



PRICE IMPROVEMENT

FOR SALE

RILEY FUZZEL RD

Goodrich Rd

ALDINE WESTFIELD

+/- 5.2, 5.4 or 6 AC

Cypressbrook Company

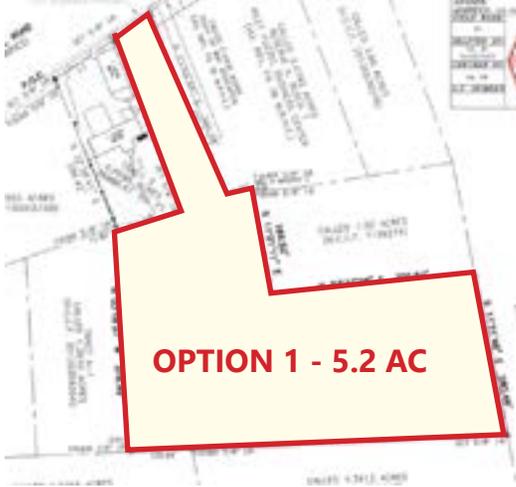
+/- 5.2 -6 AC | 240 Riley Fuzzel Rd, Spring TX 77373

Pricing Below

± 5.2, 5.4 or 6 AC FOR SALE

Utilities to site from NextERA Water Texas
Storage, warehouse and office bldg on site
Centered amongst enormous development

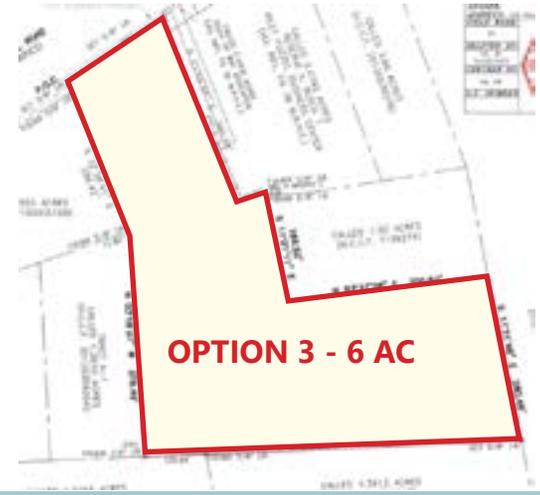




OPTION 1:
 5.2278 AC
 Front Lot: .5675 AC
 Back Lot: 4.6603 AC

 Price: \$1,780,032.50 (\$7.81sf)

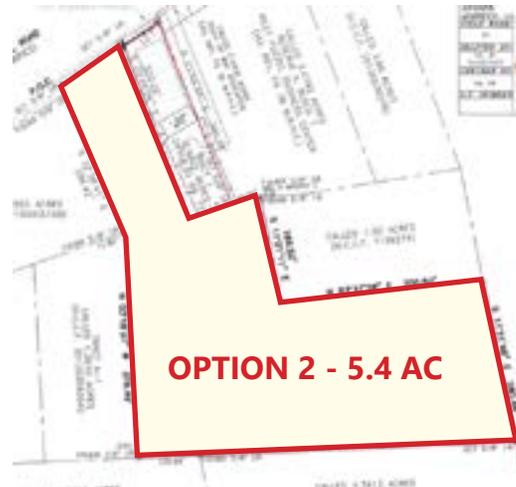
 One curb-cut
 +/-1,800 open storage building



OPTION 3:
 6.0538 AC
 Front Lot: 1.3935 AC
 Back Lot: 4.6603 AC

 Price: \$2,966,664.60 (\$11.25sf)

 Two curb-cuts
 +/-1,800 open storage building
 +/-3,500 sf fully built-out office
 +/-2,500 sf warehouse bldg w one rollup door
 Additional parking behind office bldg



OPTION 2:
 5.4863 AC
 Front Lot: .8260 AC
 Back Lot: 4.6603 AC

 Price: \$2,150,849.00 (\$9.00sf)

 One curb-cut
 +/-3,500 sf fully built-out office
 +/-2,500 sf warehouse bldg w one rollup door
 Additional parking behind office bldg

FEATURES



Storage Building



Office Building



Warehouse Building

Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
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THE WOODLANDS



***NEW*
FLEX SPACE
DEVELOPMENT**

**PROPOSED NEW
SPRING ISD
HIGH SCHOOL**

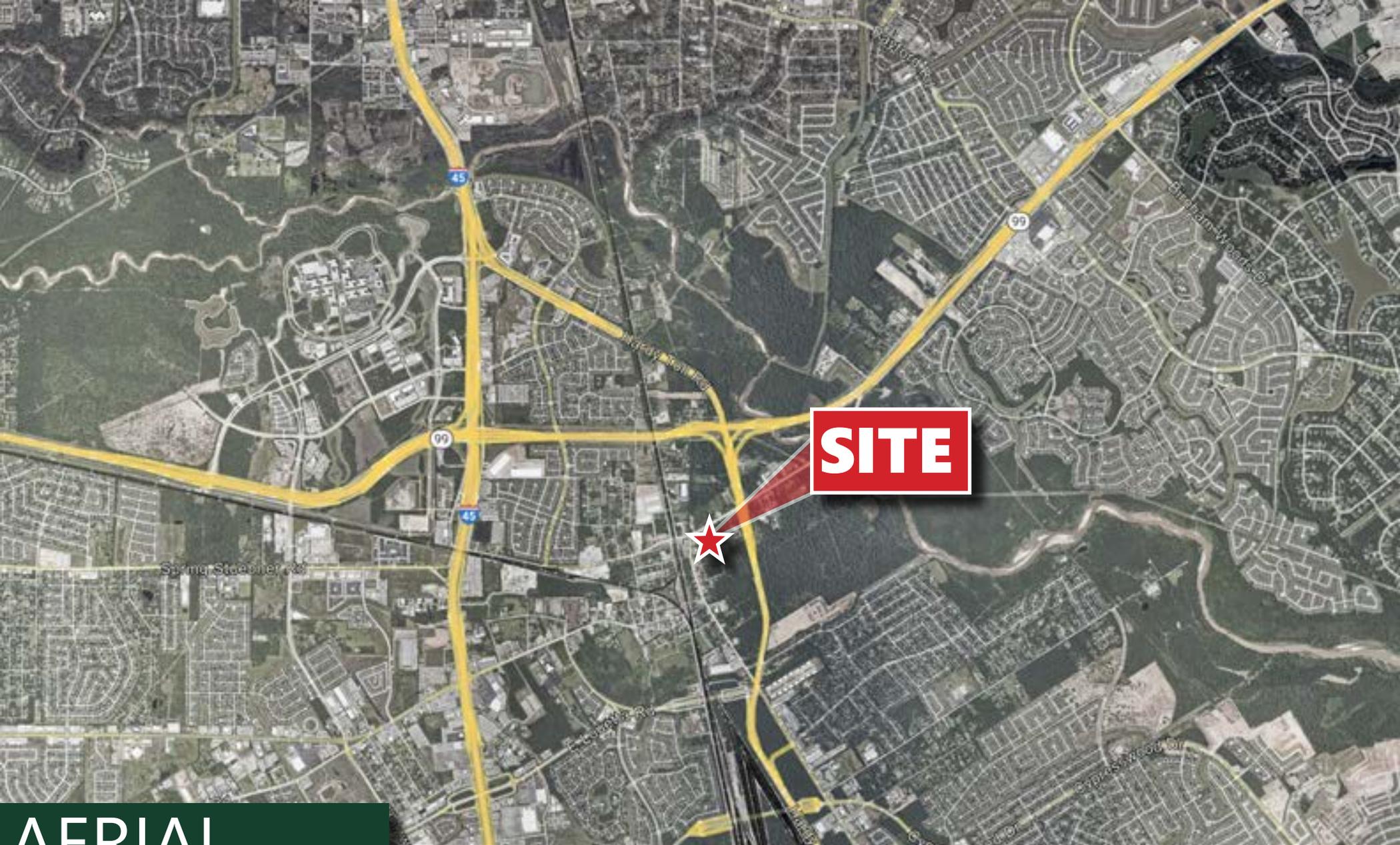
**OLD TOWN
SPRING**

SITE

SITE



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AERIAL



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Cypressbrook Management Company, LP</u>	<u>8002627</u>	<u></u>	<u>(281)364-1777</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
<u>Primary Assumed Business Name</u>	<u></u>	<u></u>	<u></u>
<u>Michael E. Novelli, Broker</u>	<u>367491</u>	<u>mnovelli@cypressbrook.com</u>	<u>(832)403-2866</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael E. Novelli, Broker</u>	<u>367491</u>	<u>mnovelli@cypressbrook.com</u>	<u>(832)403-2866</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
<u>Associate</u>	<u></u>	<u></u>	<u></u>
<u>Kimberly DeVos</u>	<u>632677</u>	<u>kdevos@cypressbrook.com</u>	<u>(832)403-2866</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TAR-3501

Information available at www.trec.texas.gov
IABS 1-0 Date _____

Phone: (800) 262-7272 Fax: (281) 364-1777
E-Mail: www@iabs.com IAB-Model



IABS

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