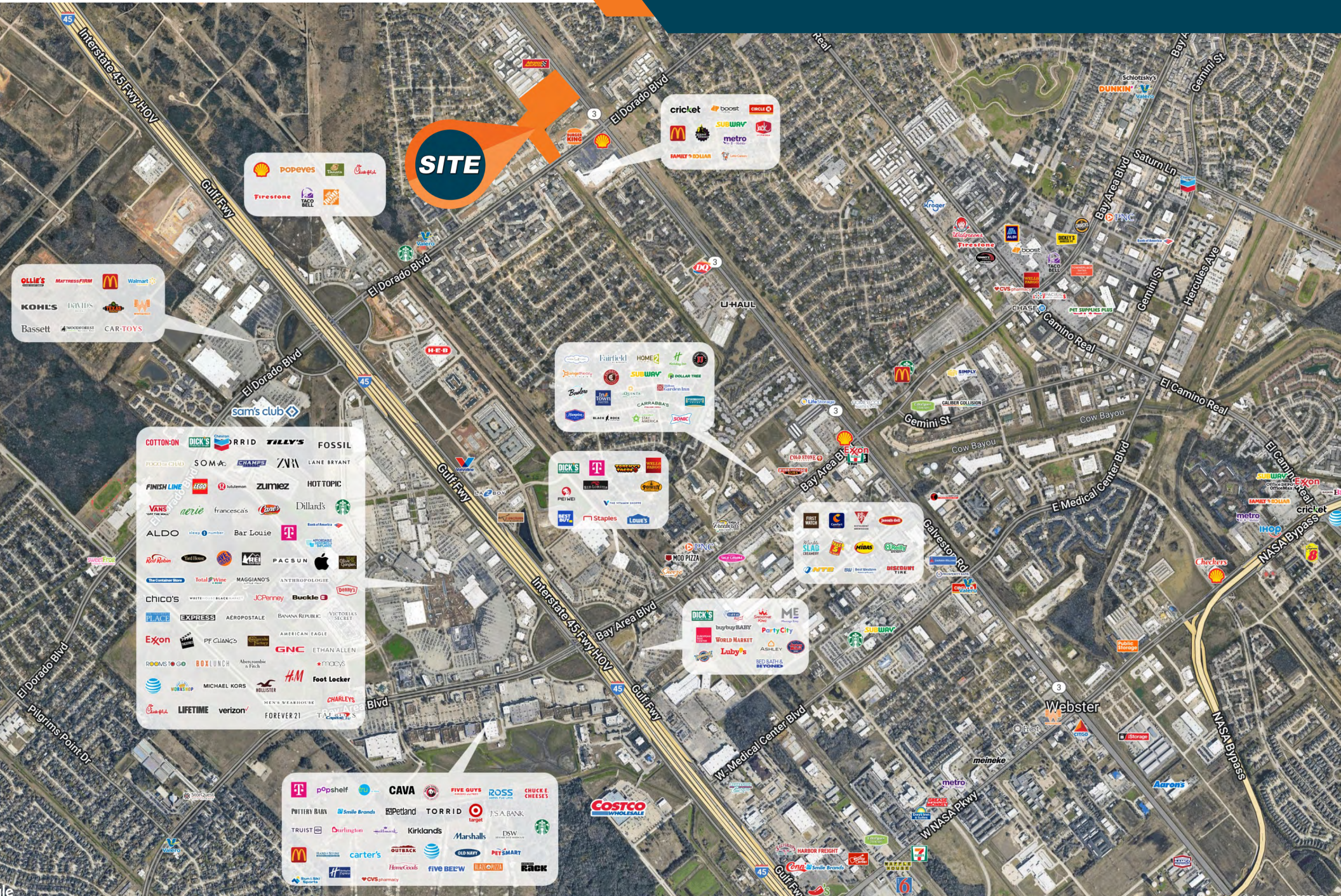




**CLEAR LAKE BUSINESS CENTER  
FLEX & STORAGE**







- OLLIE'S
- MARSHES FARM
- McDonald's
- Walmart
- KOHL'S
- DRUMPS
- Bassett
- WOODFOREST
- CAR-TOYS

- Shell
- POPEYES
- Firestone
- TACO BELL
- POPEYES
- Firestone
- POPEYES

- cricket
- boost
- Circle K
- McDonald's
- SUBWAY
- metro
- FAMILY DOLLAR

- Fairfield
- HOME2U
- SUBWAY
- DOLLAR TREE
- Staples
- LOUIS

- First Watch
- MOD PIZZA
- Staples
- LOUIS

- DICK'S
- buybuy BABY
- Party City
- World Market
- Luby's
- ASHLEY
- BED BATH & BEYOND

- COTTON ON
- DICK'S
- RRID
- TILLY'S
- FOSSIL
- SOMA
- LANE BRYANT
- FINISH LINE
- LEGO
- zumez
- HOT TOPIC
- VANS
- francescas
- Dillard's
- ALDO
- Bar Louie
- chico's
- EXPRESS
- AEROPOSTALE
- AMERICAN EAGLE
- Exxon
- PF CHANG'S
- GNC
- ETHAN ALLEN
- ROOMS TO GO
- BOX LUNCH
- H&M
- Foot Locker
- LIFETIME
- verizon
- FOREVER 21
- TALbots

- pOpshelf
- CAVA
- FIVE GUYS
- ROSS
- CHUCK & CHEESE'S
- POTTERY BARN
- Smile Brands
- Petland
- TORRID
- Target
- J.S.A. BANK
- TRUIST
- Kirklands
- Marshalls
- DSW
- McDonald's
- carter's
- OUTBACK
- OLD NAVY
- PET SMART
- HomeGoods
- FIVE BEEW
- RACK



## 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 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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Todd Carlson</b> Licensed Supervisor of Sales Agent/ Associate	<b>531445</b> License No.	<b>Todd@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>N/A</b> Sales Agent/Associate's Name	<b>N/A</b> License No.	<b>N/A</b> Email	<b>N/A</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date