

INVESTMENT OPPORTUNITY

±30,400 SF FREESTANDING INDUSTRIAL BUILDINGS

SILVERSAND SERVICES

2827 BARKER CYPRESS RD. | HOUSTON, TX 77084



SILVERSAND SERVICES



This location has served as the company's corporate headquarters since 2010. This dual purpose property offices Silversand's executives, sales representatives, and administrators while also serving as a warehouse for their HOA division. With multiple locations across Houston and satellite branches in DFW and College Station, this location is mission critical for the company's day-to-day operations.

DECADES OF EXPERIENCE

Since 1983, the dedicated staff at Silversand Services has provided unrivaled customer service, quality installations and efficient landscape management services in the Houston area. Silversand has extensive experience maintaining landscaping for Homeowner Associations, Developers, Corporate Campuses, Hospital Systems, Malls, Class A, B and C Commercial Offices, Retail, Industrial and Hospitality properties. With over 300 employees and 1,500 customers, they are one of the largest landscape management companies in the Houston area.

Website: silversandservices.com

INVESTMENT OVERVIEW

LEASE

The tenant has signed a new 7 year triple net lease that commences December 1st, 2024. The Landlord is responsible for roof and foundation only.

CURRENT NOI

\$371,520 with 3.25% increases annually.

SALE PRICE

\$4,715,975

LOCATION

2827 Barker Cypress Road | Houston, TX 77084

LOT SIZE

±3.00 AC ±130,680 SF



PROPERTY OVERVIEW



Building 1

- ±9,200 SF two-story office
- Fully climate controlled

Building 2

- ±9,600 SF clear span warehouse
- ±1,000 SF office
- Fully insulated
- 18' eave height
- Warehouse lighting
- Two (2) grade-level doors

Building 3

- ±11,600 SF clear span warehouse
- ±3,000 SF office
- 25'x120' storage mezzanine
- 18' eave height
- Warehouse lighting
- Six (6) grade-level doors

AREA MAP



Mayde Creek High School

Cullen Park

Saums Rd.

Morton Rd.

Groschke Rd.

Barker Cypress Rd.

1.6 Miles to I-10
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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date