

TOWNELAKE®



3.5 ACRES

OFFICE FOR LEASE / BUILD TO SUIT / WILL DIVIDE
NORTHWEST CORNER OF TUCKERTON & TOWNE LAKE PARKWAY
CYPRESS, TX 77433

For more information, contact:

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TOWNE LAKE®

A COMMUNITY CONNECTED BY WATER

Located in Towne Lake, an award winning 2,400-acre master planned community that features a striking 300-acre recreational lake and offers luxurious lakeside living like nowhere else.

2,400 Acre Master Planned Community | 300 Acre recreational lake for boating, skiing and fishing | 3,200 homes upon completion | Named MPC of the Year in 2016 | Highly acclaimed Cy Fair ISD (3rd largest school district in Texas)

LONE STAR COLLEGE

- Largest community college system in Houston
- 22,000 students enrolled
- Average age of students is 30

BERRY CENTER

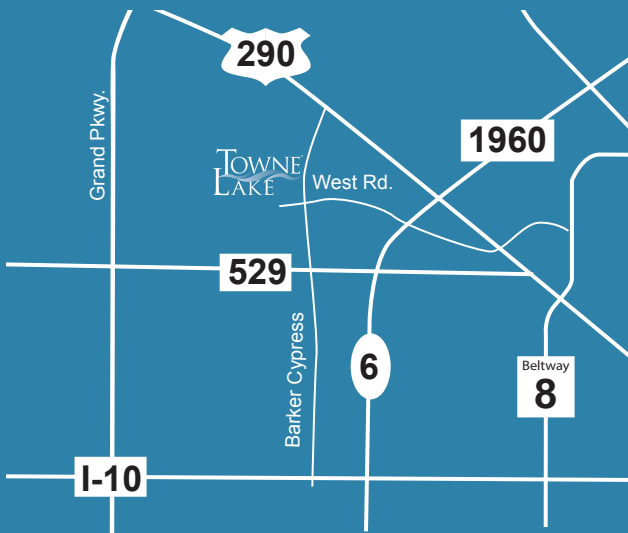
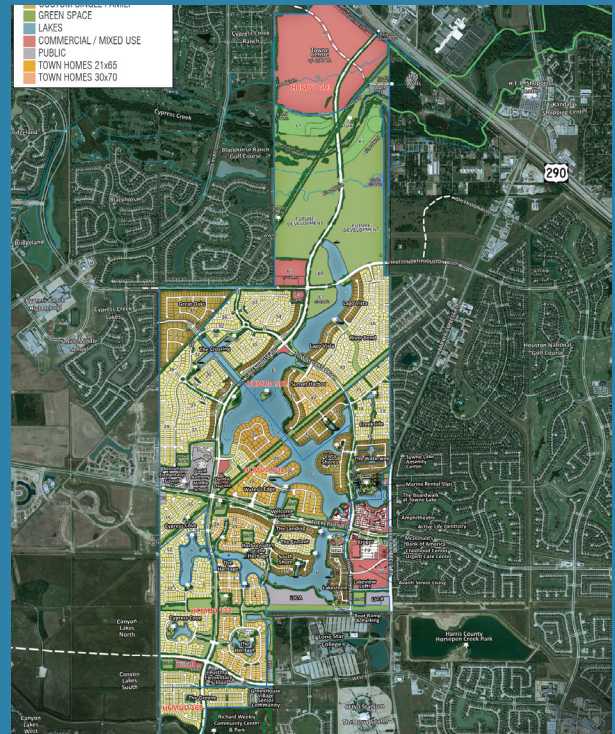
- Multi-purpose sports & theater complex for CFISD
- 1.5 million visitors annually
- 11,000 seat stadium

BOARDWALK

- Premier shopping, dining destination in Cypress area
- 150,000 SF of waterfront space
- Record-breaking tenant openings
- Major tenants include Torchy's Tacos, Sub Zero Ice Cream, Massage Heights, MOD Pizza, Methodist Hospital, Orange Theory and Texas Children's Pediatrics

SUBMARKET DEMOGRAPHICS

	3 MILE (2018)	5 MILES (2018)	7 MILES (2018)
POPULATION	107,059	292,403	482,292
ESTIMATED HOUSEHOLDS	35,380	97,450	163,863
EST. AGV. HH INCOME	\$126,400	\$116,080	\$103,197
DAYTIME EMPLOYMENT	20,072	58,825	112,001



Doing it right. Right now.®

CaldwellCos.com | 713.690.0000

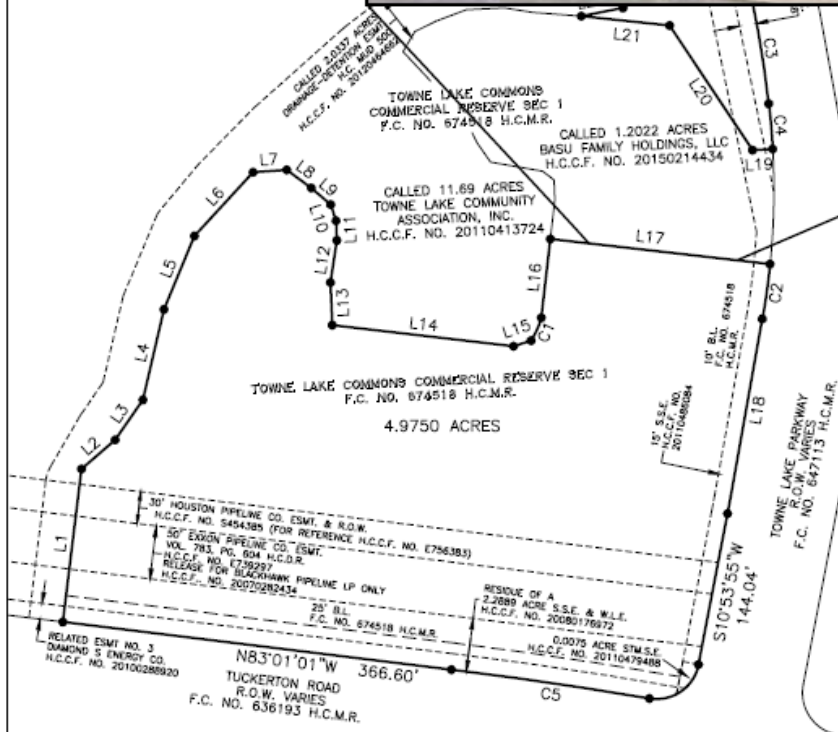
SITE FEATURES

- Build-to-suit or building for lease
- Adjacent to plastic surgeon
- Waterfront site with sweeping lake views
- On-site boat dock with up to 10 slips, makes site accessible by boat
- Hard corner of Tuckerton Road and Towne Lake Parkway
- Will divide
- No on-site detention requirement
- Connect to The Boardwalk via walking trail and Towne Lake Community

IDEAL USE

- Physicians Offices
- Medical Surgery Center
- Corporate Wellness Center

Sample Development





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.

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.

Caldwell Brokerage Company, LLC	9002313	n/a	713-690-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Keith Grothaus	329947	kgrothaus@caldwellcos.com	281-664-6635
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

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