

South Texas Prime Properties

CCIM

SPRING AREA

# BUILDING FOR SALE

6620 Cypresswood Dr., Spring, Texas 77379

GREAT UPSIDE POTENTIAL



\* Medical Related Tenants \* Available: 2,827 SF \* Ample parking spaces \* Easy ingress/egress \* Access to I-45 & 249

South Texas Prime Properties 11205 Bellaire Blvd., Ste. B-33, Houston, TX 77036 Off: 281.843.8069 Cell: 713.530.8886 Fax: 888.252.5364

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For more information,  
please contact:

Bryan Luong, CCIM  
bryan@bryanluong.com  
713.530.8886 call/text

## Property Details

Bldg Size: 21,615 SF

Built-out as offices

Land Size: 0.8756 acres

90+ parking spaces

Occupancy Rate: 87%

Year Built: 2000

Medical Related Tenants

Easy access to I-45,  
SH 249 and FM 1960

## Property Information

Location:

6620 Cypresswood Dr., Spring, TX  
(btw Stuebner Airline & Kuykendahl)

(1 Mile / 3 Mile / 5 Mile)

2021 Population

8,388 / 107,193 / 278,426

TTL Households:

3,010 / 39,473 / 98,937

Average Household Income

\$128,841 / \$109,998 / \$95,818

2025 Population

9,103 / 116,410 / 306,837

TTL Households:

3,245 / 42,628 / 108,409

Average Household Income

\$137,756 / \$118,002 / \$102,954

## Investment Price

Priced \$2,579,549.00

Actual Cap Rate: 6%

## Traffic Counts

Cypresswood Dr. : 22,550 cpd

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Stuebner Airline



SITE

Cypresswood Dr.

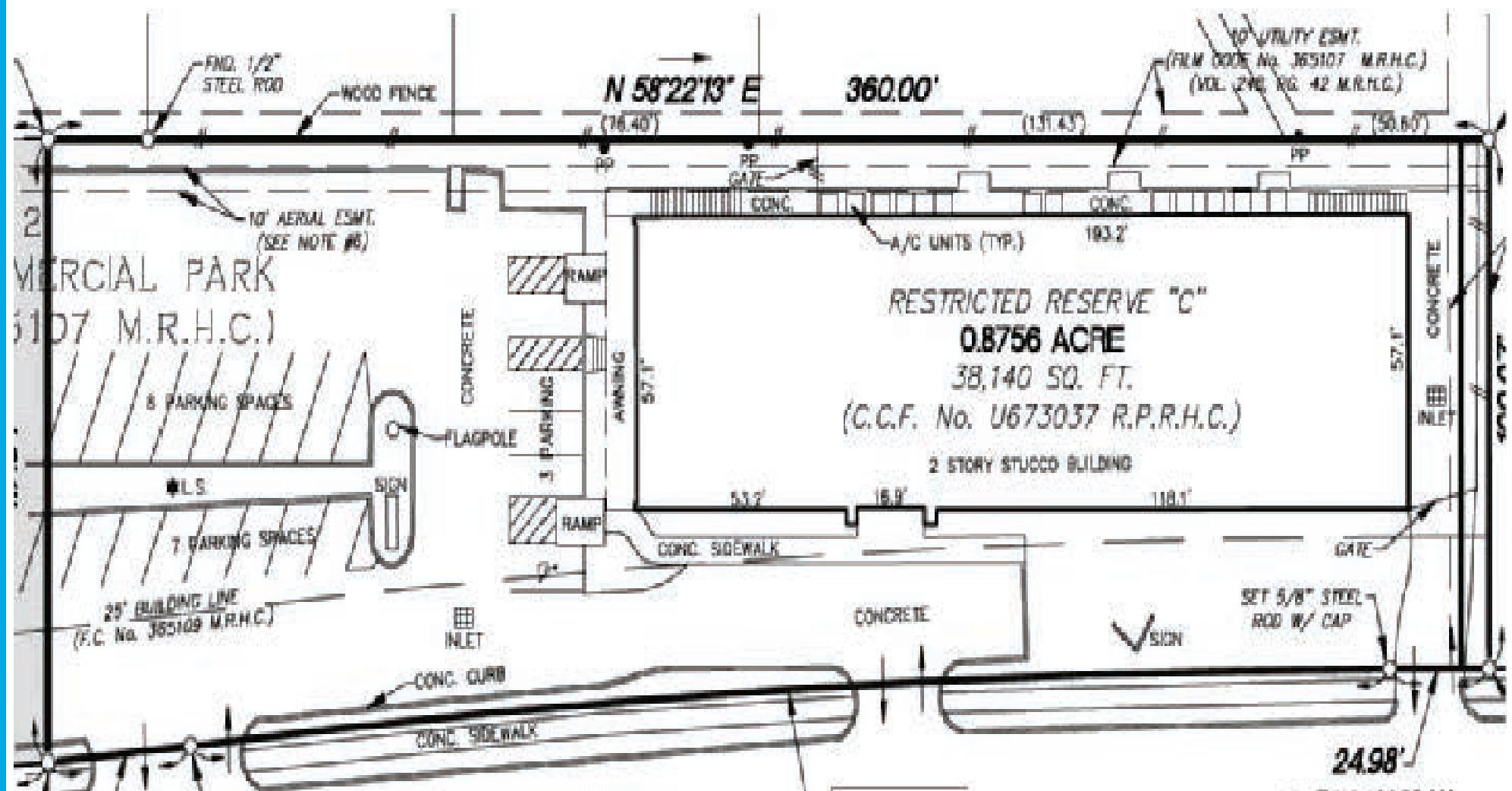


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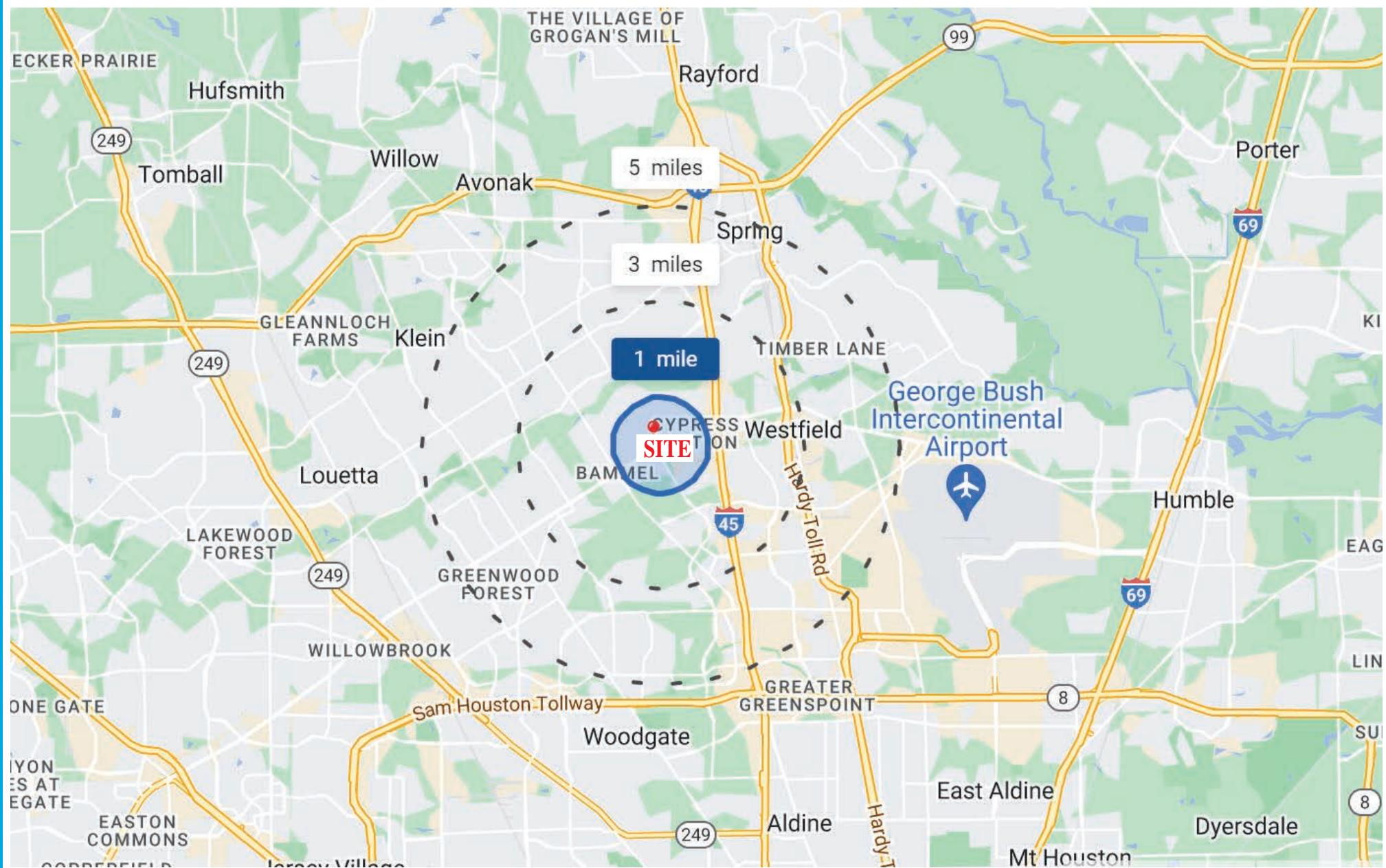
## Site Plan

Land Size: 0.8756 acres



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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.



#### 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.

South Texas Prime PP 474045 bryan@bryanluong.com

Licensed Broker /Broker Firm Name or Primary Assumed Business Name \_\_\_\_\_

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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

Cypresswood Office Bldg  
6620 Cypresswood Dr.



Exclusively Listed by

Bryan Luong, CCIM  
Licenced Broker #: 474045  
[bryan@bryanluong.com](mailto:bryan@bryanluong.com)



713.530.8886 call/text

Experienced broker who can handle all aspects of commercial real estate: acquisitions and dispositions of all types of properties including land, office buildings, shopping centers, leasing and new retail developments. CCIM Designation in 2005, Broker Licensed in 1999 Bachelor of Science in Electrical Engineering in 1995