

FOR SALE

FOR SALE  
Kimberly DeVos  
832.403.2860  
Cypressbrook  
Commercial Real Estate Services  
cypressbrook.com

Completely Remodeled

Cypressbrook  
Company

25302 OAKHURST, SPRING TX 77386

\$650,000

± 3,024 SF Office Building

Near I-45

Fiber / Networked - Ready for Move-In





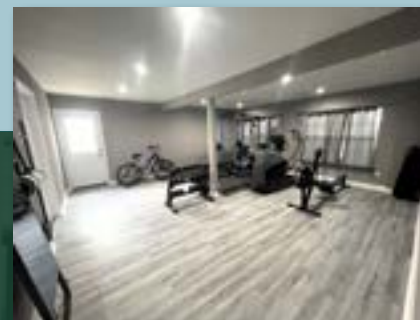
**25302 Oakhurst Dr, Spring TX 77386**  
**FOR SALE | COMPLETELY REMODELED**

Price: \$650,000  
Lot Size: .3631AC  
Bldg Size: 3,034 SF

Electric upgraded to copper wiring  
Plumbing upgraded to PEX piping  
Tankless hot water heater  
AT&T fiber on site  
Network cabled  
Deregulated for electricity  
HVAC - 2018  
Circular driveway around the house  
Additional parking in back  
South Montgomery County MUD  
Large areas for conference/training room or cubicles  
Two restrooms  
New paint, flooring, doors and recessed lighting  
Garage converted to large open office area

Ready for occupancy!

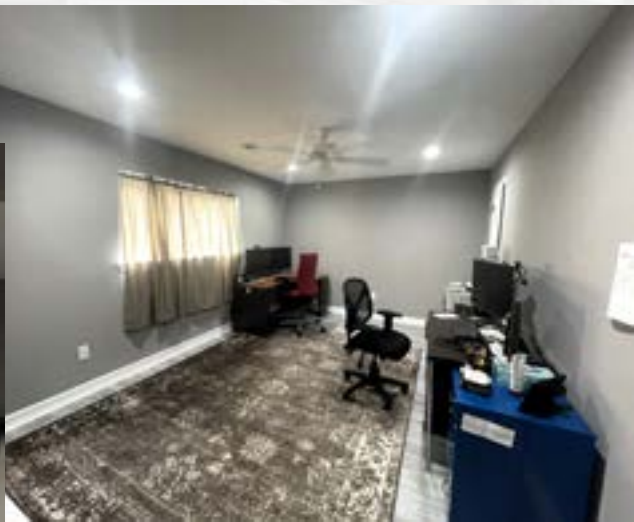
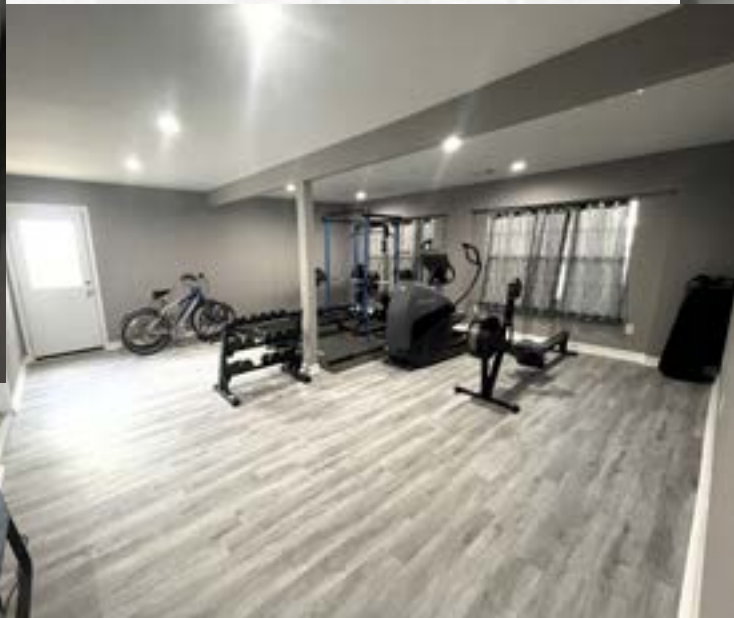
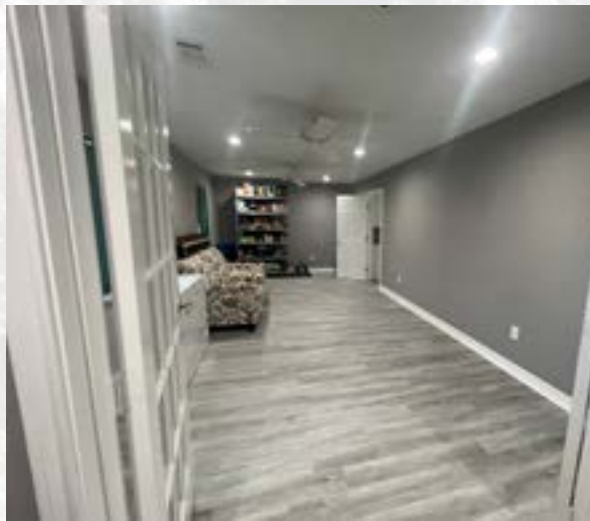
Easy access to I-45, Grand Pkwy, Hardy Toll Rd, and The Woodlands and surrounding amenities



# FEATURES

Kimberly DeVos [kdevos@cypressbrook.com](mailto:kdevos@cypressbrook.com) | Direct: 832.403.2860 | Cell: 281.723.9599  
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | [cypressbrook.com](http://cypressbrook.com)





# PICTURES



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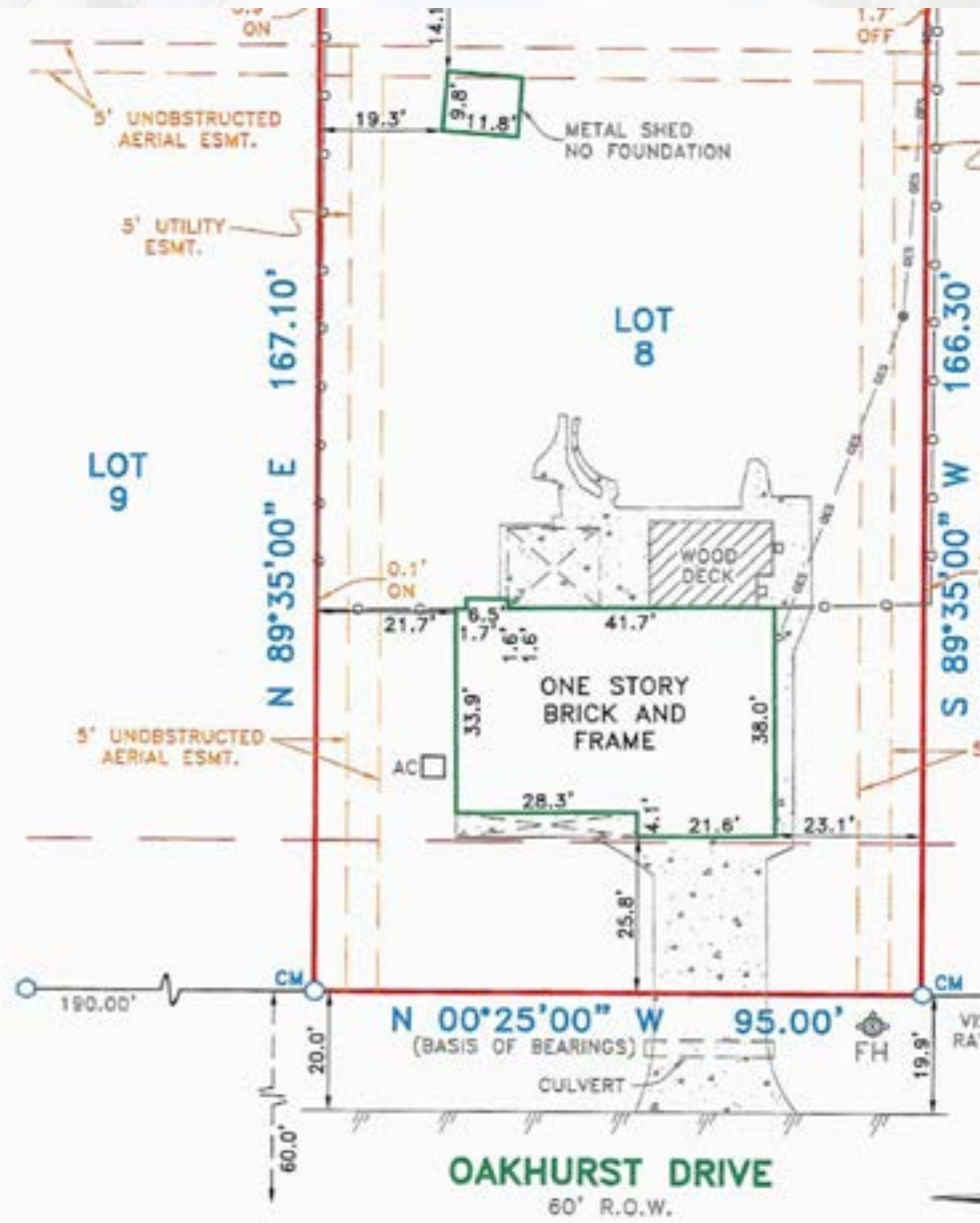
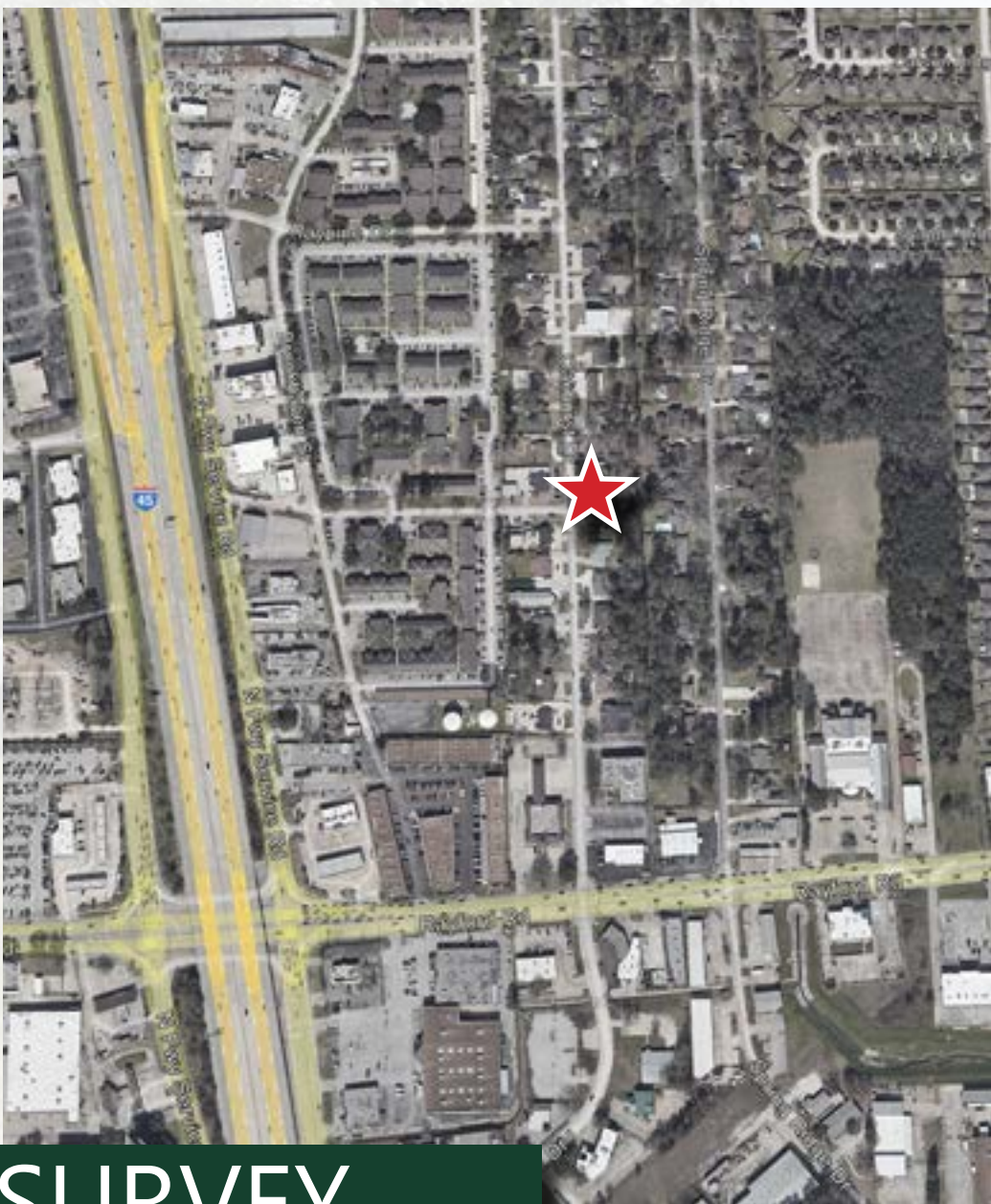
3,024sf

# FLOOR PLAN



Kimberly DeVos [kdevos@cypressbrook.com](mailto:kdevos@cypressbrook.com) | Direct: 832.403.2860 | Cell: 281.723.9599  
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# SURVEY







AERIAL



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### Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - 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.

<u>Cypressbrook Management Company, LP</u>	<u>8002627</u>		<u>(281)364-1777</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
<u>Primary Assumed Business Name</u>			
<u>Michael E. Novelli, Broker</u>	<u>367491</u>	<u>mnovelli@cypressbrook.com</u>	<u>(832)403-2866</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael E. Novelli, Broker</u>	<u>367491</u>	<u>mnovelli@cypressbrook.com</u>	<u>(832)403-2866</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
<u>Associate</u>			
<u>Kimberly DeVos</u>	<u>632677</u>	<u>kdevos@cypressbrook.com</u>	<u>(832)403-2866</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission  
TAR-3501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date \_\_\_\_\_

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# IABS

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