



**JUAN C. SANCHEZ**



Managing Principal



281.407.0601, ext 1



[Juan@SenderoGroup.net](mailto:Juan@SenderoGroup.net)

**4,925 SF WAREHOUSE FOR SALE**

19111 Applecrest Way, Spring, TX 77388



**SENDERO**  
REAL ESTATE



## PROPERTY DETAILS

This 4,925 SF industrial building is comprised of a 4,200sf warehouse and 725sf office (shell condition) and a 1,500sf carport. The property is ideal for either an owner user with auto or industrial services business or an investor looking to purchase a below replacement cost investment property.

Located in the heart of Spring/Klein near the major intersection of Kuykendahl & Spring Cypress and only 3.5 miles from I-45 and 4 miles from 99/Grand Pkwy.

## LOCATION INFORMATION

<b>LOCATION</b>	Ford Rd, East of Loop 494, West of N Lake Houston Pkwy
<b>SUBMARKET</b>	Spring/Klein
<b>LOT SIZE</b>	14,375 SF; 0.33 ACRE
<b>BLDG SIZE</b>	4925sf; 4,200sf WH+ 725sf office
<b>YEAR BUILT</b>	2010   2020 shell office addition
<b>FLOOD PLAIN</b>	No Flood Plain
<b>PRICE</b>	\$475,000
<b>TAX RATE</b>	1.862%
<b>UTILITIES</b>	City Water & Septic

## PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED OFF SPRING CYPRESS RD, ONLY 3.5 MILES FROM I-45 AND 4 MILES FROM 99/ GRAND PKWY
- ⊕ NO FLOOD PLAIN
- ⊕ 4,925 SF WAREHOUSE BUILT IN 2010
- ⊕ FOUR BAY DOORS WITH AN OVERSIZED CARPORT
- ⊕ IDEAL FOR INVESTOR OR OWNER USER WITH AUTO OR INDUSTRIAL SERVICES BUSINESS
- ⊕ OFFICE ADDED IN 2020 IN SHELL CONDITION- READY FOR BUILD OUT
- ⊕ 0.33 ACRE LOT
- ⊕ SURVEY & PLANS

# DEMOGRAPHIC SUMMARY

19111 Applecrest Way, Spring, Texas, 77388

Drive time of 15 minutes

## KEY FACTS

261,208

Population



94,960

Households

35.6

Median Age

\$73,593

Median Disposable Income

## EDUCATION

6.8%

No High School Diploma



22.8%

High School Graduate



29.7%

Some College/ Associate's Degree



40.6%

Bachelor's/Grad/ Prof Degree

## INCOME



\$88,237

Median Household Income



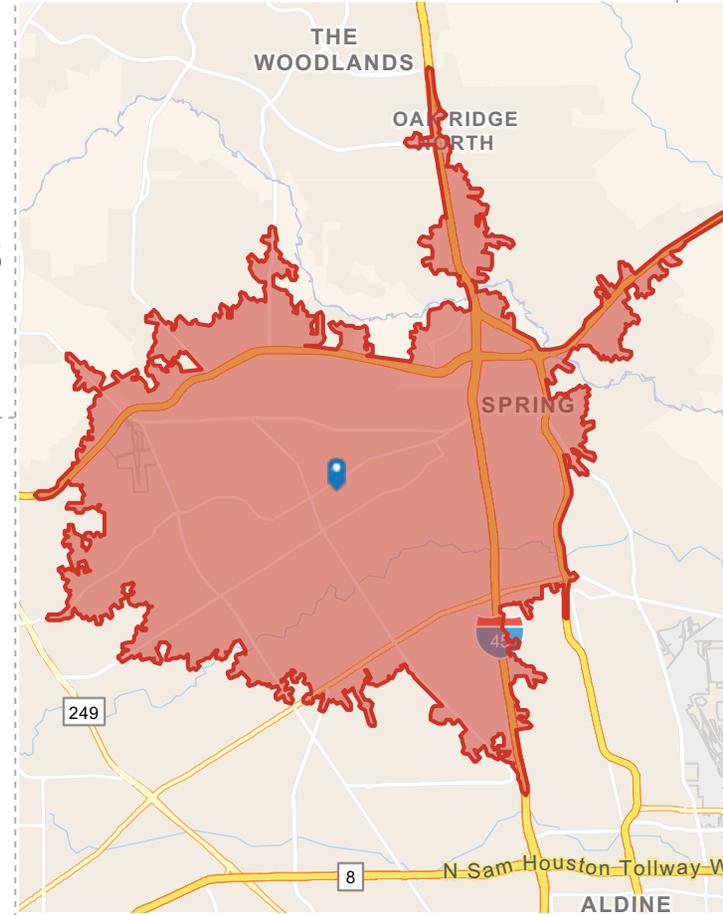
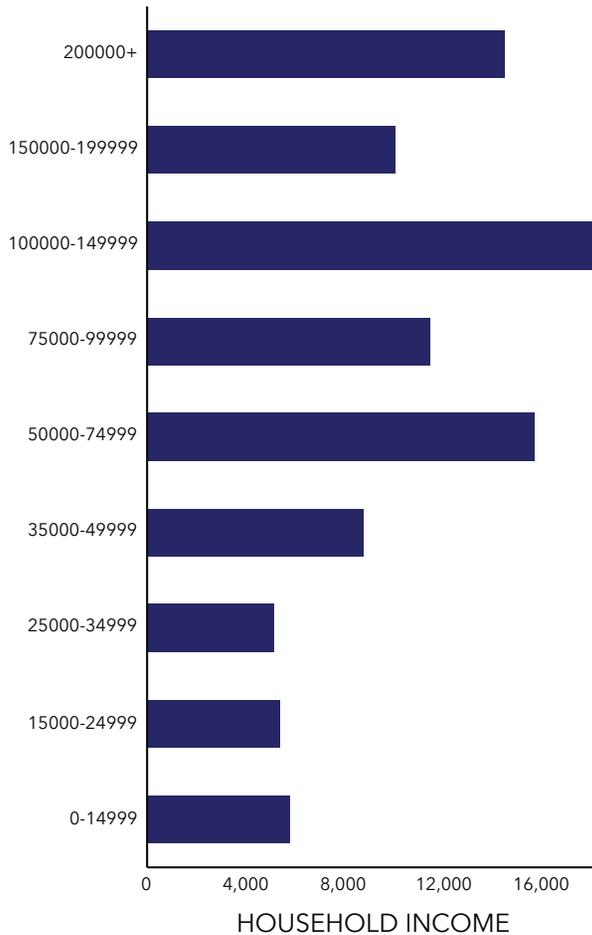
\$43,415

Per Capita Income



\$205,503

Median Net Worth



## EMPLOYMENT

69.9%

White Collar

18.3%

Blue Collar

14.6%

Services

4.0%

Unemployment Rate









- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included





# 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.



2-10-2025

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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' written consent, 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.

<b>SENDERO REAL ESTATE</b>	<b>9010551</b>	<b>JUAN@SENDEROGROUP.NET</b>	<b>281-407-0601</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JUAN C. SANCHEZ</b>	<b>520895</b>	<b>JUAN@SENDEROGROUP.NET</b>	<b>281-407-0601</b>
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 \_\_\_\_\_