

INDUSTRIAL FLEX WAREHOUSE FOR SALE

12711-12715 Cypress Valley, Cypress, TX 77429



± 2 Acres Lot
± 2,000 SF Office
± 2,305 Workshop
± 2,880 SF Warehouse



For Information Please contact:

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Executive Summary

Prime 2-acre flex industrial asset located in one of the fastest-growing corridors in the Houston MSA. This property offers immediate income, owner-user flexibility, and significant redevelopment upside.

Positioned near major economic drivers including Amazon distribution, Methodist Hospital, and Highway 290 retail corridor, the site benefits from strong population growth, infrastructure expansion, and increasing industrial demand.

This is a rare opportunity to acquire a multi-building industrial/flex asset with excess land for expansion in a supply-constrained submarket.



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Property Highlights

- Number of Buildings: 3
- Total Building Area: ±7,231 SF
- Lot Size: ±87,120 SF (±2.00 Acres)
- Zoning: Commercial
- Occupancy: 100% Leased

- Existing income with full occupancy
- Over one acre of excess land for future development
- Functional layout with multiple buildings and yard area
- Dual gated access points providing operational flexibility
- Located in a growing corridor with ongoing commercial and residential development
- Proximity to major employers, including Amazon, Caterpillar, and healthcare facilities
- Access to Highway 290 and surrounding retail amenities

Property 1. Office Building

- Lot Size: ± 1.06 Acres
- Building Size: ± 2,046 SF
- Year Built: 1993/
Renovated: 2018
- Building Class: B

This building is configured as a professional office space with higher-end interior finishes.

It includes six private offices, an executive office, two restrooms, and a kitchenette. The interior features travertine flooring and red oak finishes.

Additional attic storage of approximately 1,500 square feet provides functional utility. The roof was replaced in 2019, and the warranty is transferable.



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Property 2. Industrial Buildings

Lot Size: Slightly over 1 Acre

Building 1

- Size: $\pm 2,305$ SF (1,330 SF covered and 975 SF enclosed)
- Year Built: 1978
- Class: C

This structure includes an open bay area with covered workspace and enclosed storage.

Building 2

- Size: $\pm 2,880$ SF
- Year Built: 1987
- Class: C

This building includes two roll-up doors, an interior office, and enclosed storage areas suitable for a range of light industrial or service uses.

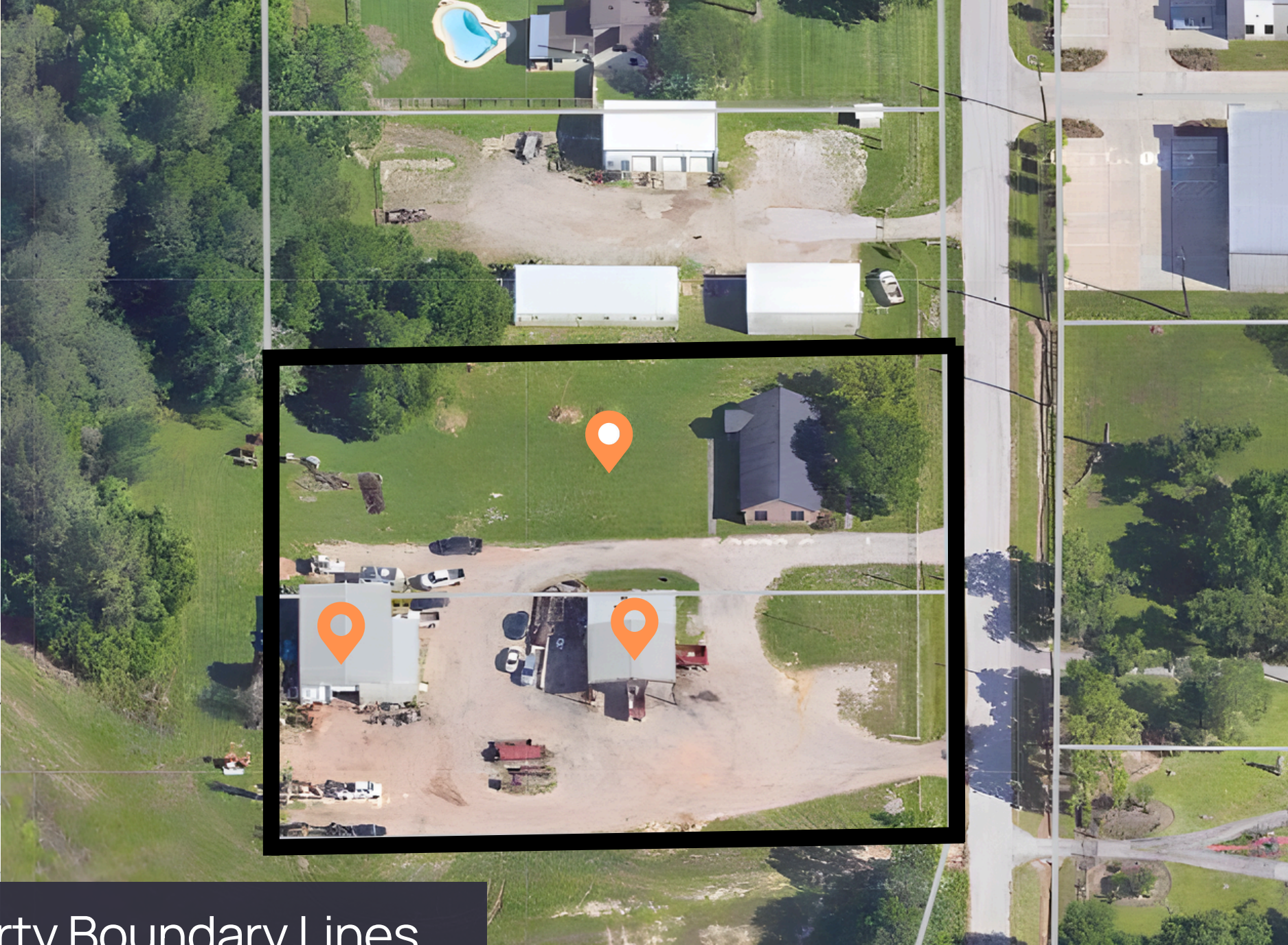
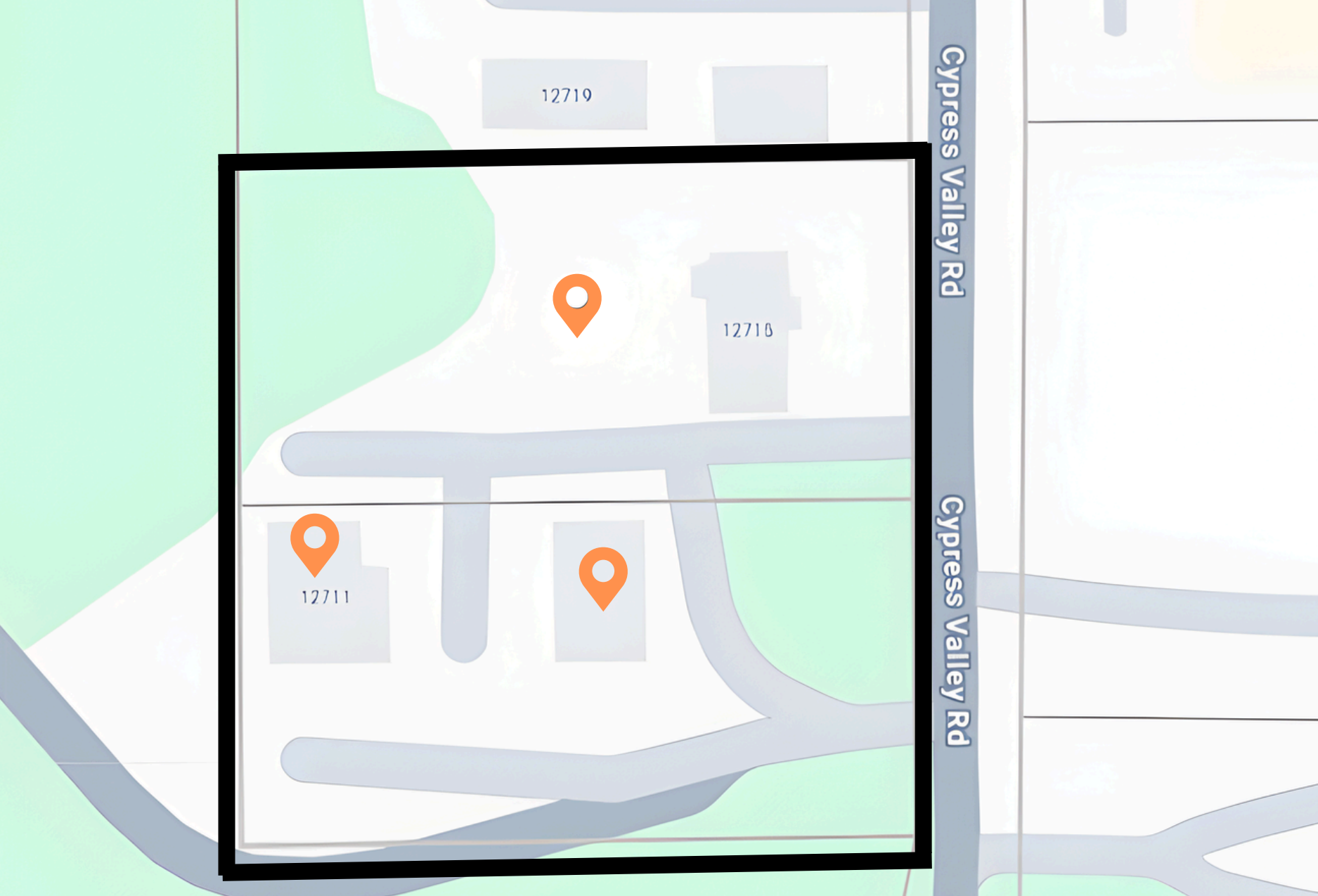




Aerial View



Two gated access points



Approximate Property Boundary Lines
For Illustrative Purposes Only





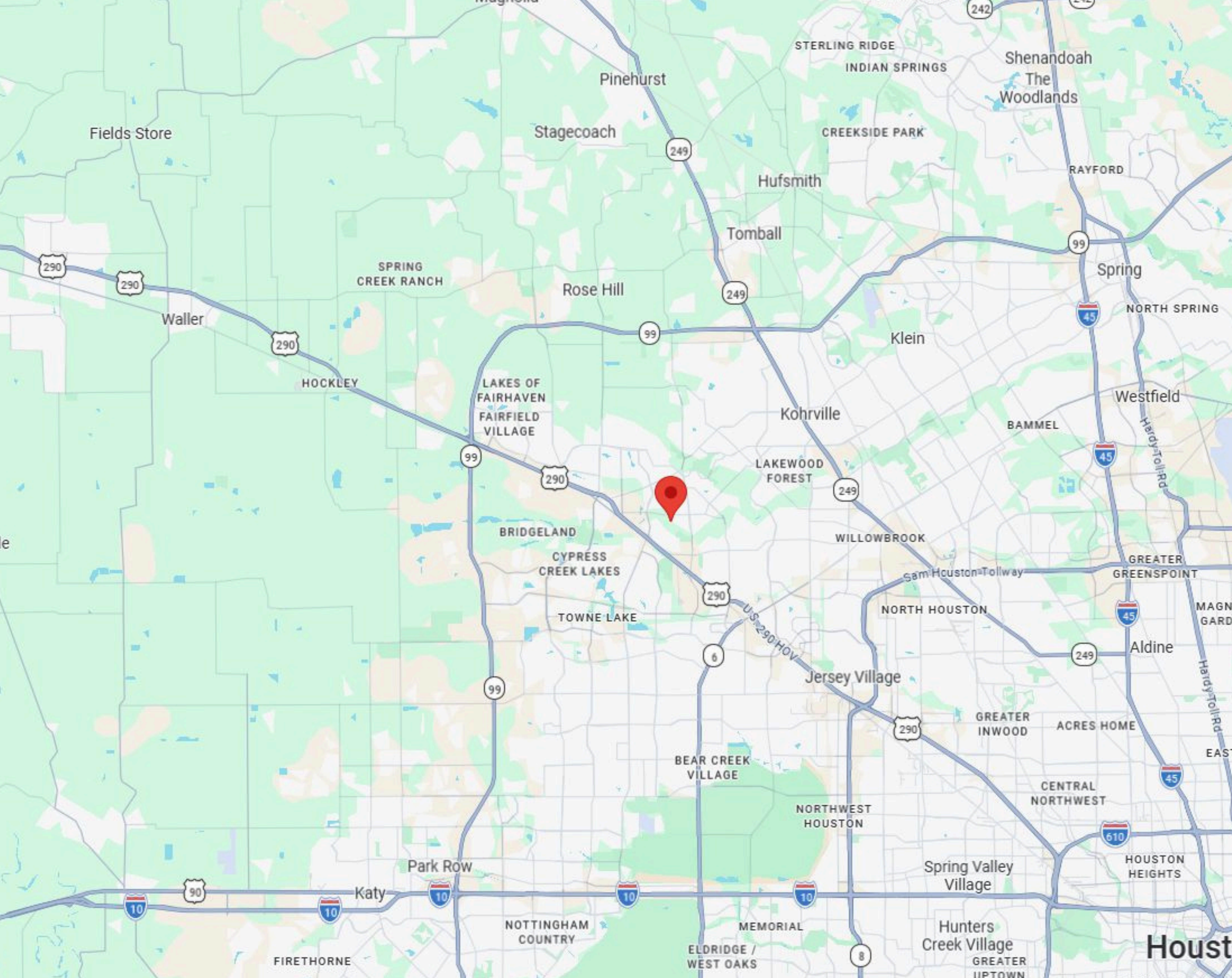
Access to Jarvis Rd

Pipe fencing along the property
Gravel parking and yard area throughout
Private well



Building 1

Building 2



Location Overview

The property is located in Cypress, TX, within the greater Houston metropolitan area. The immediate area has experienced significant growth driven by residential expansion, infrastructure improvements, and increased industrial activity.

Nearby developments and demand drivers include:

- Retail along Highway 290 (including H-E-B, restaurants, and fitness centers)
- Methodist hospital facilities
- Amazon distribution operations
- Caterpillar facility
- New residential communities, including the Coles Crossing area
- Planned roadway and infrastructure improvements



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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.

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 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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Buyer/Tenant/Seller/Landlord Initials

Date