

FOR SALE OR LEASE

17645 TELGE RD, CYPRESS, TX 77429

+/-15,120 SF FREESTANDING CRANE-READY BUILDING
CURRENTLY BUILT OUT AS INDUSTRIAL LAB SPACE

Oxford
partners



JEFFERY ARNAUD

Direct: +1 713 575 2527

Mobile: +1 281 910 2601

jarnaud@oxfordcres.com



GOOGLE MAP

FOR SALE OR LEASE

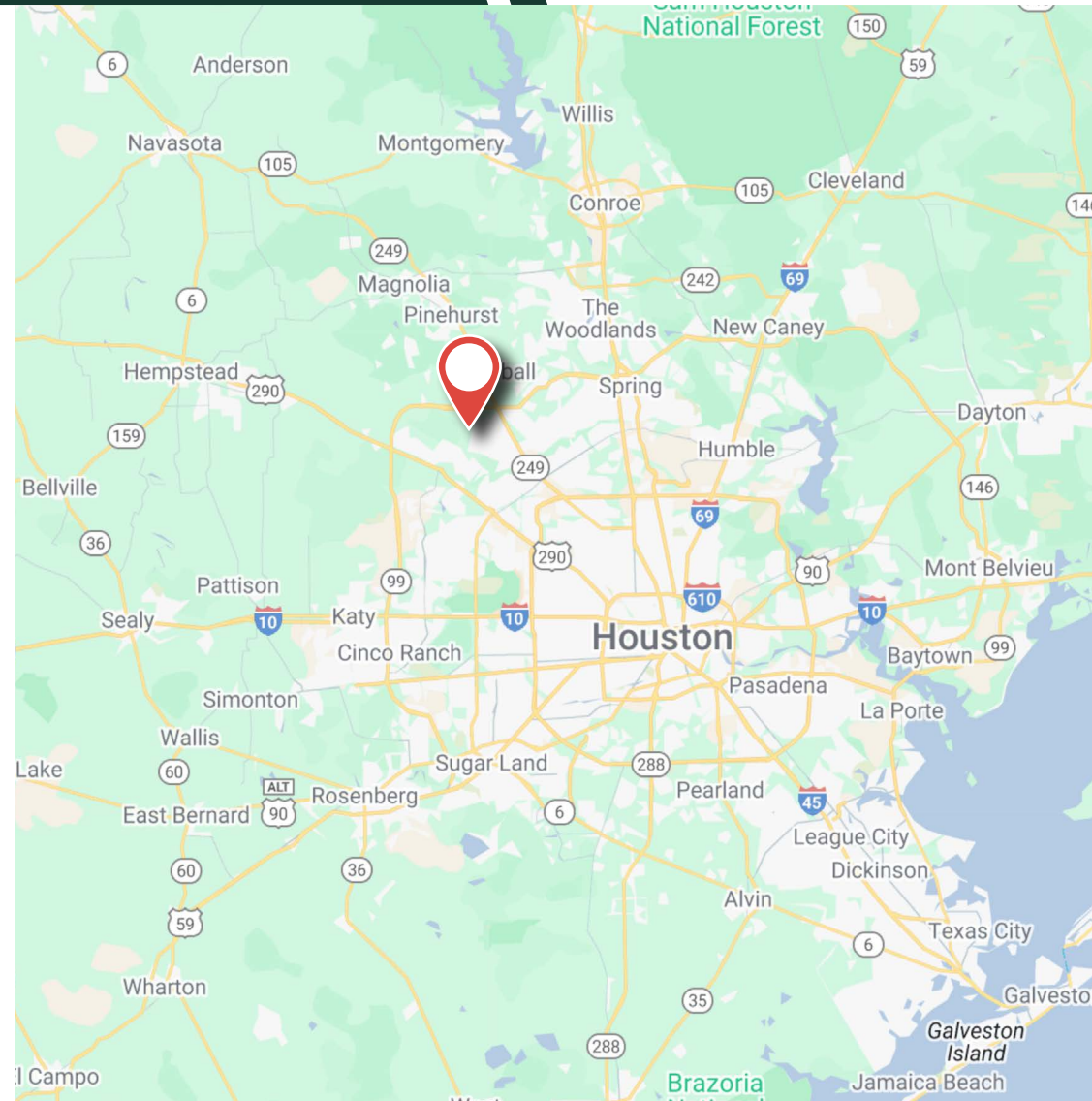
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PROPERTY FEATURES

- +/-15,120 SF Building
- +/- 2.01 AC of Land
- 10-Ton Crane Ready
- 28' Clear Height
- 600 amps of power
- Grade Level Loading
- Natural Gas to Building
- 100% HVAC
- Lease Rate: \$1.15/SF NNN
- Sale Price: Call Broker for Pricing



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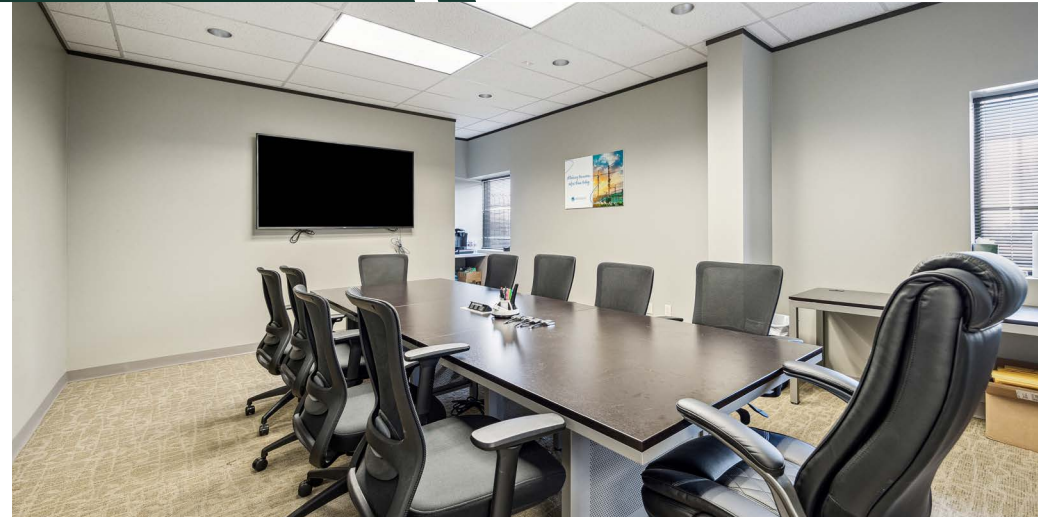


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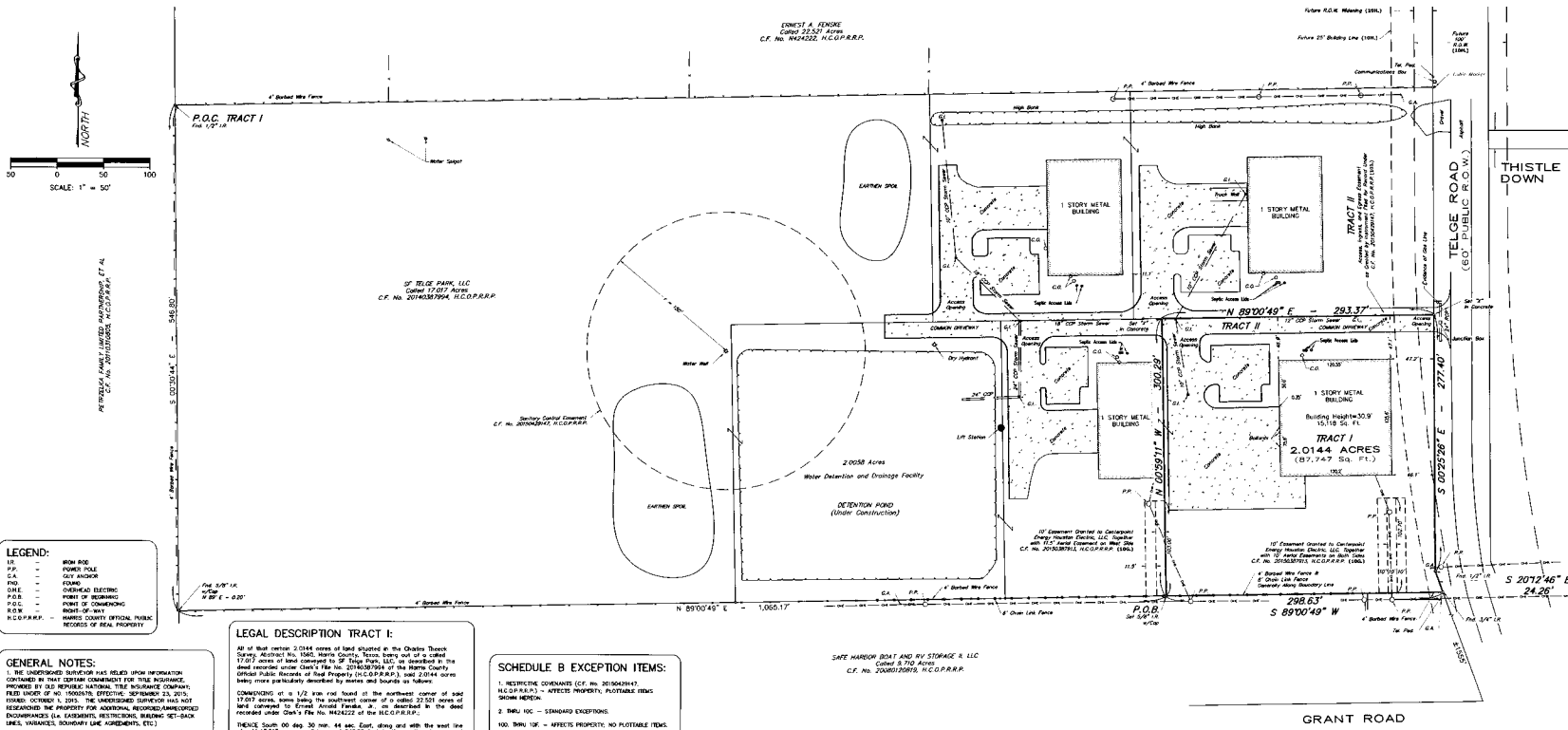
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LEGEND:

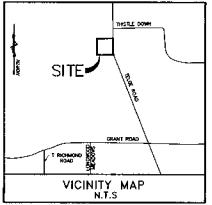
IRON ROD	—
P.F.	— POWER POLE
C.A.	— C&G ANCHOR
P.O.	— POINT
D.M.E.	— OVERHEAD ELECTRIC
P.M.	— POINT OF BEGINNING
P.O.C.	— POINT OF COMMENCING
R.O.W.	— RIGHT-OF-WAY
H.C.O.P.R.P.	— HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

GENERAL NOTES:

- THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THE DEEDS REFERENCED IN THIS SURVEY, PROVIDED BY THE PROPERTY OWNERS, AND HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY DESCRIBED IN SAID DEEDS. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDS, UNRECORDED DOCUMENTS, EIA, EASEMENTS, ETC. (SEE NOTE 10-11-2015). (SEE VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
- BEARINGS BASED ON LEGAL DESCRIPTION OF THE 17,017 ACRES RECORDED UNDER C.F. NO. 20100429143.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING MARK BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS ON THE PROPERTY.
- THE CITY OF HOUSTON AND HARRIS COUNTY DO NOT HAVE ZONING, ORDINANCES, REGULATIONS, ORDINANCES, ETC. THAT APPLY TO THESE TRACTS OF LAND AND SUBJECT TO THE ZONING, ORDINANCES AND REGULATIONS OF THE CITY OF HOUSTON, HARRIS COUNTY AND THE CITY OF HOUSTON, TEXAS, WHICH ESTABLISHES RULES AND REGULATIONS FOR DEVELOPMENT OF REAL PROPERTY. RECORDED UNDER COUNTY FILE NO. H2010429143.
- THE TRACT OF LAND IS SUBJECT TO THE FOLLOWING ITEMS AS DESCRIBED IN THE REGULATION OF COMMUNITY, COMMERCIAL, INDUSTRIAL, AND EDUCATIONAL DEVELOPMENT ACT RECORDED UNDER C.F. NO. 20100429143, H.C.O.P.R.P.:
 - FUTURE PUBLIC UTILITY EASEMENT
 - FUTURE UTILITY CONTROL EASEMENT
 - FUTURE SOIL EASEMENT
 - FUTURE EASEMENT FOR SHARED USE FACILITIES OVER THE NON-BUILDING AREA
 - FUTURE EASEMENT FOR ACCESS, EGRESS & EGRESS OVER ALL PUBLIC UTILITY, ROADWAYS AND WALKWAYS
- BY GRANTING FUTURE BILLS THIS TRACT OF LAND LIES IN ZONE X UNZONED. AREAS DETERMINED TO BE OUTSIDE THE 2016 ANNUAL CHANGE FURNISHING ACCORDING TO THE CITY OF HOUSTON, HARRIS COUNTY MAP NO. 20160429143, SAID MAP REVIEWED JUNE 18, 2007.
- THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE UNVERIFIED. CHECK WITH UTILITY COMPANIES (SEE NOTE 10-11-2015) AND ARE BASED ON VERBALE CHECKS AND/OR DRAWINGS PROVIDED BY CLIENT.
- PROPERTY ADDRESS: 17645 TELGE ROAD, CYPRESS, TEXAS 77429.
- THERE ARE 2 REGULAR PARKING SPACES AND 8 HANDICAP PARKING SPACES ON THIS TRACT OF LAND.

LEGAL DESCRIPTION TRACT II:
 COMMENCING at a 1/2 in. rod found at the northeast corner of said 17,017 acres, same being the southeast corner of a certain 2,014.4 acres of land conveyed to Grant Aerial Farms, L.P., as described in the deed recorded under Grant's File No. 20100429143 of the Harris County Official Public Records of said Property (H.C.O.P.R.P.); said 2,014.4 acres being more particularly described by survey and bounds as follows:
 THENCE South 00 deg 00 min 44 sec East, along and with the west line of said 17,017 acres, a distance of 546.90 feet to the southeast corner of the 17,017 acres;
 THENCE South 89 deg 00 min 40 sec East, along and with the north line of the 17,017 acres, a distance of 2,205 feet to a 3/8 inch iron rod with top flag of the northeast corner of a certain 8,710 acres of land conveyed to Grant Aerial Farms, L.P. and Grant's File No. 20100429143 of the Harris County Official Public Records of said Property (H.C.O.P.R.P.); continuing along and with the north line of the 17,017 acres and the north line of said 8,710 acres, a distance of 1,065.17 feet to a 3/8 inch iron rod with top flag, the northeast corner and POINT OF BEGINNING of the herein described 2,014.4 acres of land;
 THENCE North 00 deg 00 min 44 sec East, along and with the 17,017 acres, a distance of 2,022.92 feet to an "X" situated in concrete set at the northeast corner of the herein described tract of land;
 THENCE North 89 deg 00 min 40 sec East, continuing east and through the 17,017 acres, a distance of 293.37 feet to an "X" situated in concrete set for the northeast corner of the herein described tract of land, same being situated in the west right-of-way line of Telge Road (60 feet wide);
 THENCE South 00 deg 00 min 40 sec East, along and with said west right-of-way line of Telge Road, a distance of 277.40 feet to a 1/2 inch iron rod found at the north line of the 17,017 acres;
 THENCE South 89 deg 00 min 40 sec East, continuing along and with the west right-of-way line of Telge Road, along and with the north line of the 17,017 acres, a distance of 2,014.40 feet to the POINT OF BEGINNING of the herein described 2,014.4 acres (87,747 square feet) of land.

- SCHEDULE B EXCEPTION ITEMS:**
1. RESTRICTIVE COVENANTS (C.F. NO. 20100429143, H.C.O.P.R.P.) - AFFECTS PROPERTY, PLOTTABLE ITEMS SHOW HEREON.
 2. DRUG USE - STANDARD EXCEPTIONS.
 3. DRUG USE - AFFECTS PROPERTY, NO PLOTTABLE ITEMS.
 4. DRUG USE - AFFECTS PROPERTY, PLOTTABLE ITEMS.
 5. EASEMENTS GRANTED TO GOVERNMENT ENERGY MASONRY ELECTRIC, L.P. (C.F. NO. 20100429143, H.C.O.P.R.P.) - AFFECTS PROPERTY, PLOTTED HEREON.
 6. FUTURE SET-BACK LINE AND FUTURE RIGHT-OF-WAY WIDTHS OF TELGE ROAD, AFFECTS PROPERTY, PLOTTED HEREON.
 7. ACCESS, EGRESS AND EGRESS EASEMENT (C.F. NO. 20100429143, H.C.O.P.R.P.) - AFFECTS PROPERTY, PLOTTED HEREON.
 8. MAINTENANCE CHARGES (C.F. NO. 20100429143, H.C.O.P.R.P.) - AFFECTS PROPERTY, NO PLOTTABLE ITEMS.



SURVEYOR'S CERTIFICATE:

TO: AIGER HOME, L.L.C. a Texas limited liability company.
 22 BUSINESS PARK, L.L.C. a Texas limited liability company.
 22 TELGE PARK, L.L.C. a Texas limited liability company and
 OLD REPUBLIC TITLE INSURANCE COMPANY

This Certificate No. 15000281A Effective Date September 23, 2015

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and approved by ALTA and NSPS, and include Items 1, 2, 3, 4, 8(A), 9(A), 10(A), 11(A), 12, 14, 16, 17 and 18 of "Table A: Detail". The field work was completed on 09-10-2015.

Date: 10-16-2015
 Daniel N. Pinnell
 Daniel N. Pinnell
 Registered Professional Land Surveyor
 Texas Registration No. 5349

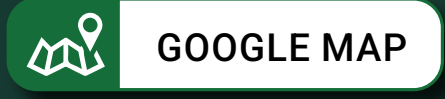
THE PINNELL GROUP
 PROFESSIONAL LAND SURVEYORS

20710 INTERSTATE 45 NORTH
 SPRING, TEXAS 77388
 (281) 462-0000
 WWW.PINNELLGROUP.COM
 PLOTTING@THEPINNELLGROUP.COM

ALTA/ACSM LAND TITLE SURVEY
 OF 2.0144 ACRES OF LAND,
 SITUATED IN THE CHARLES TRUCK
 SURVEY, ABSTRACT NO. 1560,
 HARRIS COUNTY, TEXAS.

SCALE: 1" = 50'
 DATE: 09-23-2015
 P.L.S. NO. 15000281A

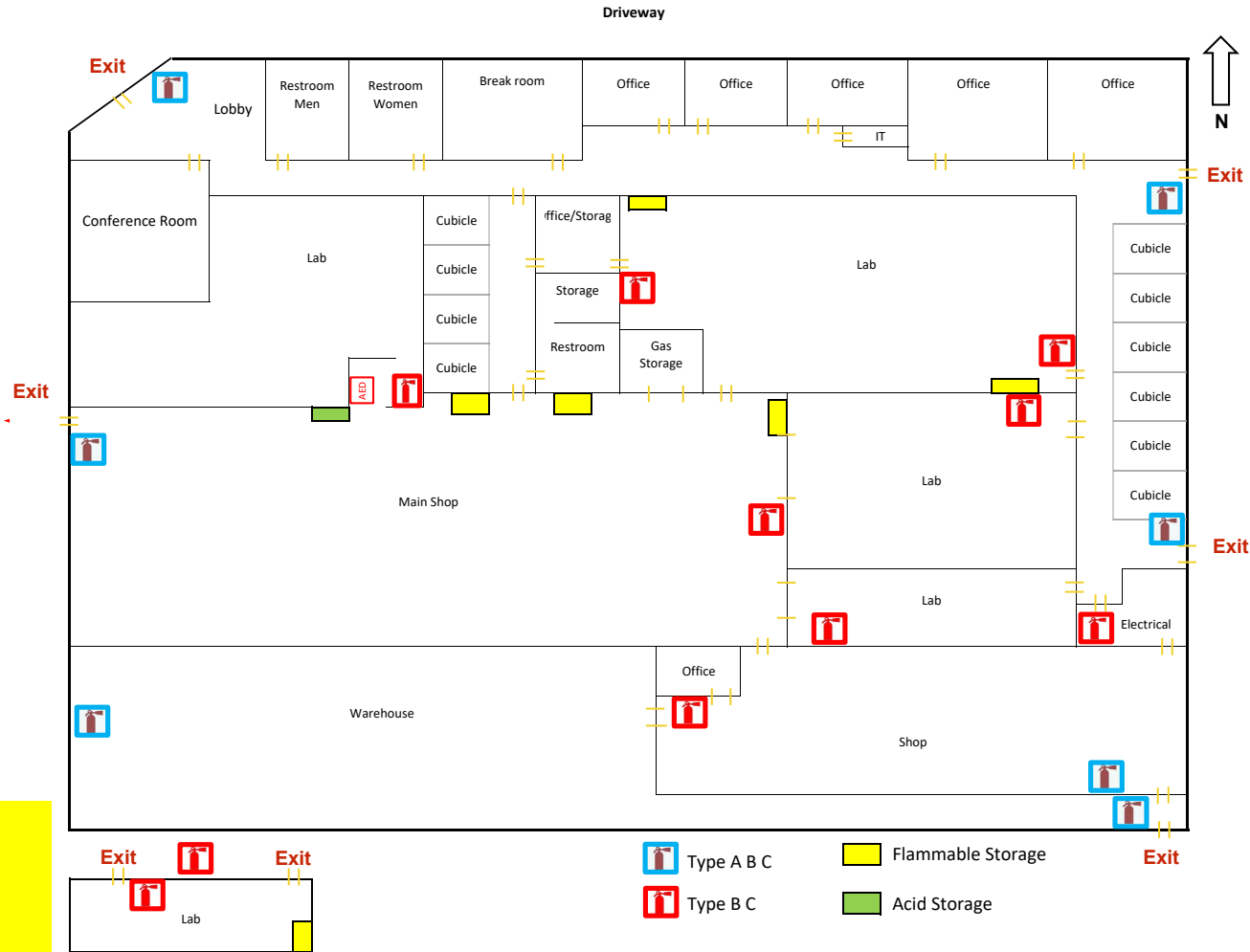
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Information About Brokerage Services

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'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.

Oxford Partners-Houston, LLC	9002954	info@oxfordcres.com	(713)647-6400
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hartsell	596436	rhartsell@oxfordcres.com	(281)923-5660
Designated Broker of Firm	License No.	Email	Phone
Jeffery Arnaud	769758	jarnaud@oxfordcres.com	(281)910-2601
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initial		Date	

Regulated by the Texas Real Estate Commission

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