

11821 TELGE ROAD
CYPRESS, TX 77429

EXCLUSIVELY PRESENTED BY:

RANDY FRNKA

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**GREAT SOUTHWEST
REALTY SERVICE**

10701 Corporate Drive, Suite 172
Stafford, TX 77477

Office: 2812773102

Built By: www.crebuilder.com





INVESTMENT SUMMARY

Bring your business home with this pristine office facility boasting quality finishes and a prime location in the Cypress suburb of Houston, Texas, at 11821 Telge Road. Delivered vacant and in well-maintained, move-in-ready condition, this is a premier opportunity for growing businesses seeking turnkey space to empower their next phase of success. The property also offers a lucrative value-add component for investors, with submarket asking rents up 1.3% year-over-year. 11821 Telge Road spans a total of 14,648 square feet, originally built in 2000 on a lush 6.11-acre lot that surrounds the property with natural Texas greenery. The vibrant lot creates a serene and relaxing work environment, with walkable brick paths and courtyards featuring meticulous landscaping and views of the beautiful on-site pond. Employees and clients are greeted by a welcoming, tree-lined access road, with prominent monument signage that can be seen by more than 22,000 vehicles passing the site each day. After driving up this shaded path, the building greets visitors



PROPERTY SUMMARY

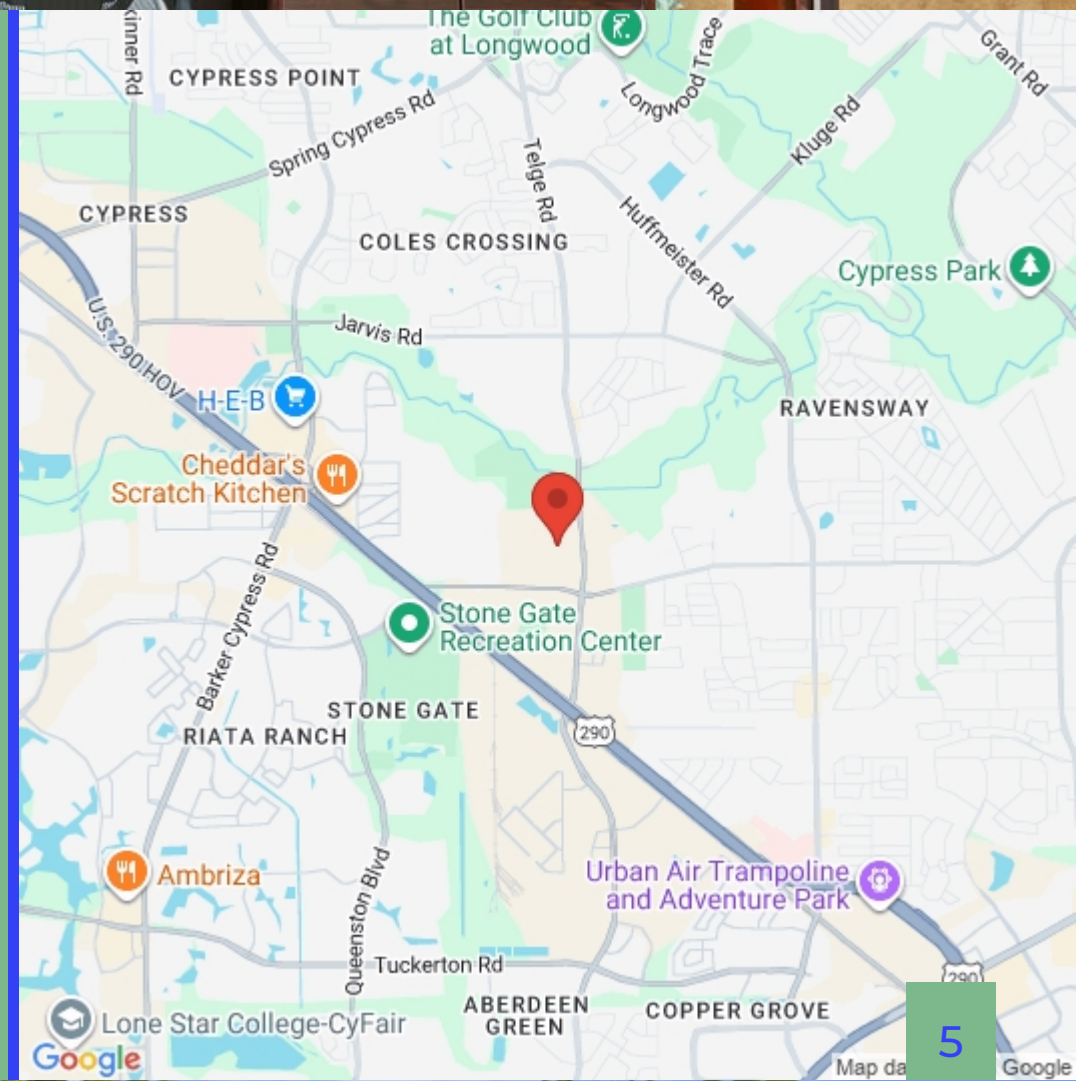
Offering Price	Negotiable
Building SqFt	15,472 SqFt
Year Built	2000
Lot Size (SF)	266,152.00 SqFt
Parcel ID	0410650000020
Zoning Type	Commercial
County	Harris
Frontage	0.00 Ft
Coordinates	29.948642,-95.650988





INVESTMENT HIGHLIGHTS

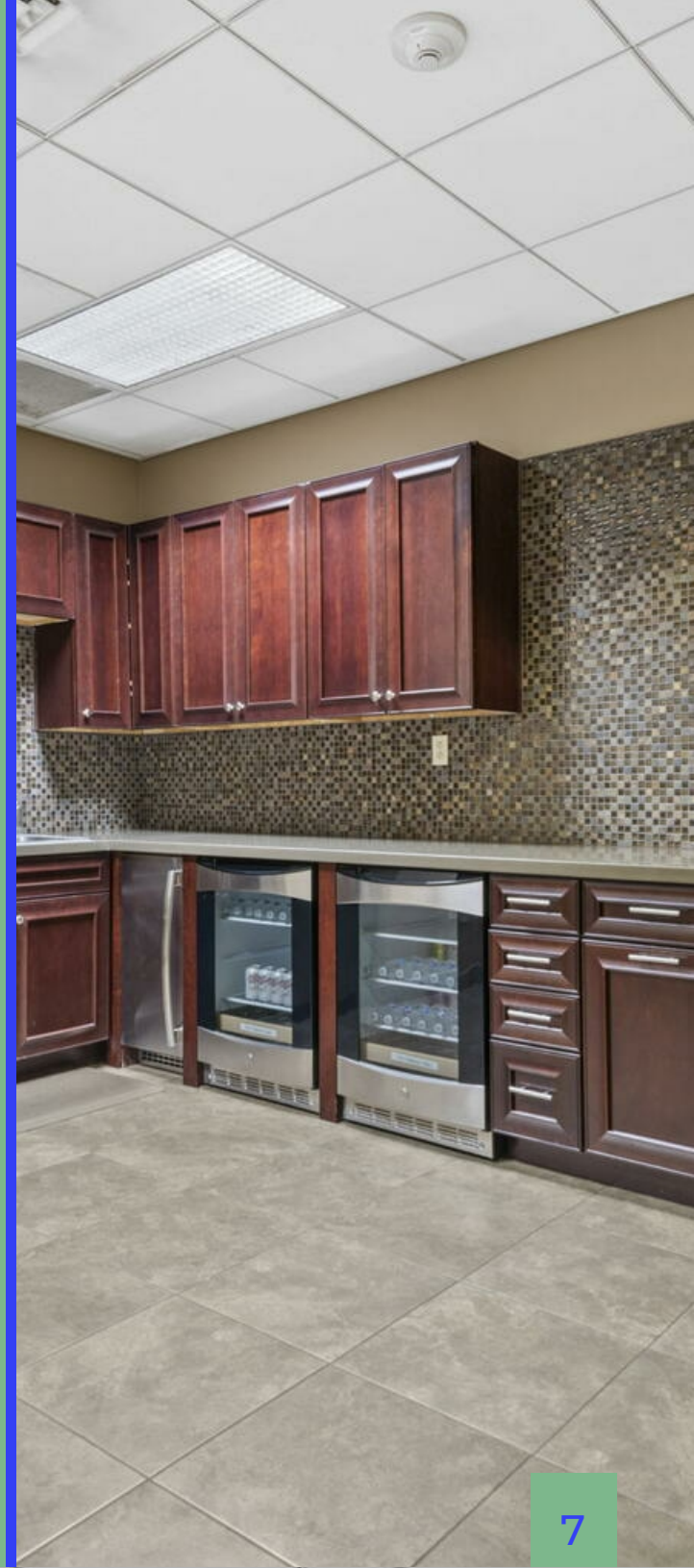
- Space includes open work areas with an upgraded kitchen area, two executive offices with private restrooms, plenty of storage, carpet and mahogany wood finishes throughout. Large windows offers views of the waterfall and pond.





LOCATION HIGHLIGHTS

- Easy access from Highway 290 and on-site parking make for an easy commute. Many restaurants nearby..
- Convenient access to Cypress's major employment centers and is highly accessible for incoming visitors.
- Minutes from Highway 290 and 30 minutes to Houston International Airport. Close proximity to Bridgeland, a master planned community and many parks, including John Paul Landing Park, an expansive 876 acre park featuring a large lake for fishing, hiking and bike trails, cricket fields, playgrounds, and an Environmental Education Center.



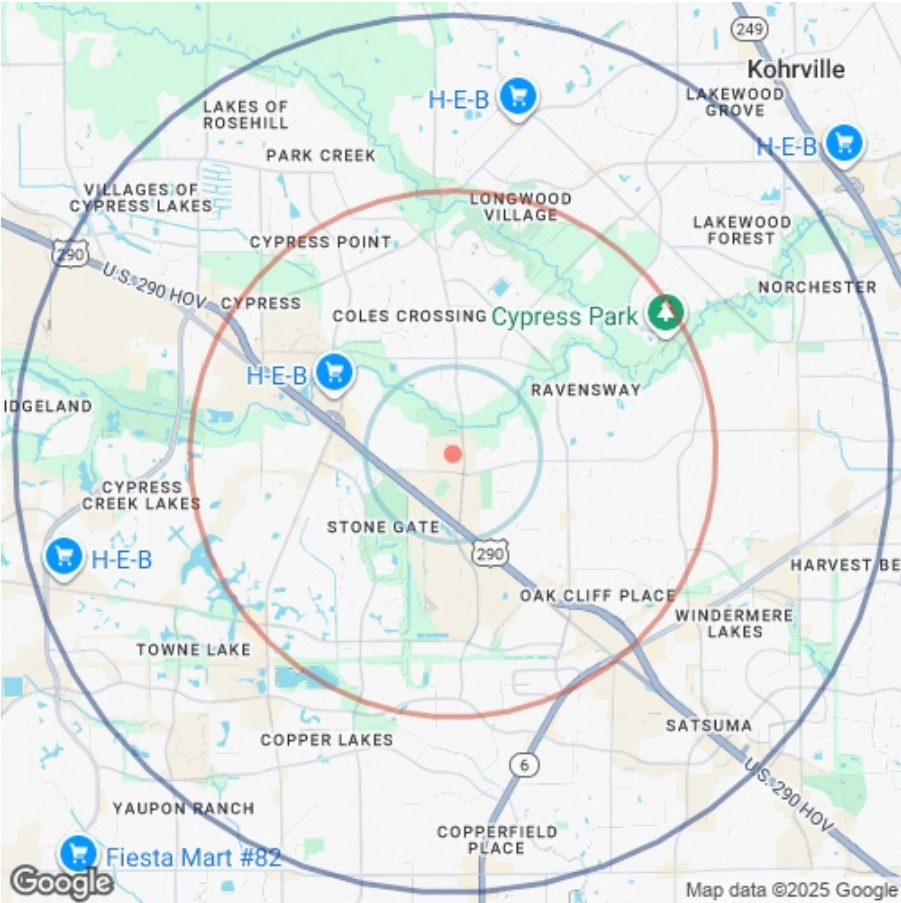


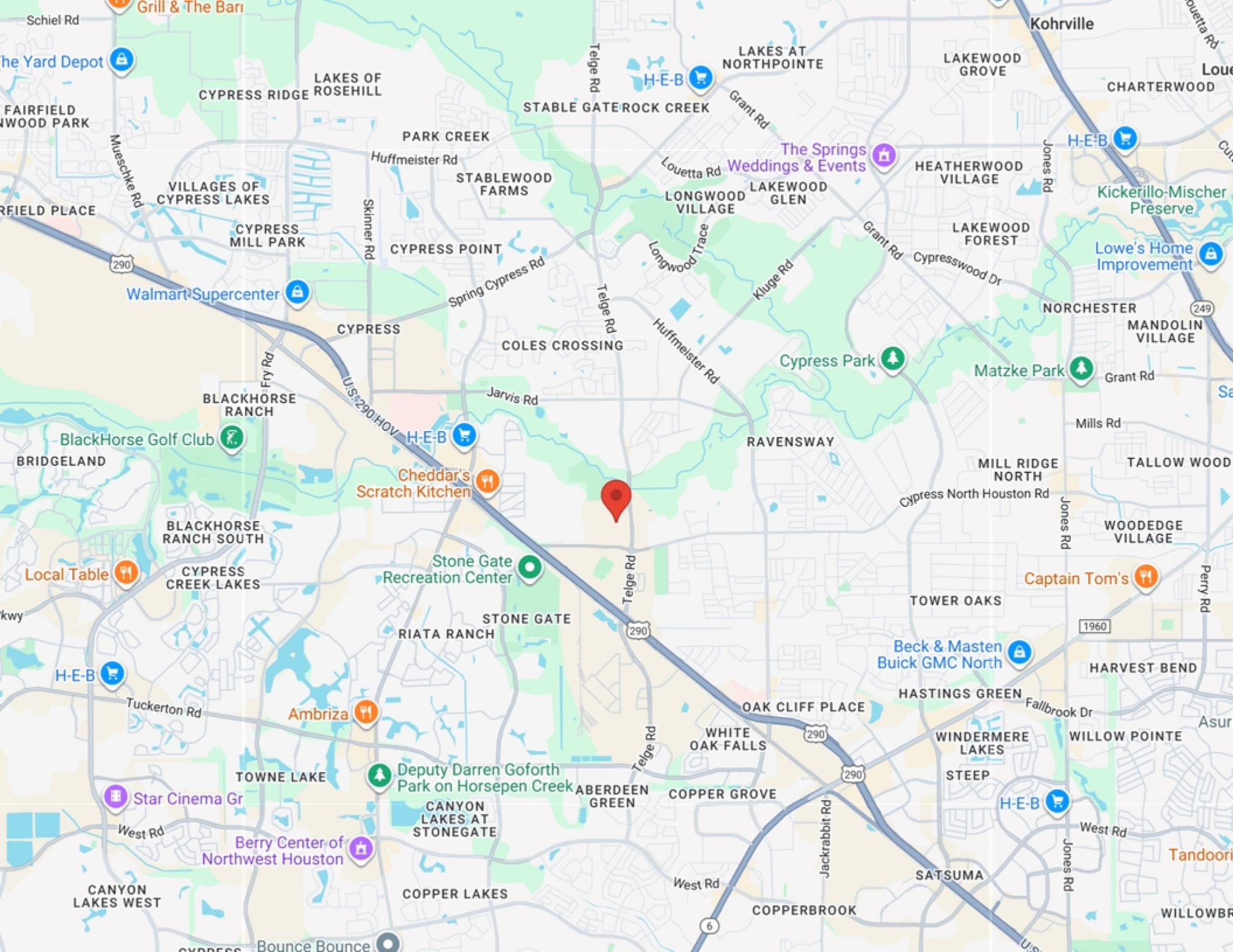
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,344	37,223	134,299
2010 Population	3,601	75,944	226,833
2025 Population	5,812	91,514	288,584
2030 Population	5,969	92,324	295,012
2025-2030 Growth Rate	0.53 %	0.18 %	0.44 %
2025 Daytime Population	6,911	80,821	247,551

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	66	930	4,210
\$15000-24999	46	1,048	2,887
\$25000-34999	96	1,157	4,065
\$35000-49999	203	2,008	7,452
\$50000-74999	281	5,079	15,752
\$75000-99999	451	4,138	13,122
\$100000-149999	341	6,543	20,704
\$150000-199999	239	3,866	13,086
\$200000 or greater	511	6,789	20,542
Median HH Income	\$ 98,061	\$ 109,010	\$ 107,086
Average HH Income	\$ 151,699	\$ 144,095	\$ 140,302

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	781	12,721	46,386
2010 Total Households	1,305	25,529	79,286
2025 Total Households	2,233	31,558	101,820
2030 Total Households	2,345	32,452	105,760
2025 Average Household Size	2.6	2.89	2.82
2025 Owner Occupied Housing	1,113	22,805	71,266
2030 Owner Occupied Housing	1,191	23,833	74,709
2025 Renter Occupied Housing	1,120	8,753	30,554
2030 Renter Occupied Housing	1,154	8,619	31,052
2025 Vacant Housing	113	1,288	4,541
2025 Total Housing	2,346	32,846	106,361





CITY OF CYPRESS

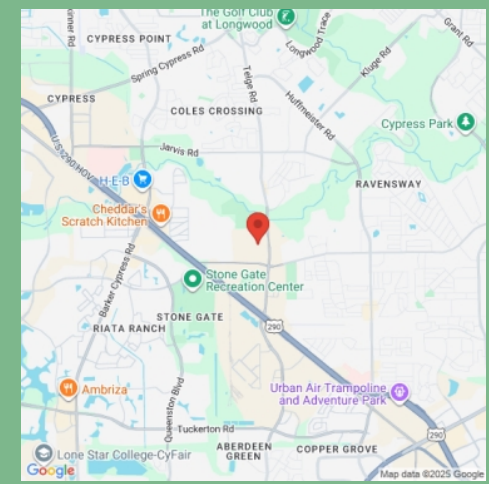
AREA

POPULATION



ABOUT CYPRESS

Cypress is an unincorporated community in Harris County, Texas, United States, located completely inside the extraterritorial jurisdiction of the city of Houston. The Cypress area is located along U.S. Route 290 (Northwest Freeway) is twenty-four miles (35 km) northwest of Downtown Houston. The Cypress urban cluster ranks 50th in the top 100 highest-income urban areas in the United States.



CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GREAT SOUTHWEST REALTY SERVICE ADVISOR FOR
MORE DETAILS.**

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