

FOR SALE

12005 CYPRESS NORTH HOUSTON RD, CYPRESS, TX 77429
10,176 SF FLEX BUILDING ON \pm 3.5127 ACRES

Oxford
partners



D.J. HALE

Senior Vice President
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PAUL VIERS

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VIRTUAL TOUR



GOOGLE MAP

FOR SALE

PRICE - \$2,100,000

10,176 SF FLEX BUILDING ON ±3.5127 ACRES

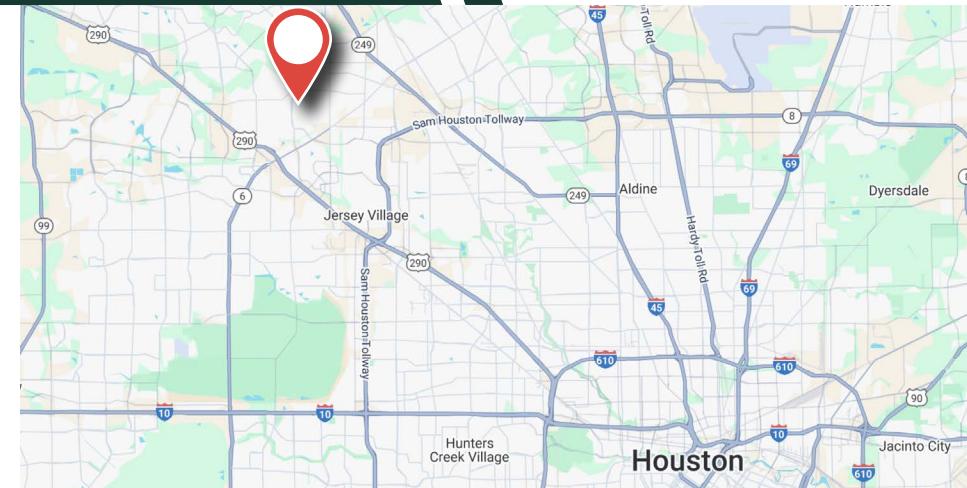
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PROPERTY HIGHLIGHTS

1st Floor	5,712 SF
2nd Floor	4,464 SF
Flex Building	10,176 SF
8 Offices, warehouse, garage, lab/flex, 3 bathrooms, shower, kitchen, shop and industrial lift	
Masonry with glass windows, 25' CH, 3 OH Doors, Dock High Loading, 100% HVAC	
Water well and septic, perimeter fencing, driveway, wood deck	

PROPERTY FEATURES

- This property offers a versatile and spacious facility, perfect for various business operations. The 10,176 square-foot building on a 3.5127-acre lot provides numerous features and amenities to support industrial and commercial activities.
- **Flexible Interior Design:** The layout is adaptable to suit light manufacturing, production lines, and equipment needs, making it well-suited for different operational requirements.
- **Warehouse Space:** Ample warehouse space ensures efficient inventory management and facilitates logistics operations.
- **Research and Development Areas:** Dedicated spaces with secure access are available for confidential work, supporting innovation and product development.
- **Customer Engagement Zones:** Areas suitable for showrooms and product displays enhance customer engagement and sales activities.
- **Hybrid Configuration:** The blend of office and warehouse spaces supports both



- administrative and operational functions under one roof.
- **Outdoor Amenities:** Includes outdoor storage solutions and parking for fleet vehicles.
- **Expansion Potential:** The expansive grounds offer opportunities for future expansion, allowing the facility to grow alongside your business needs.
- **Redevelopment Potential:** The site is an ideal redevelopment opportunity with possibilities for creating 5-6 flex, office, or warehouse sites, while retaining functionality for interim income use.
- **Utility Flexibility:** Currently operates on a water well and septic system but offers the potential for easy connection to public utilities through HCFWSD District or MUD #248 with minimal cost and effort.
- This facility provides a robust environment for diverse industrial and commercial activities, with sufficient infrastructure for current operations and flexibility to adapt to future growth and development.

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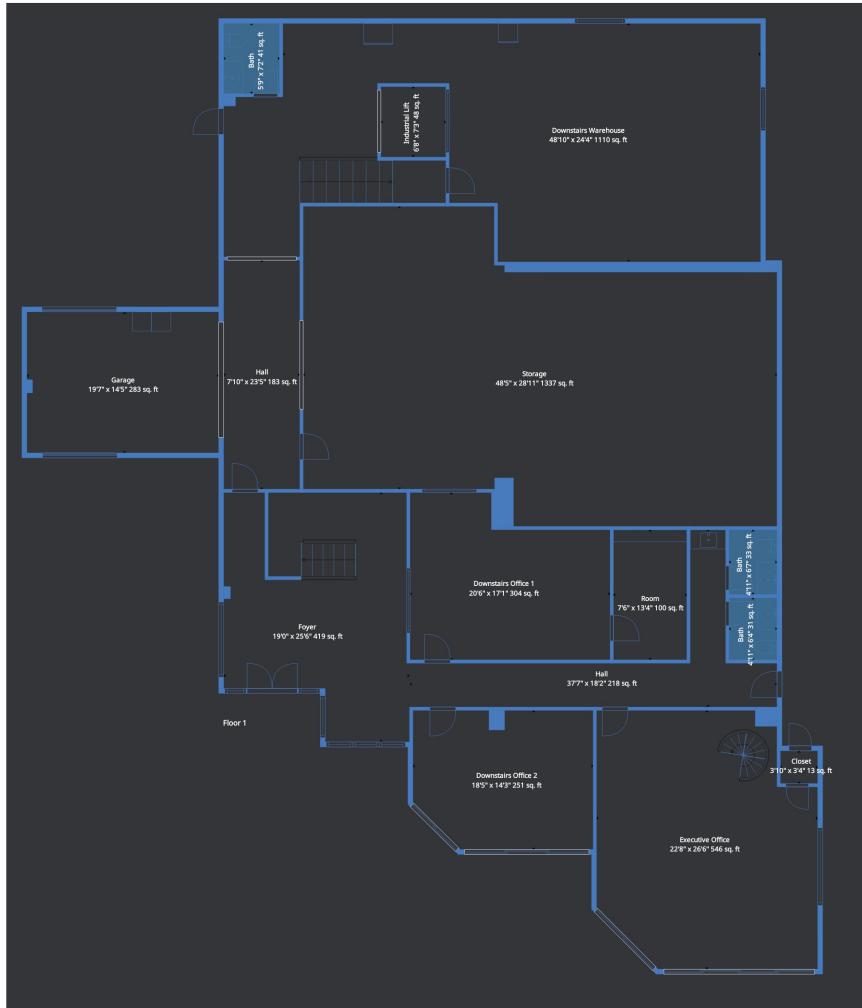


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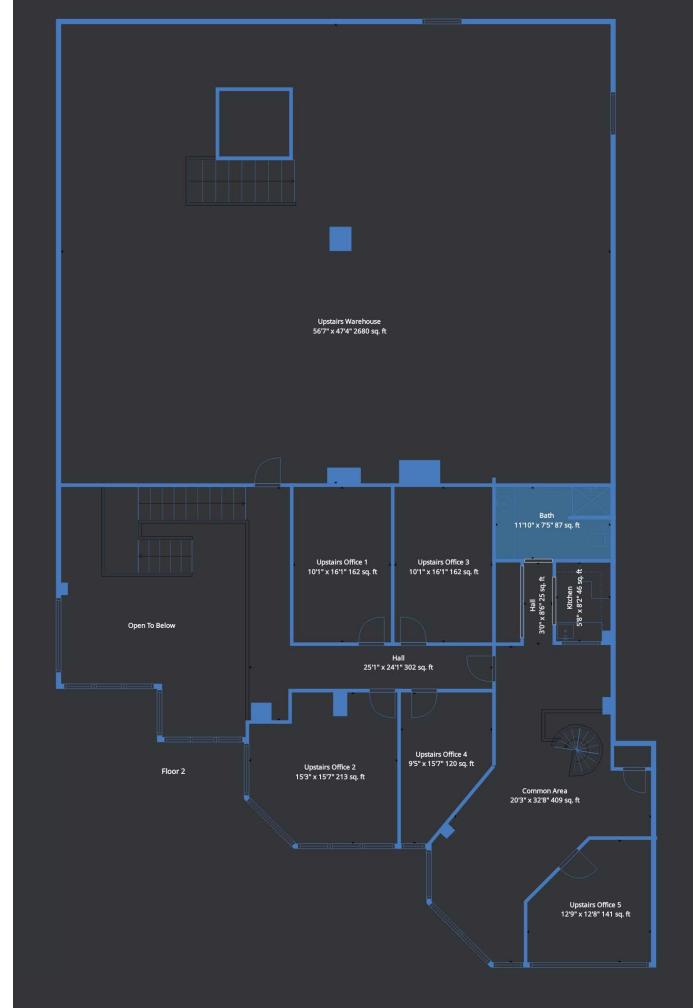
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First Floor



Second Floor

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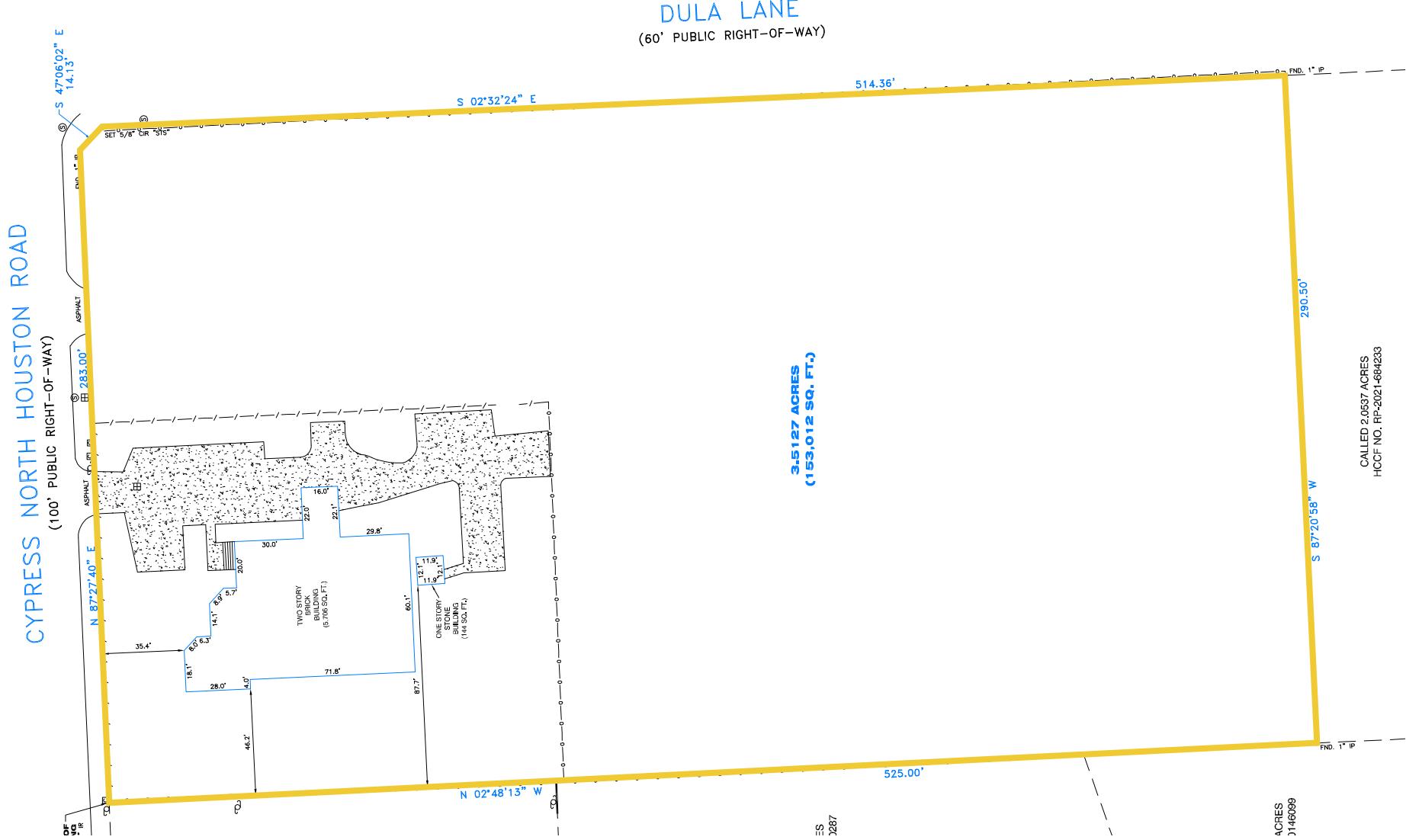


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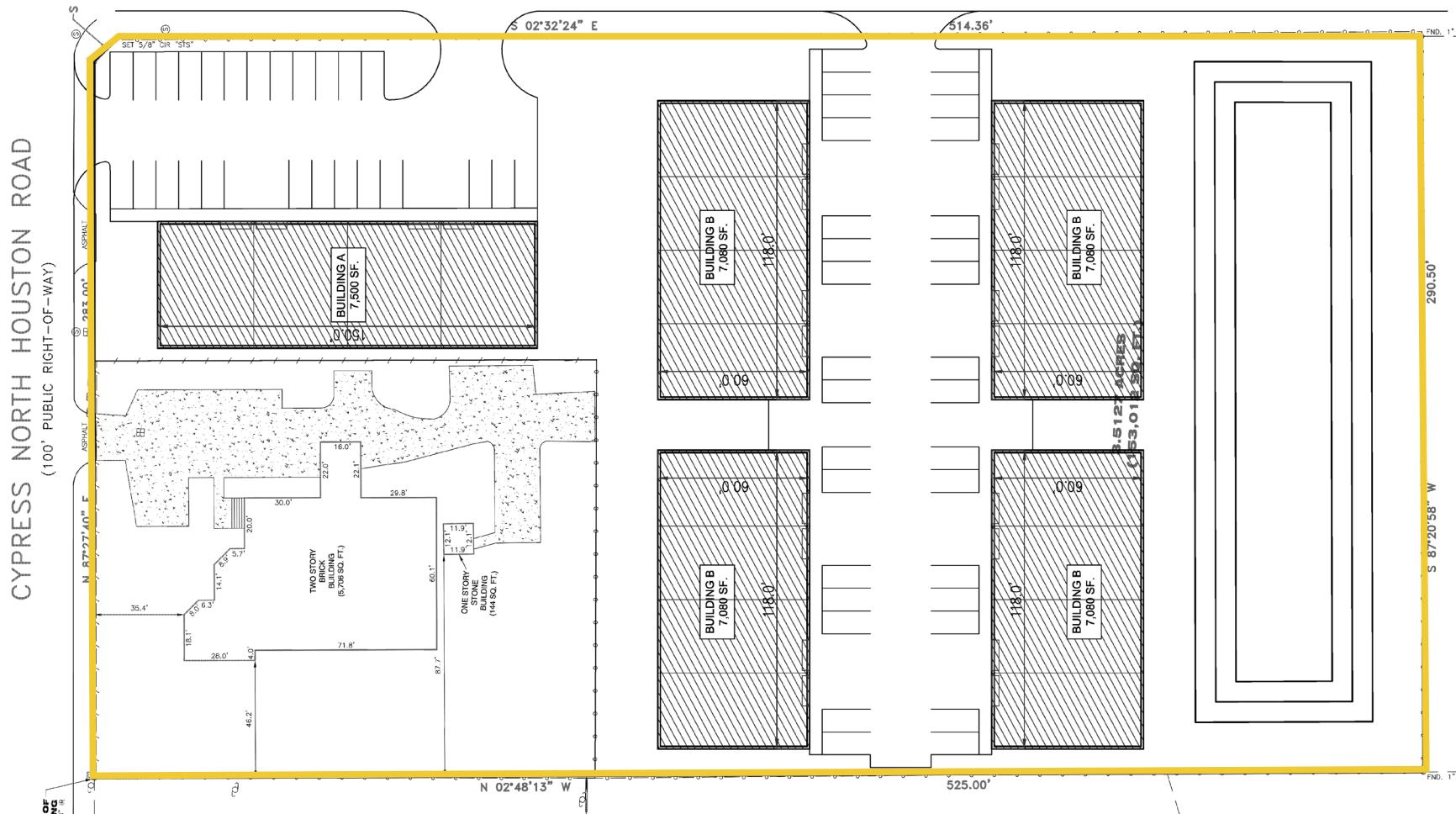


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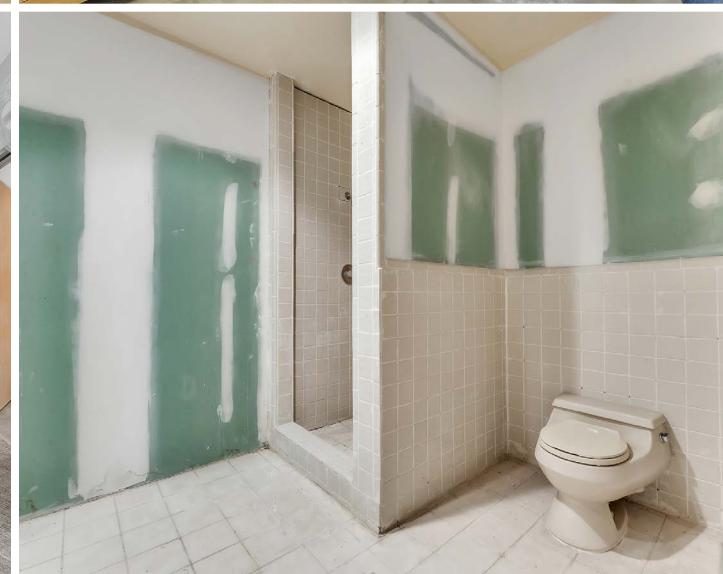
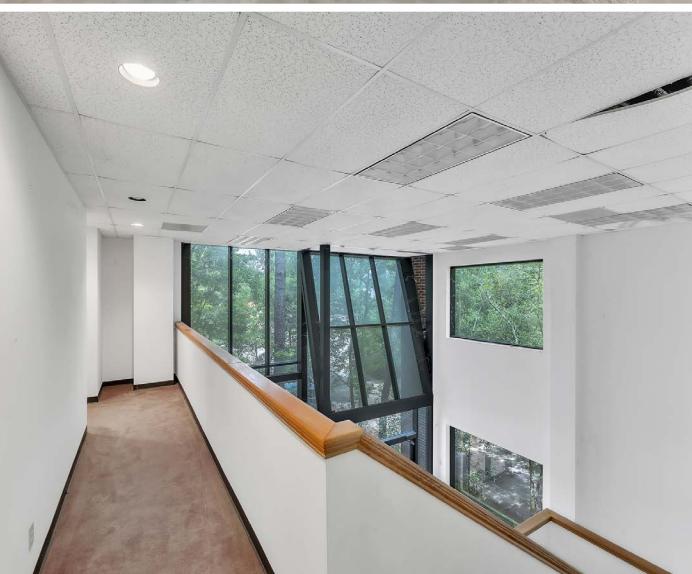
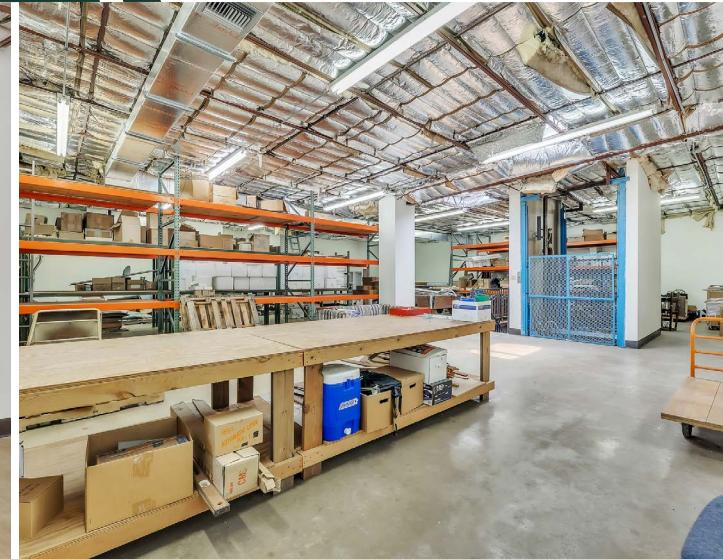


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HOUSTON MSA INDUSTRIAL & FLEX MARKET OVERVIEW (Q1 2025)

The Houston industrial and flex market continued its robust performance into the first quarter of 2025, demonstrating resilience and adaptability. Key market indicators from various industry reports paint a picture of a healthy, albeit moderating, sector:



VACANCY RATES: Overall industrial vacancy rates remained relatively low, generally reported in the range of 6.2% to 7.0%. Flex space specifically reported vacancy around 8.8%. This indicates a well-balanced market where demand is largely keeping pace with supply.



NET ABSORPTION: The market continued to record positive net absorption, extending a long-running trend. Figures for Q1 2025 ranged from approximately 791,000 SF to 1.02 million SF, indicating sustained tenant demand, though levels were somewhat lower than peak pandemic-era figures.



RENTAL RATES: Average asking rental rates for industrial space, typically quoted on a NNN (Triple Net) basis, showed continued year-over-year growth. For Q1 2025, overall industrial rates were around \$0.81/SF per month (or ~\$9.69-\$9.72/SF per year). Flex space commanded higher rates, averaging approximately \$0.95/SF to \$1.10/SF per month NNN.



LEASING ACTIVITY: Leasing velocity remained strong, with Q1 2025 activity reported between 6.4 million SF and 8.8 million SF. This activity was driven by a mix of renewals, expansions, and new leases across various tenant sizes and industries.

CONSTRUCTION PIPELINE: While new construction deliveries occurred in Q1 2025 (around 3.0 to 3.57 million SF), the overall construction pipeline is moderating from previous highs, with figures around 11 million to 16.7 million SF underway. A significant portion of this new supply is pre-leased, and developers are proceeding with more caution due to financing challenges and rising costs. The scarcity of entitled land is also a constraining factor on new supply.

Metric	Overall Industrial (Houston MSA)	Flex Space (Houston MSA)
Vacancy Rate (Q1 2025)	6.2% - 7.0%	~8.8%
Net Absorption (Q1 2025)	+791k SF to +1.02M SF	Minimal / Near Flat
Avg. Asking Rent NNN (Q1 2025)	~\$0.81/SF/Month	~\$0.95 - \$1.10/SF/Month
Under Construction (Q1 2025)	~11M SF - 16.7M SF	Data not distinctly broken out

The Houston industrial market is benefiting from its strategic location, the activity of the Port of Houston, and a diverse tenant base including e-commerce, logistics, healthcare, and manufacturing.

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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	7,090	103,114	279,144
Households	2,683	37,687	102,713
Families	1,864	26,202	71,750
Average Household Size	2.64	2.72	2.70
Owner Occupied Housing Units	1,948	22,490	62,569
Renter Occupied Housing Units	735	15,197	40,144
Median Age	41.2	37.2	37.3
Median Household Income	\$77,556	\$80,539	\$86,840
Average Household Income	\$104,455	\$108,229	\$120,110

BUSINESSES - 5 MILES

11,479
TOTAL
BUSINESSES

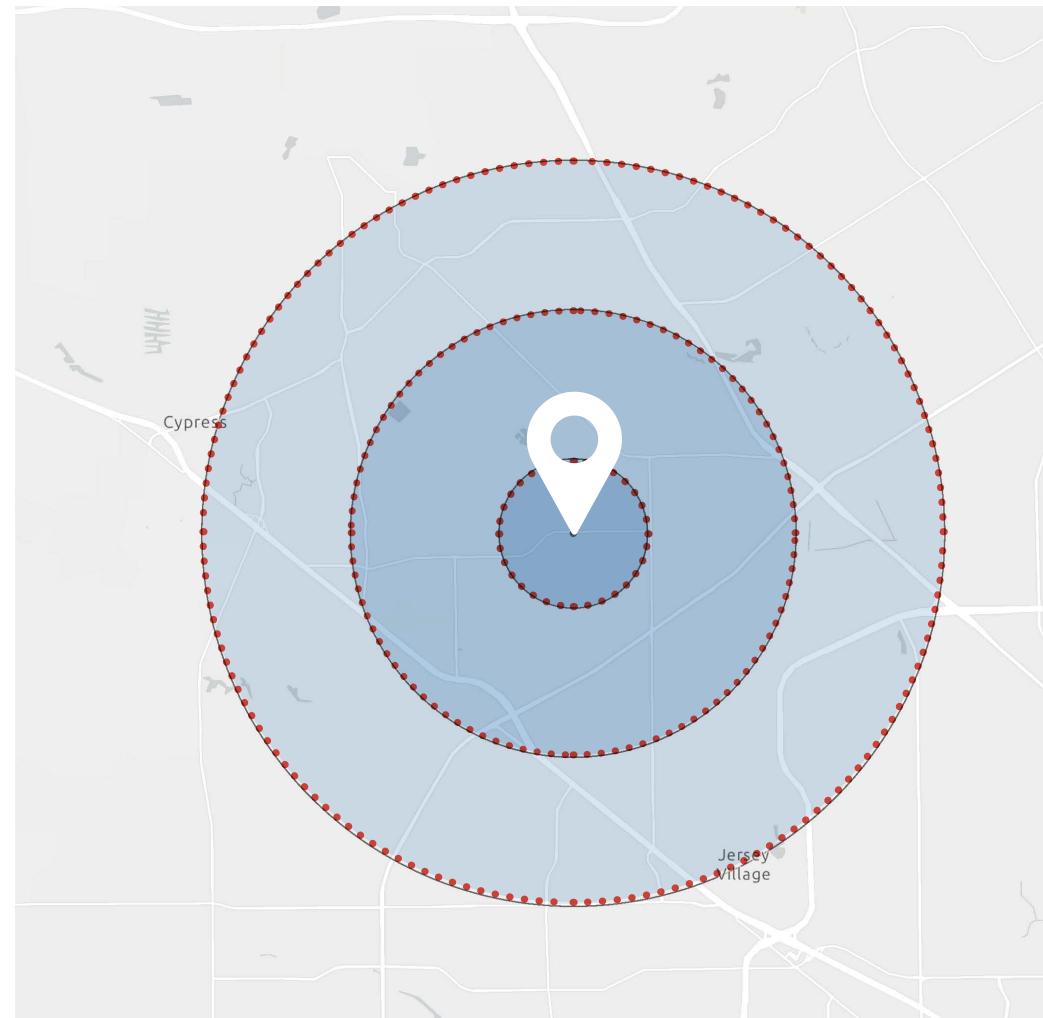
120,237
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$120,110
AVERAGE HH
INCOME

\$44,237
PER CAPITA
INCOME

\$262,014
MEDIAN
NET WORTH



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initial		Date	