

OFFICE/FLEX  
FOR LEASE

**PONDEROSA PINES BUSINESS PARK**  
32102 Tamina Road  
Magnolia, Texas 77354



## PROPERTY OVERVIEW

- **Now Leasing**  
**Est. Completion: March 2018**
- 8,400 SF Office/Flex Building
- Suites Available from 1,400-5,600 SF
- Office Layouts: 1,400-2,800 SF with four offices, conference room, reception, break room, and two restrooms
- "Flex" Layouts: 2,800-5,600 SF with four offices, conference room, reception, break room, and two restrooms (one restroom in warehouse), 16.5' eave height, fully insulated warehouse with 14'x14' grade-level, roll-up door
- Monument and Building Signage Available
- Prime location in The Woodlands submarket on the corner of Tamina Rd. and Ponderosa Dr. with easy access to FM 2978 and FM 1488



**FOR INFORMATION CONTACT:**  
Neal King | Jeff Beard, CCIM

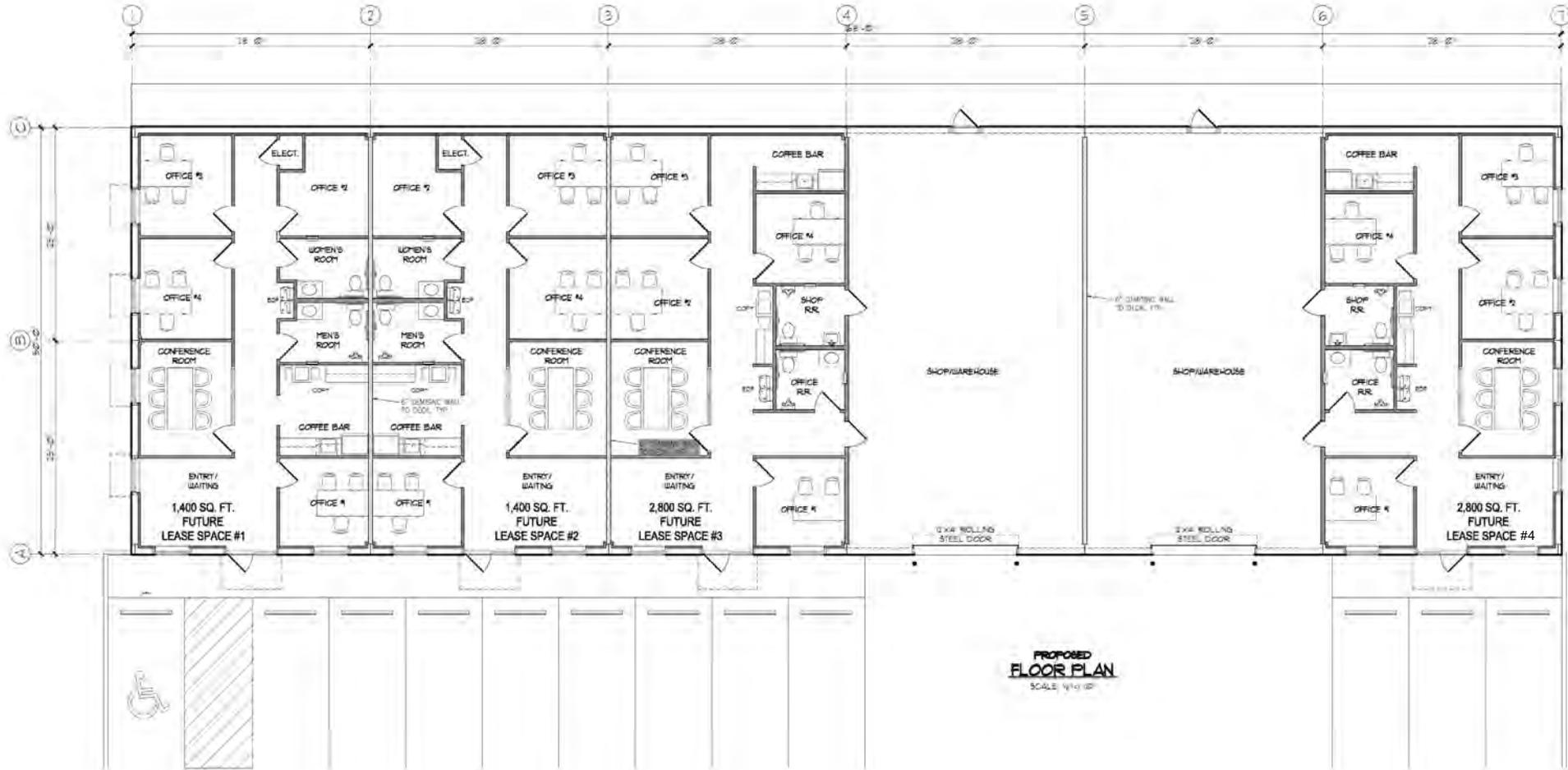
10077 Grogan's Mill Rd., Suite 135  
The Woodlands, TX 77380  
281-367-2220 | [www.jbeardcompany.com](http://www.jbeardcompany.com)

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## SITE PLAN



A-2 SHEET	REVISIONS / ISSUE	PROJECT # 1-571-101	A NEW DEVELOPMENT FOR: <b>PONDEROSA PINES BUSINESS PARK</b>	<b>HUFFCO SERVICES, INC.</b> DESIGN-BUILD GENERAL CONTRACTOR 103 LONGVIEW ST. CONROE, TX 77301 OFFICE 936-758-2278 FAX 936-758-2545	THIS DOCUMENT IS PRELIMINARY AND NOT BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY A REVISION. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	HUFFCO SERVICES, INC. 103 LONGVIEW ST. CONROE, TX 77301 OFFICE 936-758-2278 FAX 936-758-2545	HUFFCO SERVICES, INC. 103 LONGVIEW ST. CONROE, TX 77301 OFFICE 936-758-2278 FAX 936-758-2545	HUFFCO SERVICES, INC. 103 LONGVIEW ST. CONROE, TX 77301 OFFICE 936-758-2278 FAX 936-758-2545
	DATE 5-23-2017	SCALE 1/4" = 1'-0"						



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FM 1488

RESEARCH FOREST DR  
EGYPT LN

THE  
WOODLANDS



SITE

PONDEROSA DR



FM 2978



This information contained herein has been obtained from reliable sources; however, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.

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THE  
WOODLANDS

FM 2978

FM 2978



PONDEROSA DR

TAMINA RD

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# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date