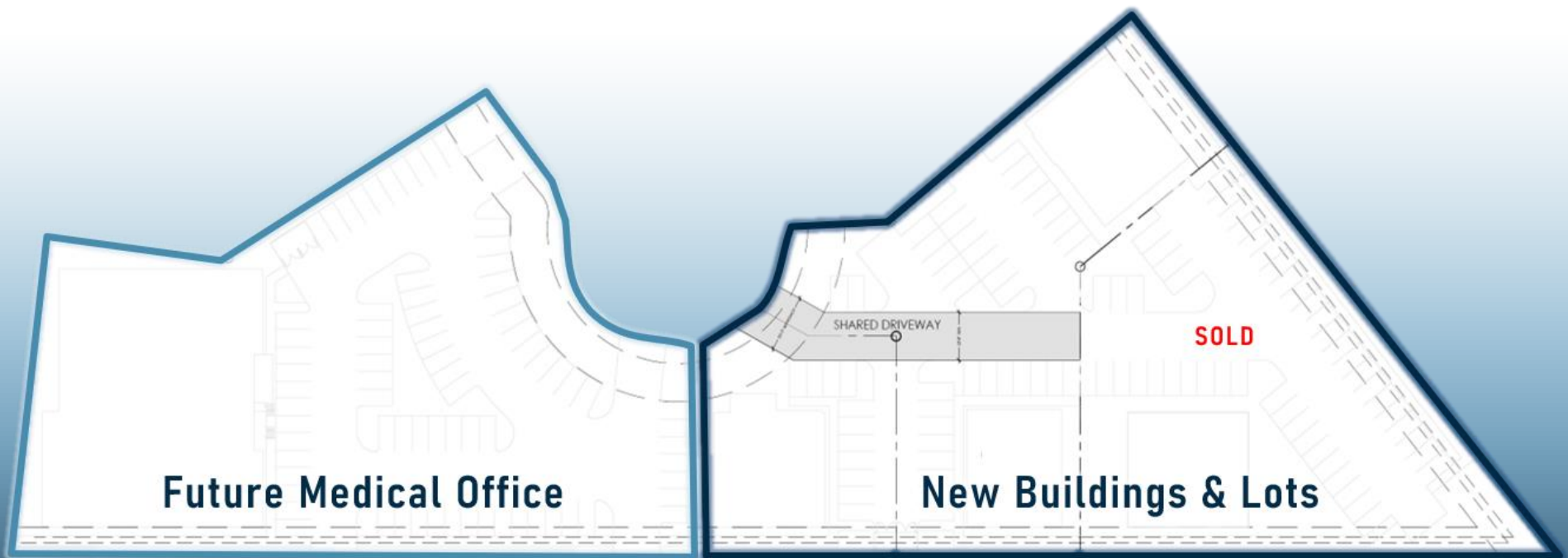


# COMMERCIAL LOTS READY TO BUILD & CUSTOM BUILDINGS FOR SALE

~1 Mile from New Houston Methodist Hospital

*Barker Cypress exit off Highway 290 - Cypress, TX  
Adjacent to 12300 Dundee Court, Cypress 77429*





# AREA AMENITIES






# AREA MEDICAL FACILITIES

## HOUSTON METHODIST CYPRESS HOSPITAL



Houston Methodist Cypress Hospital, scheduled to open in Q1 2025, will be Houston Methodist's 9<sup>th</sup> hospital. With 400 beds and a prime location in the heart of the rapidly growing U.S. 290 corridor, the hospital will be equipped with the latest technology & innovations.

MEMORIAL  
HERMANN

 **9 min**  
5.9 miles

BLACKHORSE RANCH

HOUSTON  
Methodist  
LEADING MEDICINE

 **3 min**  
0.9 miles

**SITE**  
12300  
Cypress

S.H. 290

HCA + Houston  
Healthcare<sup>®</sup>  
North Cypress

 **6 min**  
3.6 miles

Kelsey  
Seybold  
Clinic  
Health  
MEMORIAL  
HERMANN

 **9 min**  
5.2 miles

FM 1960

02



# SURROUNDING NEIGHBORHOODS

With Over 19,000 Elementary / Middle / High School Students

5,173 Homes

4,963 Homes

4,648 Homes

8,899 Homes

**SITE**

## Population

	1 Mile	3 Mile	5 Mile
2010 Population	4,104	58,007	182,438
2022 Population	5,722	77,780	248,244
2027 Population Projection	6,081	82,284	263,074
Annual Growth '22-'27	1.3%	1.2%	1.2%

## Households

	1 Mile	3 Mile	5 Mile
2022 Households	2,062	26,143	85,105
2027 Household Projection	2,206	27,743	90,266
Annual Growth '22-'27	1.4%	1.2%	1.2%

## Income

	1 Mile	3 Mile	5 Mile
Avg. Household Income	\$107,754	\$129,192	\$124,022
Median Household Income	\$77,311	\$103,324	\$100,185



# COMMERCIAL LOTS READY TO BUILD & CUSTOM BUILDINGS FOR SALE

- 1 mile from the New Houston Methodist Cypress Hospital *Slated to be the System's Most Technologically Advanced Hospital*
- Situated between existing Medical / Professional Building and New Medical/Professional Building Planned
- Easy access to/from Hwy. 290 at Barker Cypress and Surrounding Neighborhoods

- New Construction – Shell & Finished Plans
- 12' Ceiling Height
- Private Garage Options
- Private Storage Options

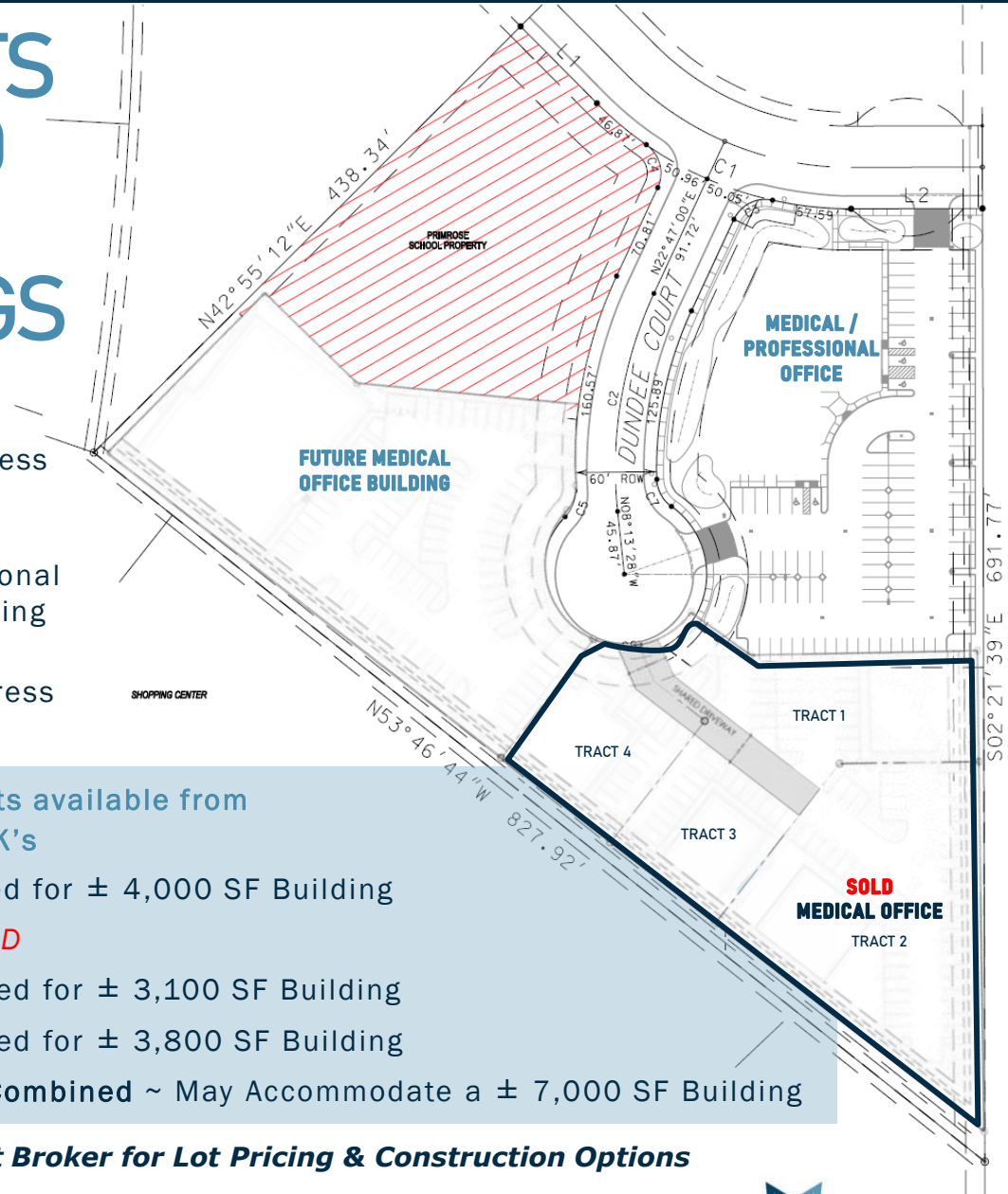
## Commercial Lots available from the High \$400K's

- Tract 1 ~Sized for ± 4,000 SF Building
- Tract 2 ~**SOLD**
- Tract 3 ~ Sized for ± 3,100 SF Building
- Tract 4 ~ Sized for ± 3,800 SF Building
- Tract 3 & 4 Combined ~ May Accommodate a ± 7,000 SF Building

**Contact Broker for Lot Pricing & Construction Options**

**Steve Dome**  
Managing Director  
713.864.3232  
sdome@marathonra.com

1700 Post Oak Blvd., Suite 600  
2 BLVD Place  
Houston, TX 77056



No warranty or representation, express or implied, is made by Marathon Realty Advisors LLC as to the accuracy of any property or financial information contained herein and same is submitted subject to errors, omission, sale, or change, without notice.

Adjacent to 12300 Dundee Court – Cypress, TX 77429



## 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:
  - 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.

<b>Marathon Realty Advisors LLC</b>	<b>527166</b>	<b>sdome@marathon-ra.com</b>	<b>713-864-3232</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steven Dome</b>	308171	sdome@marathonra.com	713-875-9018
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