

**FOR SALE**  
**AND FOR LEASE**

**\$3,950,000.00**



**OFFICE WAREHOUSE AND CHURCH SPACE**

**12022 KNIGGE CEMETERY ROAD CYPRESS, TEXAS 77429**

## PROPERTY INFORMATION

- This very well-located business park consists of approximately 30,801 sf of office/warehouse space and sits on +/- 2 acres of land tenant office/warehouse facility with approximately 30,801 rentable sf
- The property is currently 90% occupied...but soon to be vacated (Summer 2026) by the largest tenant - Calvary Church
- We are currently marketing the building For Lease and getting a high level of interest from other prospective "church tenants"
- This project is being offered For Sale at well below replacement cost
- Offers an investor or user a substantial opportunity to acquire "value-add" investment real estate in the highly desired Cypress, TX submarket



**Shown by APPOINTMENT ONLY. Do not disturb tenants.**

**DAVID HUMMEL**  
Senior Vice President  
713.540.9116  
[texas1031investments@gmail.com](mailto:texas1031investments@gmail.com)

**VINCE ELDER**  
Church Realty  
832-573-1936  
[vinceE@churchrealty.com](mailto:vinceE@churchrealty.com)

**CHURCH  
REALTY**



This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2026.

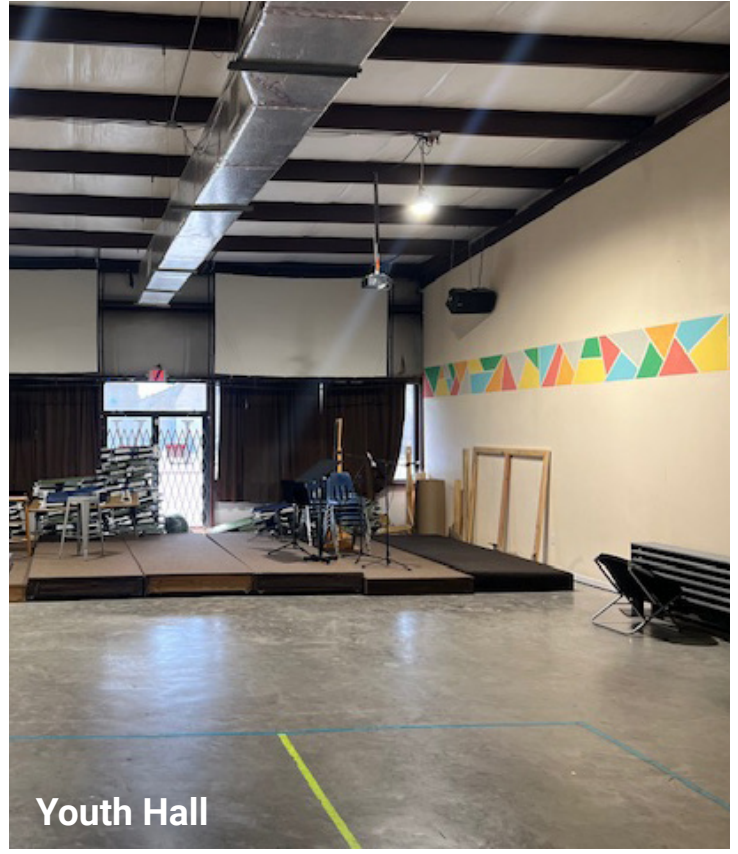
12777 Jones Road, Suite 106  
Houston, Texas 77070  
832.957.7500  
[www.AdvisorsTX.com](http://www.AdvisorsTX.com)

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# PHOTOS - CHURCH



Sanctuary



Youth Hall



Fellowship



Fellowship

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## PHOTOS - SUITE "C" OFFICE




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# DEMOGRAPHIC SUMMARY

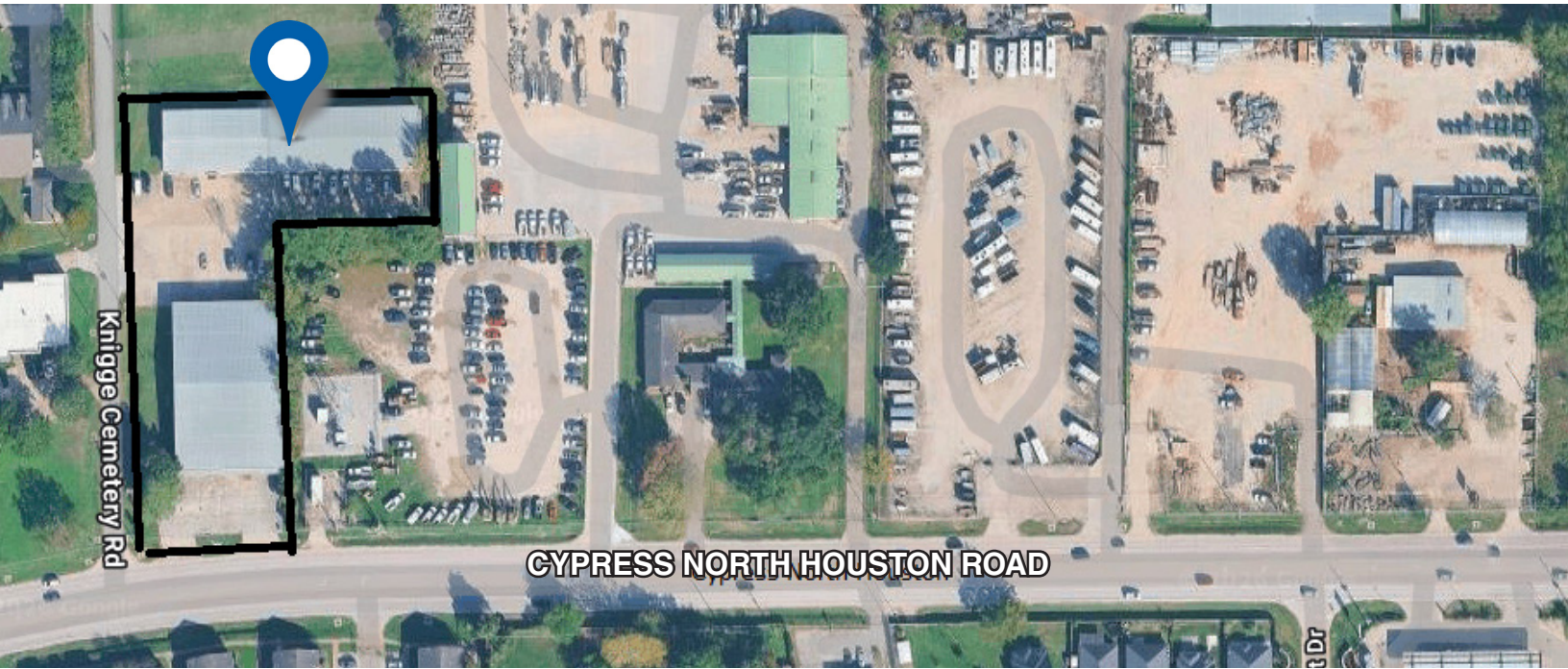
14216 Cypress North Houston Rd, Cypress, TX 77429				
Building Type: <b>Industrial</b>	Warehse Avail: -			
RBA: <b>2,667 SF</b>	Office Avail: -			
Land Area: <b>.95 AC</b>	% Leased: <b>100%</b>			
Total Available: <b>0 SF</b>	Rent/SF/Yr: -			
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	8,983	85,891	275,996	
2024 Estimate	8,893	85,057	272,703	
2020 Census	9,423	90,221	286,019	
Growth 2024 - 2029	1.01%	0.98%	1.21%	
Growth 2020 - 2024	-5.62%	-5.72%	-4.66%	
2024 Population by Hispanic Origin	2,869	23,695	82,279	
2024 Population	8,893	85,057	272,703	
White	4,340 48.80%	38,142 44.84%	121,549 44.57%	
Black	1,206 13.56%	13,265 15.60%	40,199 14.74%	
Am. Indian & Alaskan	99 1.11%	691 0.81%	2,698 0.99%	
Asian	525 5.90%	10,247 12.05%	30,532 11.20%	
Hawaiian & Pacific Island	10 0.11%	68 0.08%	205 0.08%	
Other	2,713 30.51%	22,643 26.62%	77,520 28.43%	
U.S. Armed Forces	23	58	207	
Households				
2029 Projection	3,139	29,985	96,479	
2024 Estimate	3,109	29,711	95,414	
2020 Census	3,311	31,711	100,868	
Growth 2024 - 2029	0.96%	0.92%	1.12%	
Growth 2020 - 2024	-6.10%	-6.31%	-5.41%	
Owner Occupied	1,987 63.91%	19,211 64.66%	63,247 66.29%	
Renter Occupied	1,121 36.06%	10,499 35.34%	32,167 33.71%	
2024 Households by HH Income	3,109	29,713	95,415	
Income: <\$25,000	264 8.49%	2,660 8.95%	8,674 9.09%	
Income: \$25,000 - \$50,000	646 20.78%	4,990 16.79%	15,229 15.96%	
Income: \$50,000 - \$75,000	436 14.02%	5,421 18.24%	16,019 16.79%	
Income: \$75,000 - \$100,000	565 18.17%	4,342 14.61%	12,819 13.43%	
Income: \$100,000 - \$125,000	393 12.64%	3,218 10.83%	10,955 11.48%	
Income: \$125,000 - \$150,000	292 9.39%	2,593 8.73%	8,993 9.43%	
Income: \$150,000 - \$200,000	180 5.79%	2,973 10.01%	11,585 12.14%	
Income: \$200,000+	333 10.71%	3,516 11.83%	11,141 11.68%	
2024 Avg Household Income	\$104,265	\$110,353	\$112,880	
2024 Med Household Income	\$84,225	\$85,280	\$90,183	

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# LOCATION MAPS



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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.

<b>Advisors Commercial Real Estate</b>	<b>9007861</b>	<b>sgray@advisorstx.com</b>	<b>(817)226-0000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Beaux Riley</b>	<b>280127</b>	<b>briley@advisorstx.com</b>	<b>(817)226-0000</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Steve Gray</b>	<b>455147</b>	<b>sgray@advisorstx.com</b>	<b>(817)226-0000</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>David F. Hummel</b>	<b>360247</b>	<b>dhummel@advisorstx.com</b>	<b>(713)540-9116</b>
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 Date