



FOR LEASE

RETAIL OFFICE

- 5,320 Square Feet
- Base \$.36+ CAM .20 cents
- 16' X 70' Multi Office
- 70' X 60' Warehouse
- Previous Truck Accessory

**TOTAL MONTHLY
RENT = \$3,000.00**



818 W Main
League City, Texas 77573

Doug Byerly

PO Box 202
Seabrook, Texas 77586
832-876-2541 cell

doug@noblehourealestate.co

818 W MAIN

LEAGUE CITY, TEXAS 77598

OFFICE RETAIL

5,320 SQ. FEET

BASE .36 MONTHLY \$4.32 ANNUALLY

CAM .20 CENTS MONTHLY \$2.40 ANNUALLY

BASE \$1,936.00 + CAM \$1,064.00* = \$3,000.00 TOTAL

*CAM ADJUSTED ANNUALLY

812 W MAIN

Term	12-60 months		
HVAC	Office Only	Fans in Warehouse	
Lighting	2X4 Fluorescent		
Electrical	Amps 150+100+100	Tenant Paid	
Frontage	None on Main	Facing North Behind Building	
Depth	70' X 60' Warehouse		
Water	Water is Part of CAM		No sprinkler
Break Bar	Yes		
Restroom	Two		
Layout	16' X 70' Multi Office		
Flooring	Tile	Warehouse Cement	
Ceiling	2 X 4 Drop Ceiling Office	High Ceiling Warehouse	
Outside Doors	One 42" Metal	One 36" Metal Side Door	12' X 14' Overhead
Outside Greenspace	Side and Behind Building	Parking Behind Building	Truck Well
Internet Provider	Unknown		
Previous Tenant	Truck Accessory		
Free Rent - TI Dollars	30-60 days	No TI	
Year Built	1991	Suite Updated 2014	
Total Building	12,200 Sq Ft		
Total Land Parking	46,102 Sq Ft	Parking Behind Building	

TENANTS

Business	Suite	Sq Ft	
VACANT	812	1,959 sq ft	
RRC Resale	814	3,848 sq ft	
Western Finance	816	1,032 sq ft	
VACANT	818	5,320 sq ft	Not Adjoining to Suite 812

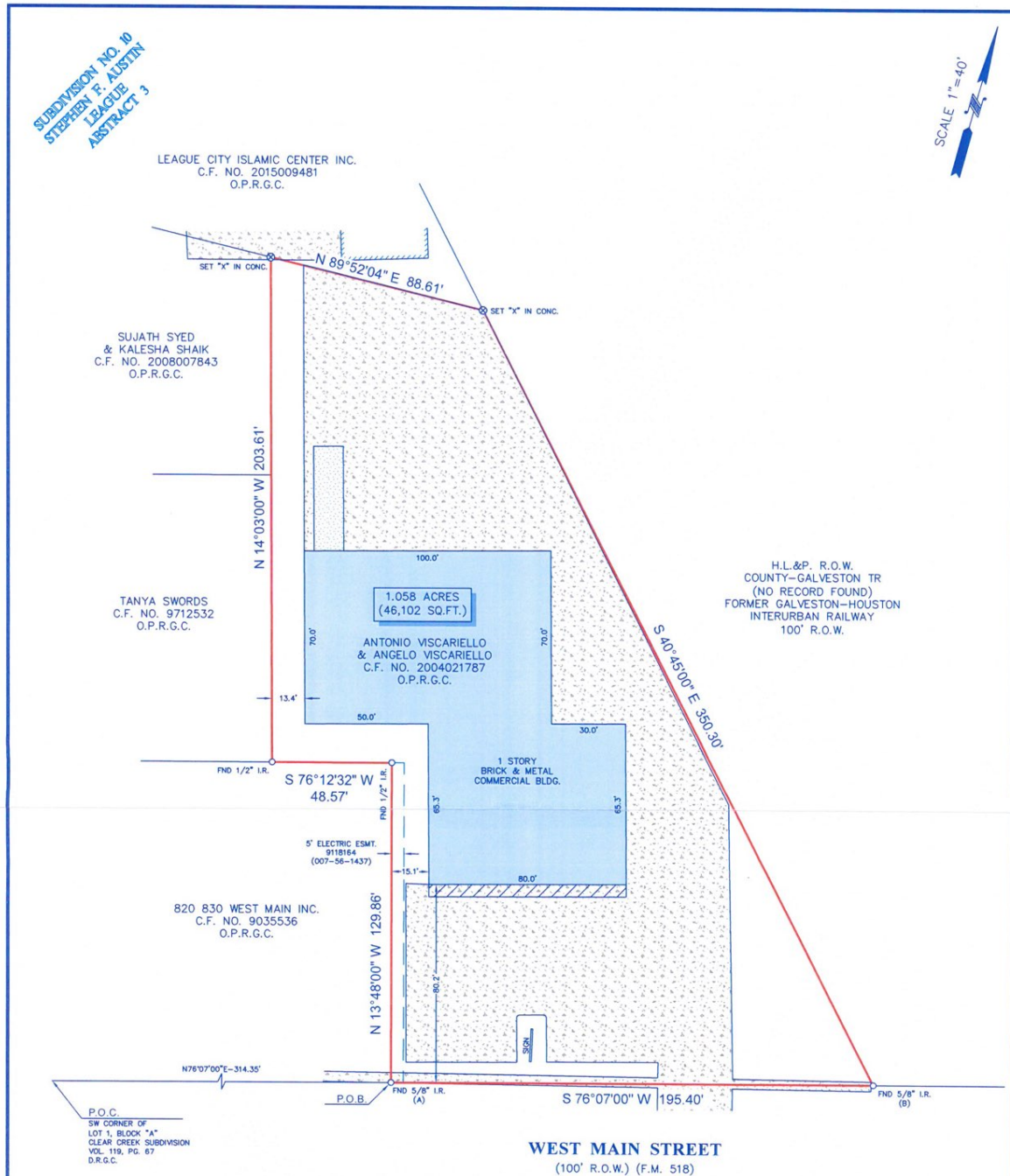
CITY

Website	www.leaguecity.com	281-554-1000
Inspector	Inspection Request	281-554-1490
Fire Marshall	Tommy Cones	281-554-1290
Economic Director	Devin Depascal	281-554-1179
Zoning	General Commercial	
US Post Office	240 W Galveston	281-554-9219
Tax Record	GCAD	136188

LEGAL

ABST 3 S F AUSTIN SUR PT OF BLK L (12-0-39) CLEAR CREEK SUB

SURVEY



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ANTONIO VISCARIELLO AND ANGELO VISCARIELLO, RECORDED IN COUNTY CLERK'S FILE NO. 2004021787 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 12-05-19, UNDER G.F. NO. 597848.
- RIGHT-OF-WAY AS RECORDED IN VOL. 1261, PG. 64 AND DEDICATED ROAD AS RECORDED IN VOL. 1707, PG. 815 C.C.G.C.
- WATER LINE EASEMENT AS RECORDED UNDER C.F. NO. 9040231 (007-32-1638) C.C.G.C.
- SANITARY SEWER LINE EASEMENT AS RECORDED UNDER C.F. NO. 9112640 (007-49-2193) C.C.G.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.058 ACRES (46,102 SQUARE FEET) SITUATED IN THE SUBDIVISION NO. 10, STEPHEN F. AUSTIN LEAGUE, ABSTRACT 3, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: SUJATH ALI SYED AND PARVEEN SULTHANA SHAIK

ADDRESS: 814 WEST MAIN STREET

TITLE COMPANY: **stewart** title guaranty company

LEGEND

- CONCRETE
- COVERED AREA
- ADJOINING STRUCTURE
- GRAVEL

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
PROFESSIONAL LAND SURVEYOR
4148

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 16, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR OBSTRUCTIONS EXCEPT AS SHOWN.

Survey 1, Inc.
Your Land Survey Company

KELLIE CHOATES
S.F. # 597848
ISSUE DATE: 12-05-19
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

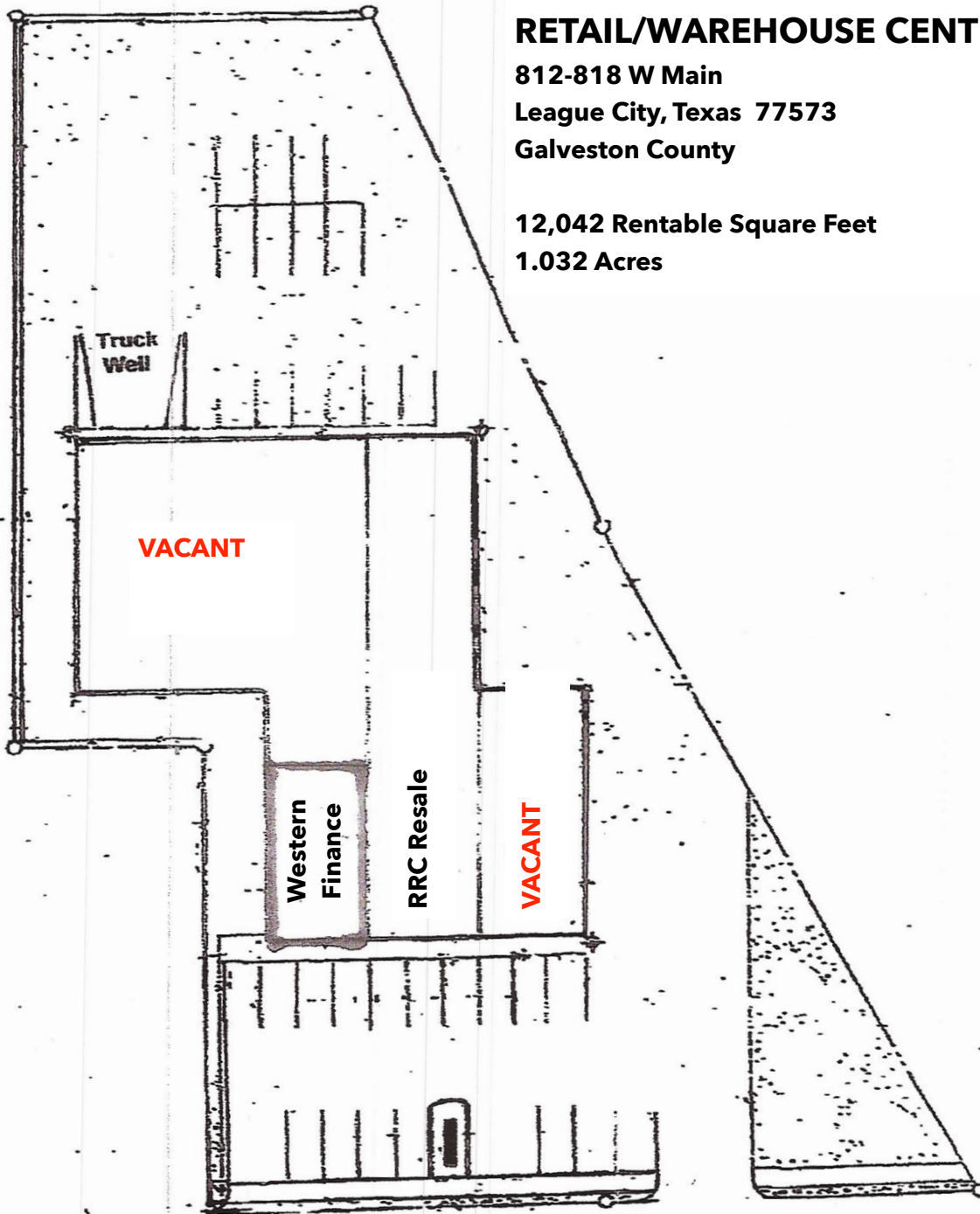
FIELD CREW: JJ
TECH: EF
DATE: 12-23-19
DRAFTER: JB
FINAL CHECK: EF
JOB#: 12-79866-19

SITE PLAN

RETAIL/WAREHOUSE CENTER

812-818 W Main
League City, Texas 77573
Galveston County

12,042 Rentable Square Feet
1.032 Acres



FM 518 (MAIN STREET)

PICTURES





11/2/2015

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:
 - 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 coincidental 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.

Noble House Real Estate	0436423	doug@noblehourealestate.com	(832)876-2541
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Designated Broker of Firm	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Douglas Byerly	0436423	doug@noblehourealestate.com	(832)876-2541
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date