

# REAL ESTATE FOR SALE

18029 F. M. 529 Rd., Cypress, Tx 77433

Cypress, Tx.

NNN Investment - Real Estate Only



\* Anchored by Cypress Dentist & Orthodontics

\* Directly across from Kroger

\* Off Corner of FM.529/Barker Cypress

South Texas Prime Properties 7825 Hwy 6 North, Houston, TX 77095 Off: 281.843.8069 Cell: 713.530.8886 Fax: 888.252.5364

The information contained herein was obtained from sources believed reliable but needs to be verified by buyer; however, Bryan Luong and STPP make no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. Buyer shall assume all information provided herein incorrect and inaccurate.



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## Property Information

Location:  
 10829 FM 529, Cypress, Tx 77433  
 (off corner of FM 529/Barker Cypress)

(1 Mile / 3 Mile/ 5 Mile)

2018 Population  
 11,195/ 126,156 / 316,559  
 TTL Households:  
 4,088 / 45,287 / 106,688  
 Average Household Income  
 \$72,318/ \$77,066/ \$89,575

2023 Population  
 12,131/ 137,340 / 344,055  
 TTL Households:  
 4,402 / 48,947 / 115,087  
 Average Household Income  
 \$81,534/ \$85,542 / \$98,976

## Economic Information

Investment Value: Contact Broker

Confidential Agreement is required  
 for financial disclosure

For more information,  
 please contact:

Bryan Luong, CCIM  
 bryan@bryanluong.com

713.530.8886 call/text

## Property Details

Bldg Size: 4,032 SF

Land Size: 10,018 SF

Across from Kroger

Easy Ingress/egress

Amble parking

Anchored by Cypress Dental

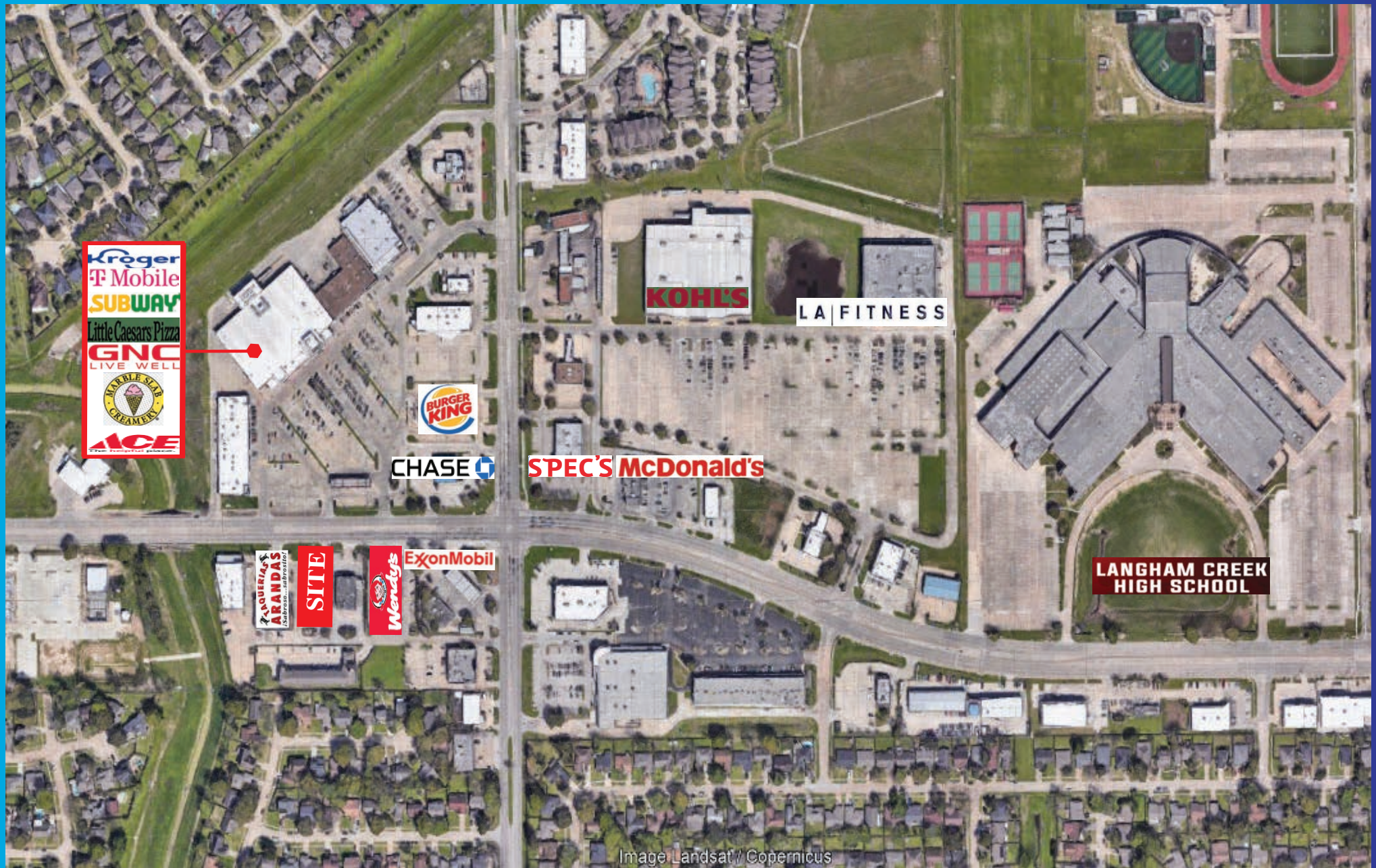
Long term & secured tenant

Easy access to 99, 290 & 110



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Cypress Dentists Pllc  
Ring of 3 miles

Up and Coming Families  
Demographic Target Segment

### KEY FACTS



34.6  
Median Age

0.31%  
2024-2029  
Pop Growth Rate

\$34,962  
Per Capita Income

3.2  
Avg Household Size

\$92,133  
Median Household Income

### KEY SPENDING FACTS



Source: Esri's Info by Location data provided by Esri (2024, 2029), Esri-Demographics (2024), Esri-U.S. (2024).

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10.8%

Explore for more

No High School Diploma



22.5%  
High School Graduate



30.4%  
Some College/ Associate's Degree



36.2%  
Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

64.6%



Blue Collar

21.8%



Services

13.5%

1.6%

Unemployed/Retiree

### KEY FACTS

172,605

Population

34.6

Median Age

54,116

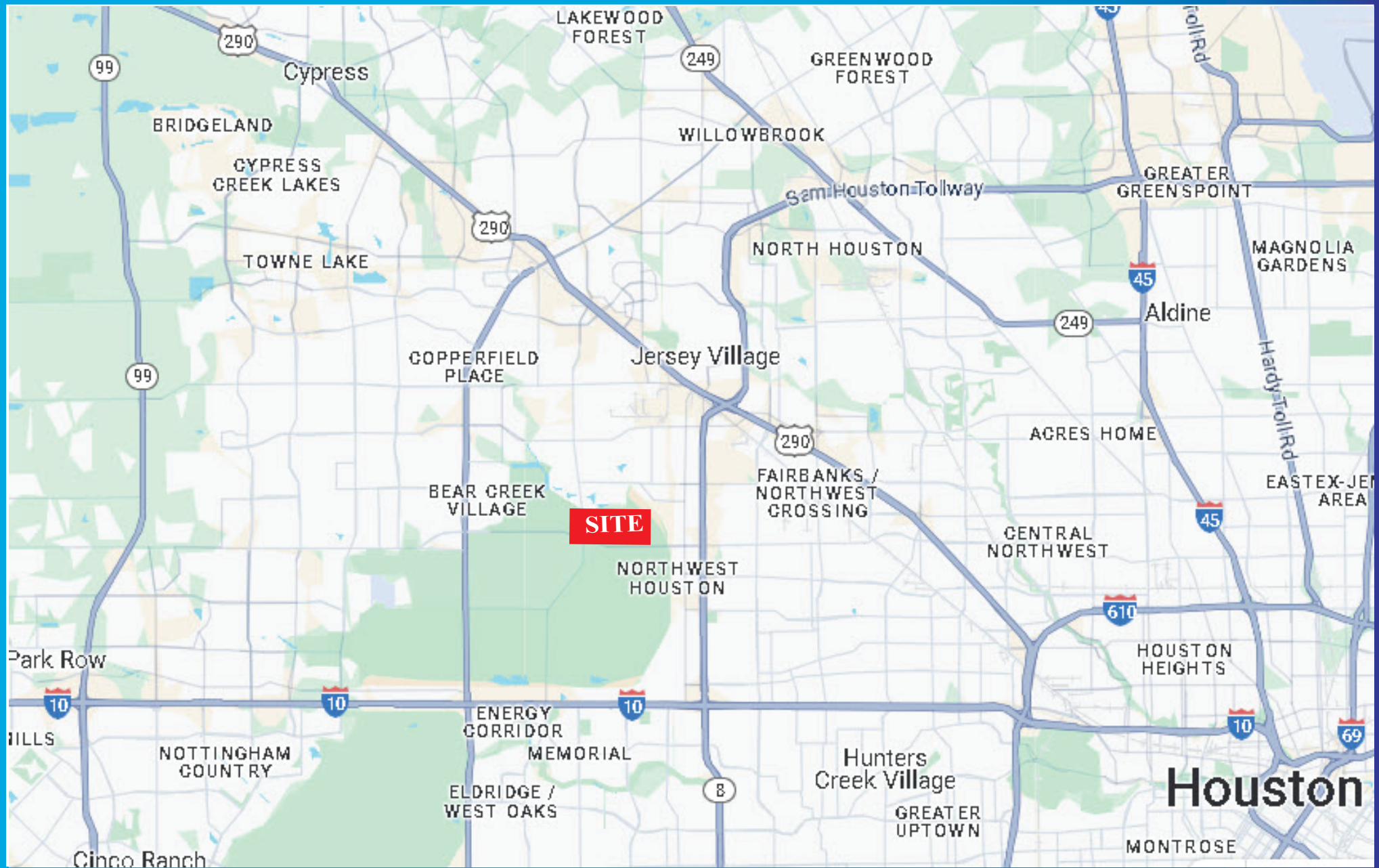
Households

\$76,760

Median Disposable Income

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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.

11-2-2015



**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.

South Texas Prime PP 474045    bryan@bryanluong.com

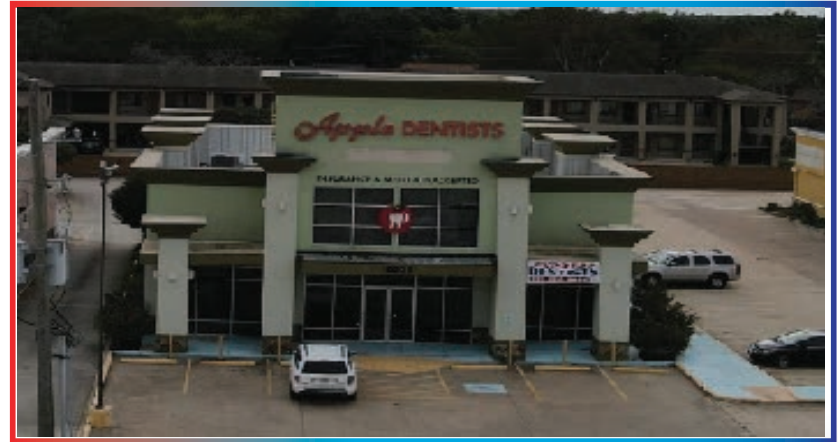
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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Exclusively Listed by

Bryan Luong, CCIM  
 Licenced Broker #: 474045  
 bryan@bryanluong.com

713.530.8886 call/text

Experienced broker who can handle all aspects of commercial real estate: acquisitions and dispositions of all types of properties including land, office buildings, shopping centers, leasing and new retail developments. CCIM Designation in 2005, Broker Licensed in 1999 Bachelor of Science in Electrical Engineering in 1995