

FOR SALE

\$2,500,000
6.75% CAP RATE

+/- 7,332 SF OFFICE BUILDING
11960 BARKER CYPRESS RD., CYPRESS, TX 77433



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PROPERTY HIGHLIGHTS



Location

11960 Barker Cypress Rd.
Cypress, TX 77433



Sale Price

\$2,500,000

CAP Rate

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Size

+/- 7,332 SF

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- Excellent owner-occupancy or investment opportunity in Cypress, TX. The building has two suites, both with high-end buildouts.

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- Suite 400: Approximately 3,036 SF - This suite is currently owner-occupied. The Tenant would like to continue to Lease the space for another year after the sale.

Layout includes:

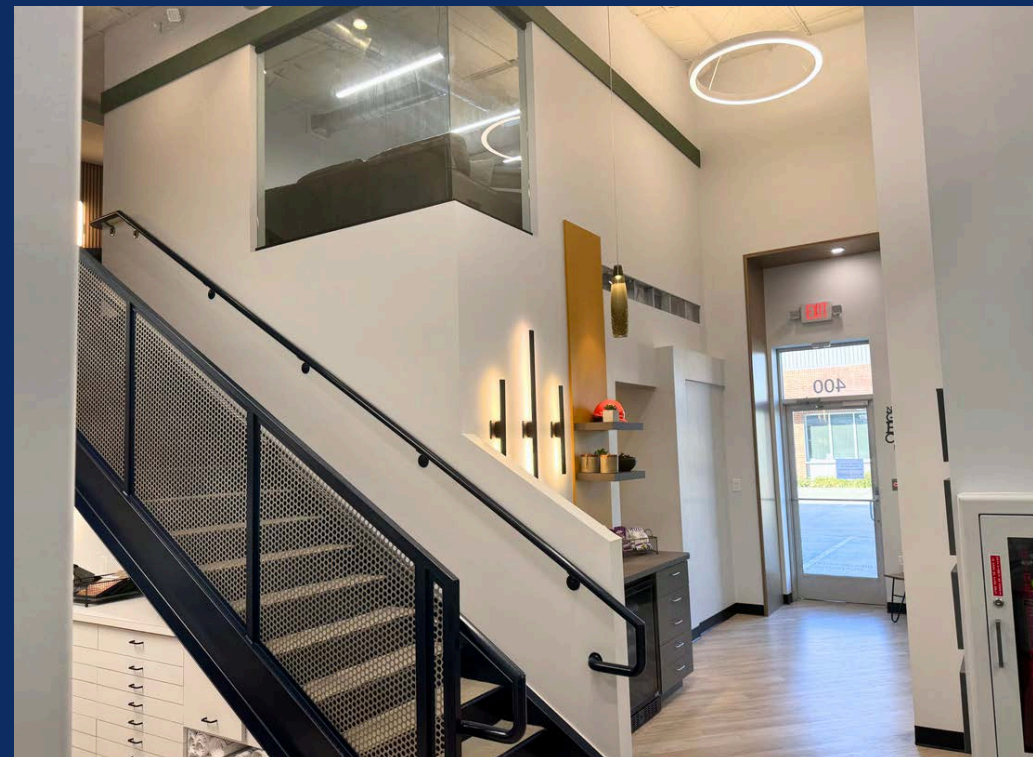
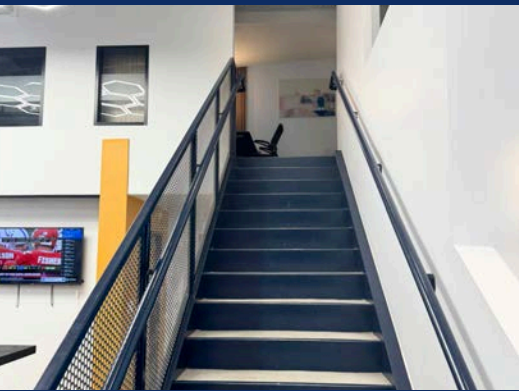
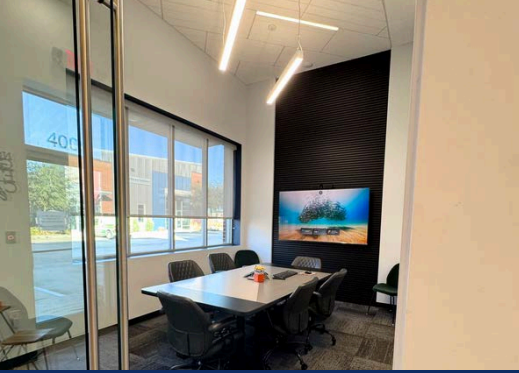
- Conference Room
- 10 private offices & 5 cubicle work stations
- 2 private restrooms
- Multiple break rooms
- Warehouse/storage area with roll up door

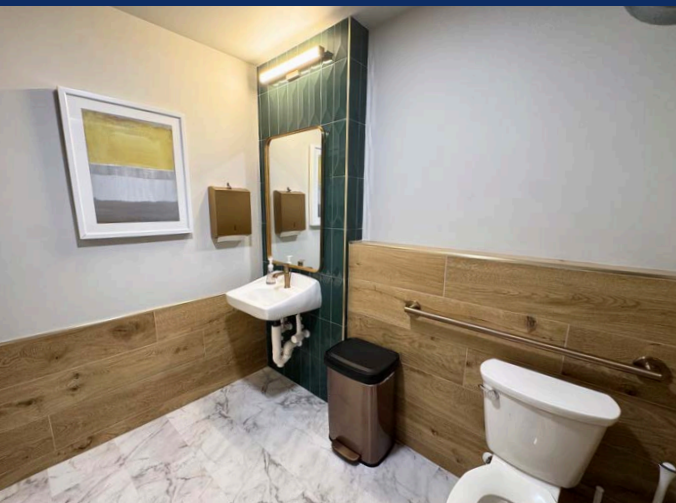
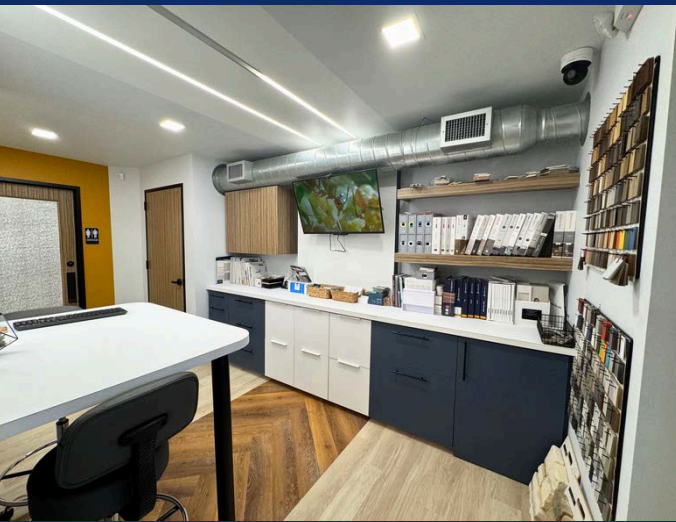
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- Suite 100: Approximately 4,286 SF occupied by a strong credit international tenant. Their lease ends in 2027. (One option to renew)

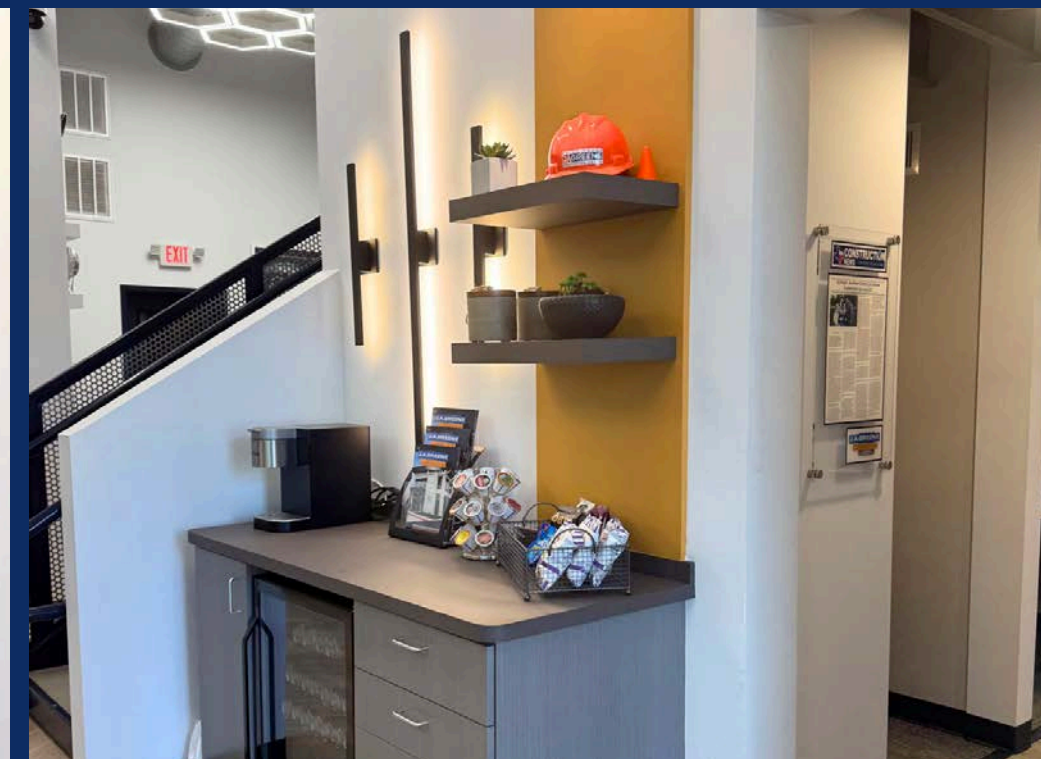
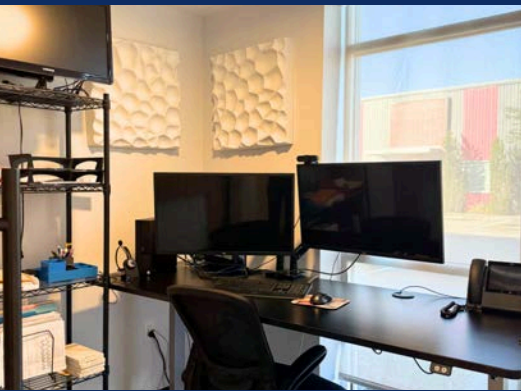
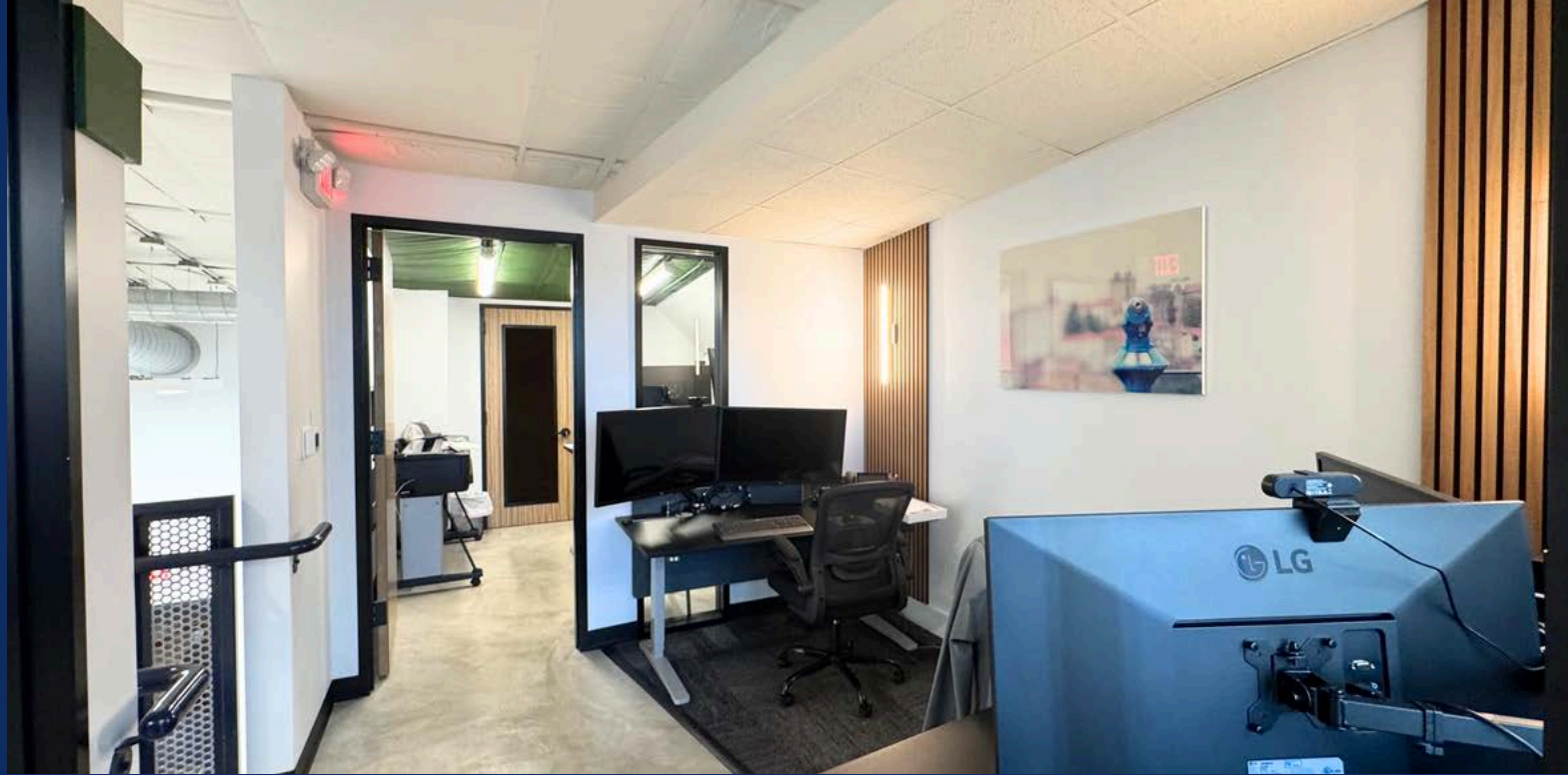
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- Great location on Barker Cypress Road, just +/- 0.4 Miles from Hwy 290. Near major retail corridor.

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- Full demographic package available upon request.
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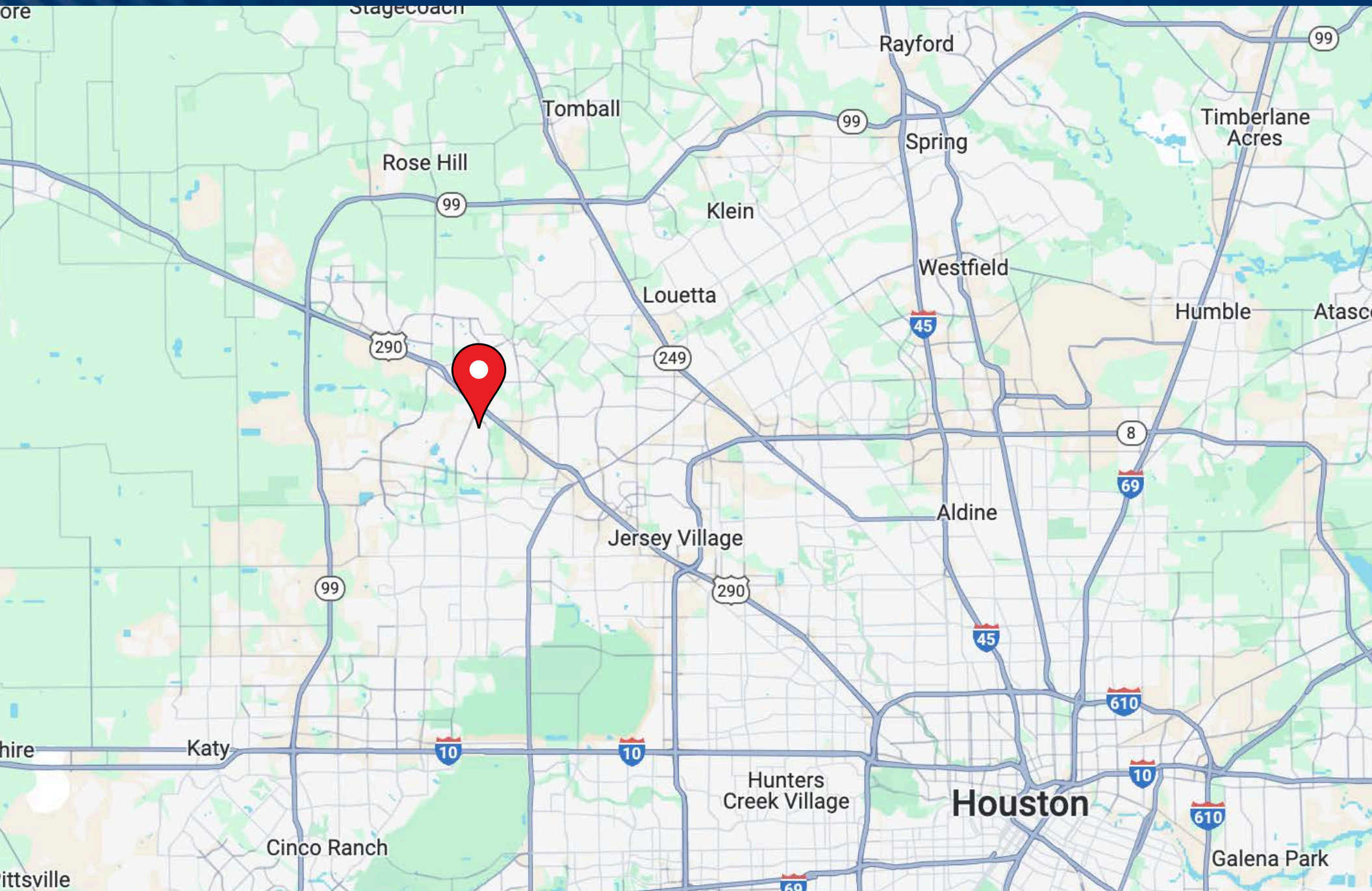




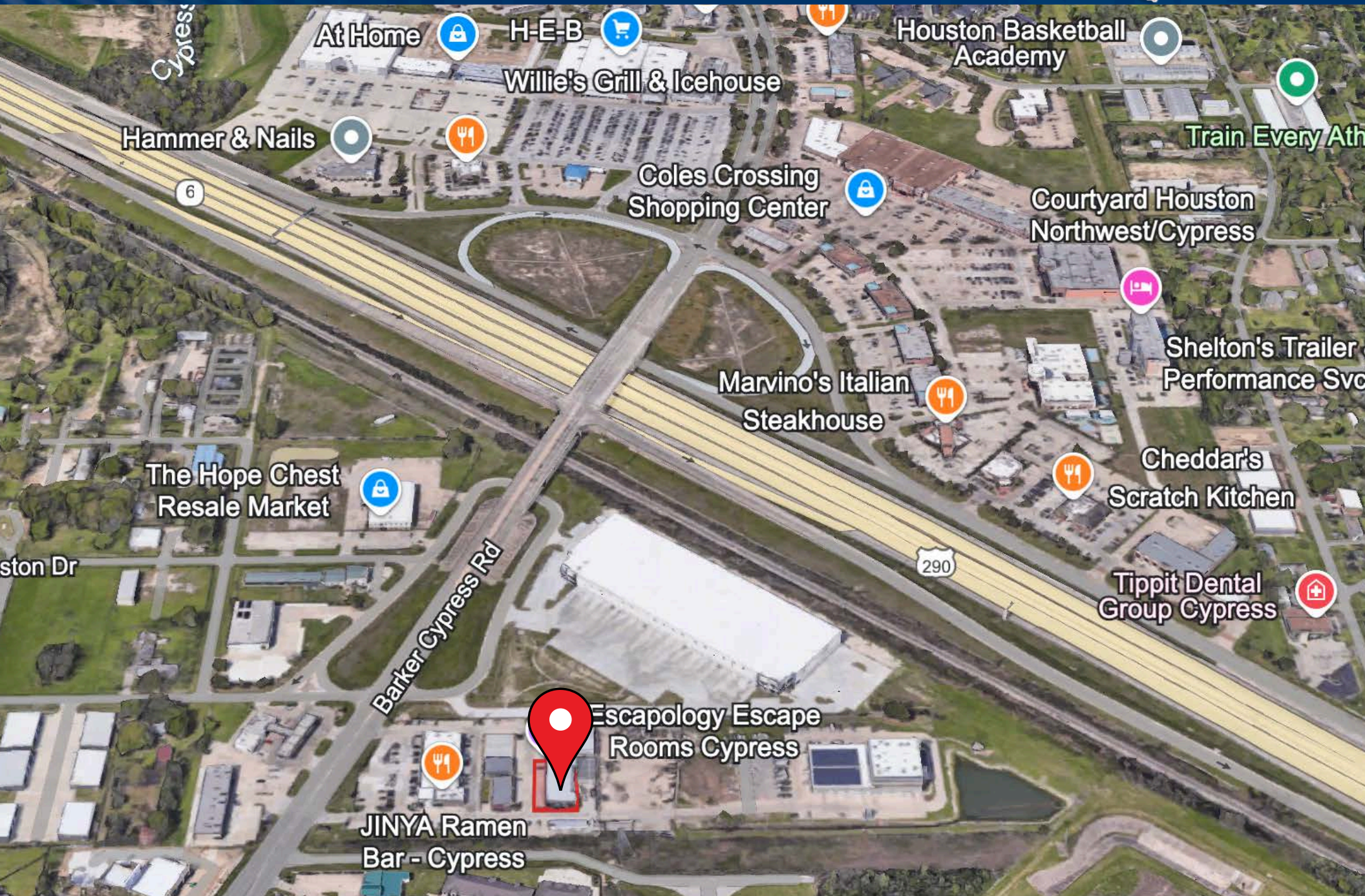


(713) 473-7200

LOCATION MAP



MARKET AERIAL



DEMOGRAPHIC SUMMARY

11960 Barker Cypress Rd, Cypress, Texas, 77433

Ring of 3 miles

KEY FACTS

88,194

Population

37.3

Median Age

28,857

Households

\$104,156

Median Disposable Income

EDUCATION

5.9%

No High School Diploma

15.2%

High School Graduate

25.2%

Some College/
Associate's Degree

53.6%

Bachelor's/Grad
/ Prof Degree

88,194

2023 Total
Population (Esri)

INCOME



\$124,167

Median Household
Income



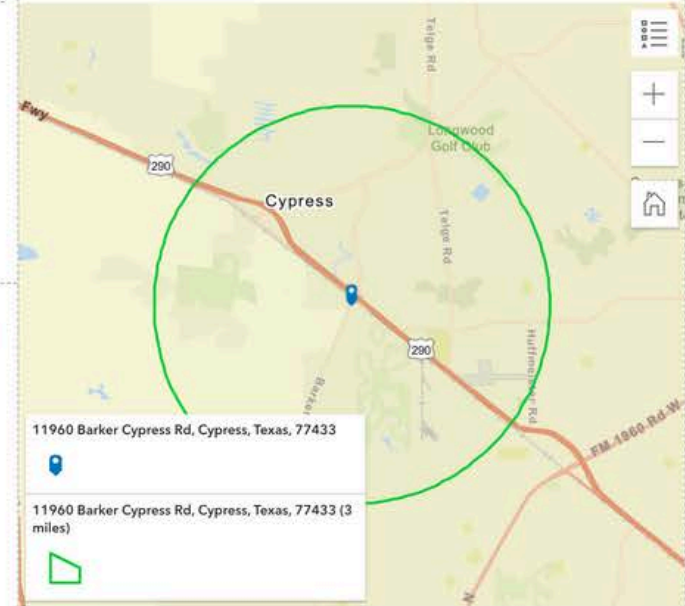
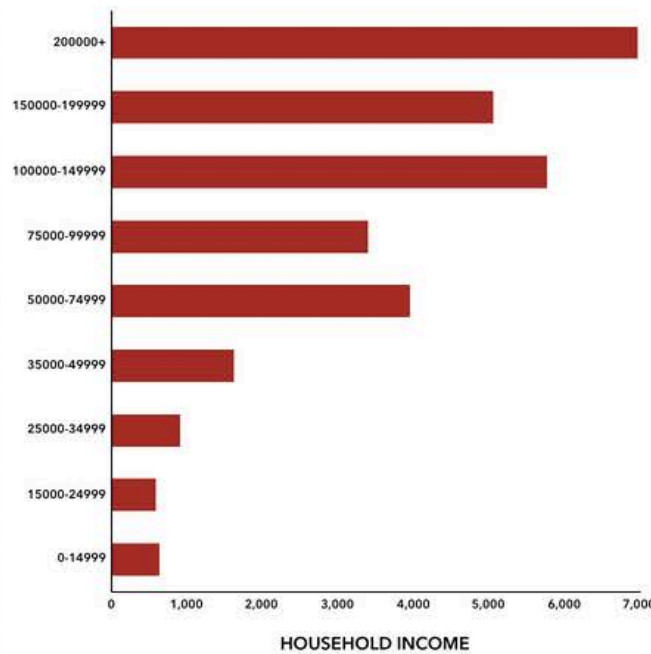
\$51,945

Per Capita Income



\$531,833

Median Net Worth



EMPLOYMENT



White Collar

79.4%



Blue Collar

13.5%



Services

8.2%

3.2%
Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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.

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 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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