

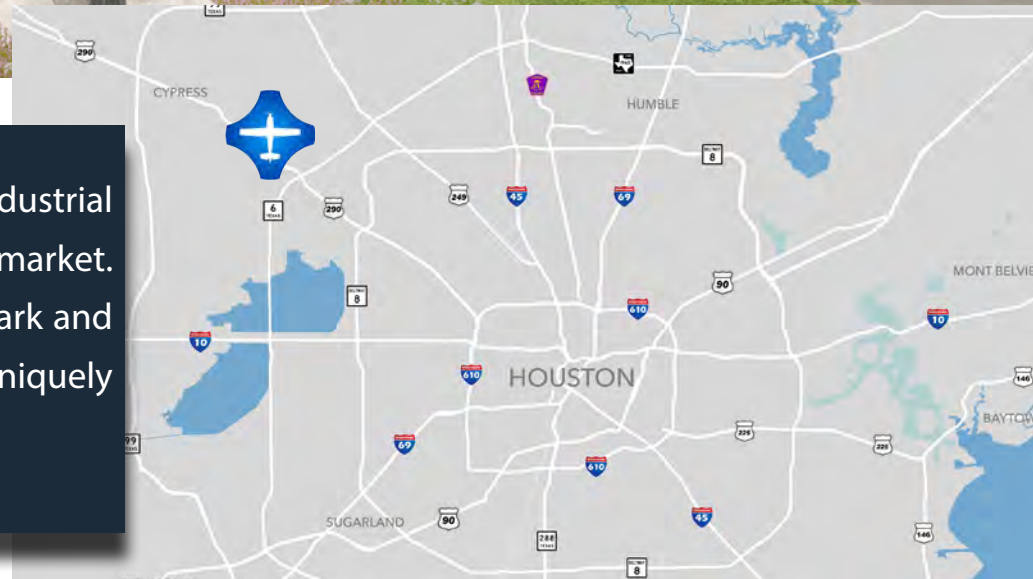
WEISER BUSINESS PARK



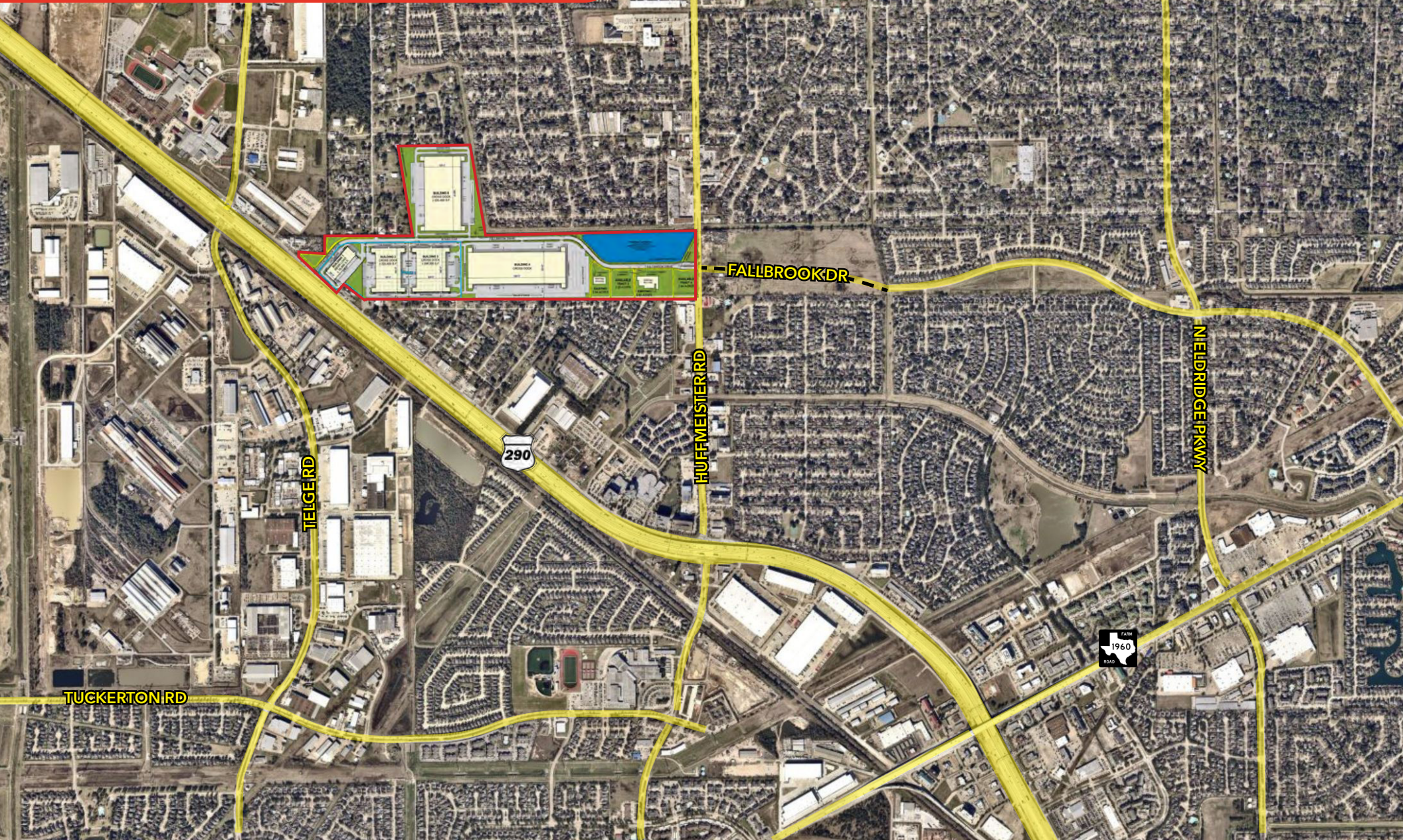
WEISER
BUSINESS PARK



WEISER BUSINESS PARK, a 130-Acre master-planned industrial park located in the heart of Houston's northwest industrial sub-market. With unparalleled access via Highway 290 on the west side of the park and Huffmeister road on the east side of the park, Weiser Business Park is uniquely positioned as an optimal logistics location for tenants.

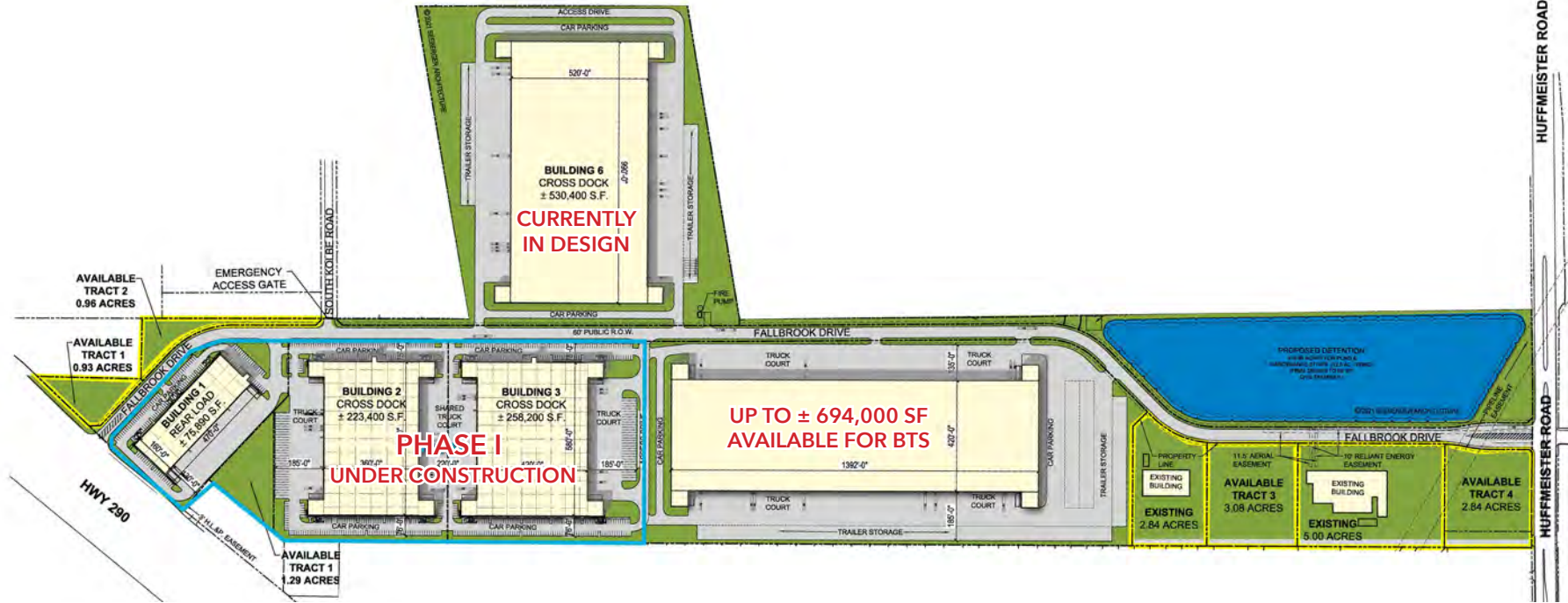


LOCATION
21904 Northwest Freeway Cypress, TX





WEISER BUSINESS PARK Conceptual Site Plan



21904 NORTHWEST FREEWAY

- + New Masterplanned 130-Acre Deed-Restricted Business Park Located in Unincorporated Harris County and Outside of the Floodplain
- + Located at the Intersection of Highway 290 & the Future Extension of Fallbrook Drive (Under Construction)
- + All New Public Roads & Utilities
- + Outside 500-Year Floodplain with Offsite Regional Detention
- + Nearby Tenants include McKesson, Floor and Decor, RTIC, Visual Comfort, Goodman, and Packaging Corporation of America (PCA)
- + Sites Available for Build-to-Suits (Accommodating Requirements up to 1.5MM SF)
- + Freeport Tax Exemptions Available
- + State of the Art Buildings Designed to Accomodate Fenced & Secured Truck Courts



22010 NORTHWEST FREEWAY
BUILDING 1

± 75,890 SF Rear-Load
Frontage on Highway 290
BTS Office
28' Clear Height
ESFR Sprinklered
130' Truck Apron
± 130 Vehicle Parking Spaces
TPO 60 Mil Membrane Roof System
Divisible to ± 12,744 SF

Q2 2022 DELIVERY

14503 FALLBROOK
BUILDING 2

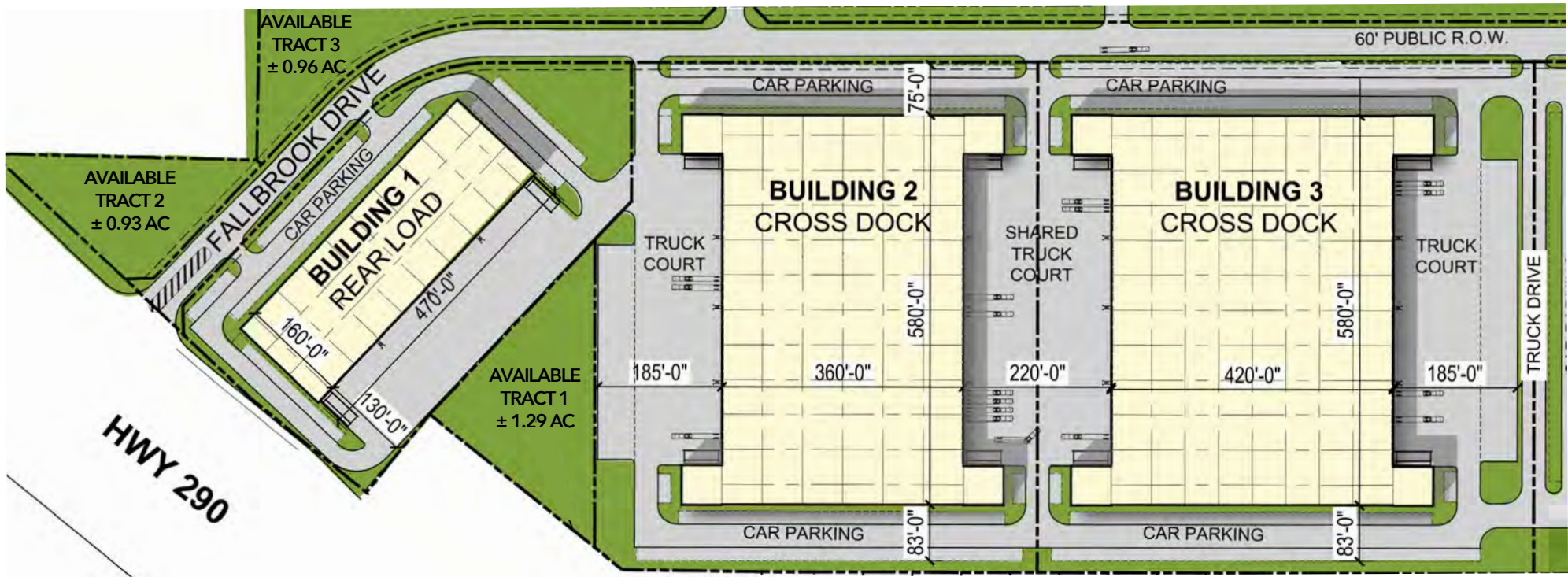
± 223,400 SF Cross Dock
Frontage on Fallbrook Drive
± 3,248 SF Spec Office
32' Clear Height
ESFR Sprinklered
185' Truck Apron
± 248 Vehicle Parking Spaces
Trailer Parking Available
TPO 60 Mil Membrane Roof System
Divisible to ± 55,850 SF

Q2 2022 DELIVERY

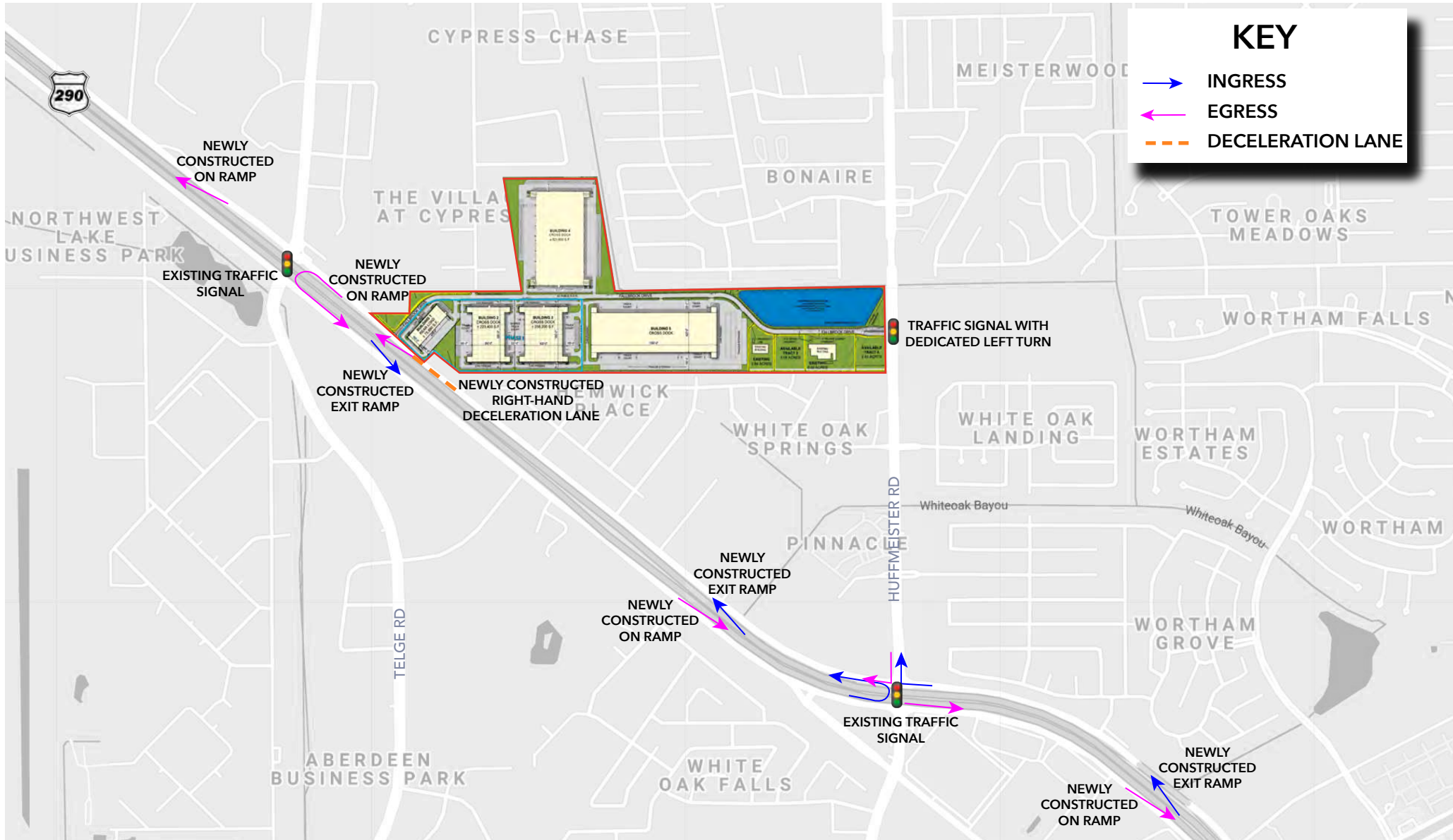
14415 FALLBROOK
BUILDING 3

± 258,200 SF Cross Dock
Frontage on Fallbrook Drive
BTS Office
32' Clear Height
ESFR Sprinklered
185' Truck Apron
± 274 Vehicle Parking Spaces
Trailer Parking Available
TPO 60 Mil Membrane Roof System
Divisible to ± 65,000 SF

Q1 2022 DELIVERY



WEISER BUSINESS PARK Access Map



KEY

- INGRESS
- EGRESS
- DECELERATION LANE



21900 21900



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>DFW Lee & Associates, LLC - Houston Office</u>	<u>9003955</u>	<u>kwesson@lee-associates.com</u>	<u>(972)934-4000</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ken Wesson, SIOR, CCIM</u>	<u>439839</u>	<u>kwesson@lee-associates.com</u>	<u>(972)934-4000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Robert McGee, SIOR</u>	<u>562527</u>	<u>rmcgee@lee-associates.com</u>	<u>(713)744-7408</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

DFW Lee & Associates LLC -Houston Office - Corporate, 9805 Katy Freeway Ste. 800 Houston, TX 77024
Ken Wesson

Information available at www.trec.texas.gov

IABS 1-0 Date

IABS - Robert

Phone: 713-744-7440

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com