



Business Park at FM 529

19005 FM 529 Rd Cypress, Texas 77433 2550 Gray Falls Drive, Suite 400 Houston, Texas 77077

713.789.2200

www.LandParkCo.com



### **Business Park at FM 529**

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### PROPERTY DESCRIPTION

This beautifully constructed 4 star industrial and flex space property offers a truly unique real estate opportunity for businesses seeking a sophisticated and versatile space. With a prime location at 19005 FM 529 in the bustling city of Cypress, Texas, this property is ideal for companies looking for convenient access to major transportation routes and important business centers.

Boasting a whopping 120,385 square feet of total space available for lease, this property is perfectly suited for businesses of all sizes and industries. Featuring a flexible layout and functional design, it is ideally suited for a wide range of uses including manufacturing, warehousing, distribution, and more.

Flexible and customizable, this property can be easily adapted to meet the needs of any tenant, ensuring that your business can operate at maximum efficiency. With ample parking tenants will enjoy quick and easy access to the facility and will always be able to move products and staff in and out with ease.

The location provides easy access to major highways and airports, making it a prime location for businesses that require national and international reach. With access to a prime location and expansive space, this real estate opportunity will not last long. Don't miss out on your chance to lease this exceptional industrial and flex space property in Cypress, Texas.

### For More Information

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### LandPark Commercial

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



- Modern industrial finishes
- Newly constructed
- Monument Signage Available
- 3 Phase power
- ± 14' Eave Height
- Four 12'x12' Grade Level Doors
- Excellent visibility and accessibility off FM 529 Rd



SPACE AVAILABILITY						
UNIT	SF	RATE (sf/yr)				
Bldng 12 - 12E	1,700 SF-max contig 3,400 SF	\$12.00(sf/yr + NNN)				
Bldng 12 - 12D	1,700 SF-max contig 3,400 SF	\$12.00(sf/yr + NNN)				
Bldng 11 - 11B	1,486 SF -max contig 2,972 SF	\$12.00(sf/yr + NNN				
Bldng 11 - 11A	1,486 SF -max contig 2,972 SF	\$12.00(sf/yr + NNN)				
Bldng 10 - 10A	1,486 SF	\$12.00(sf/yr + NNN)				
Bldng 9 - 9F	1,486 SF	\$12.00(sf/yr + NNN)				
Bldng 6 - 6C	1,486 SF	\$12.00(sf/yr + NNN)				
Bldng 5 - 5C	1,486 SF	\$12.00(sf/yr + NNN)				
Bldng 4 - 4A	1,486 SF	\$12.00(sf/yr + NNN)				



















### FOR LEASE HARVEST BEND NORTHWEST Woodgate HASTINGS GREEN Business Parkat FM 529 Rd MAGNOLIA GARDENS NORTH HOUSTON 19005 FM 529 Rd East / GYPTOSS, TXX 7774555 ALDINE GARDENS ling Park SATSUMA FASTON CAMFIELD HIDDEN VALLEY MEADOWVIEWLAND Keith-Wiess INWOOD NORTH Jersey Village COPPERFIELD TEALBROOM BROOKHOLLOW WEST COPPERWOOD Shady NORTHGLEN SETTLERS VILLAGE Lane Park ACRES HOMES GREATER PLANTATION CONCORD BRIDGE NORTH (261) EAGLE RANCH WEST (99) NORTHSIDE BELTWAY BARKER CYPRESS FAIRBANKS / VILLAGES OF NORTHWES BEAR CREEK VILLAGE KEMPWOOD BEAR CREEK CENTRAL WESTBRANCH CENTRAL NORTHWEST INDEPENDENCE HEIGHTS Bear Creek LANGWOOD ! Pioneers Park ADDICKS Addicks SPRING BRANCH Reservoir SPRING GREATER LAZYBROOK / TIMBERGROVE NEAR NORTHSIDE Park Row Spring Valley SPRING BRANCH WEST Village WEST SIDE MALL WESTGATE MEMORIAL CITY Hedwig ENERGY CORRIDOR WASHINGTON Village AVENUE COALITION / MEMORIAL PARK MEMORIAL NOTTINGHAM Hunters Memorial Park Creek Village Houston FALCON GEORGE BUSH LANDING PARK/ELDRIDGE BRIAR FOREST NEARTOWN-MONTROSE 610 MIDTOWN Cinco Ranch Freedom Park MID WEST GREENWAY/ SOUTH CENTRAL HOUSTON West MUSEUM/ DISTRICT University Westpark-Tollway GULFTON Place Map k-Tollway Howellville TEXAS MEDICAL (288) CENTER Southside 6 LITTLE SAIGON CHINATOWN SHARPSTOWN Bellaire Place 90 RRA DEL SOL



### 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 written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of an material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. any 9

**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: o

- Must treat all parties to the transaction impartially and fairly;
- 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 May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- 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

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records. **LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for

William Paul Parisi Sales Agent/Associate's Name	Ryan Burnaman Sales Agent/Associate's Name	Matthew B Easterling Sales Agent/Associate's Name	Licensed Supervisor of Sales Agent/ Associate	William Harold McGrath	Designated Broker of Firm	Richard Mark Holland	Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LandPark Commercial
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Buver/Tenant/Seller/Landlord Initials	
Date	