

FOR SALE OR LEASE

14725 BOUDREAUX RD, CYPRESS/TOMBALL, TX 77429

±5,000 SF WAREHOUSE ON ±2 AC



TYLER TORRES

PRINCIPAL

TYLER@TEXASCRES.COM

(281) 898-0895



PROPERTY HIGHLIGHTS



Location

14725 Boudreaux Rd.
Cypress/Tomball, TX 77429



Asking Price

Call for Pricing & Rates



Size

±5,000 SF warehouse
on ±2 acres

Contact Us

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www.TexasCRES.com

- Industrial Facility with Office/Warehouse

- ±1,250 SF Office Space: Includes reception area, 2 private offices, breakroom/kitchen, and 2 restrooms

- ±20,000 SF of Stabilized Yard with an additional ±60,000 SF Laydown Yard

- 4 Grade-Level Roll-Up Doors (12' x 12')

- Clear Height: 16 FT | Eave Height: 17.6 FT

- 3-Phase Power

- Fenced & Gated for Security

- Possible off-site shared detention with neighboring c-store property

- Utilities Available through NW MUD 5

- Strategically Located between Hwy 249 and Telge Rd, with ±236 FT of frontage along Boudreaux Rd.

- Plans to widen Boudreaux Rd to a four-lane concrete boulevard with a 32' raised median

- Adjacent to Macy's Distribution Center and multiple major industrial parks

- Rapidly Growing Industrial Corridor – excellent for owner-users or investors

(713) 473-7200

PROPERTY AERIAL



PROPERTY PICTURES 1



PROPERTY PICTURES 2



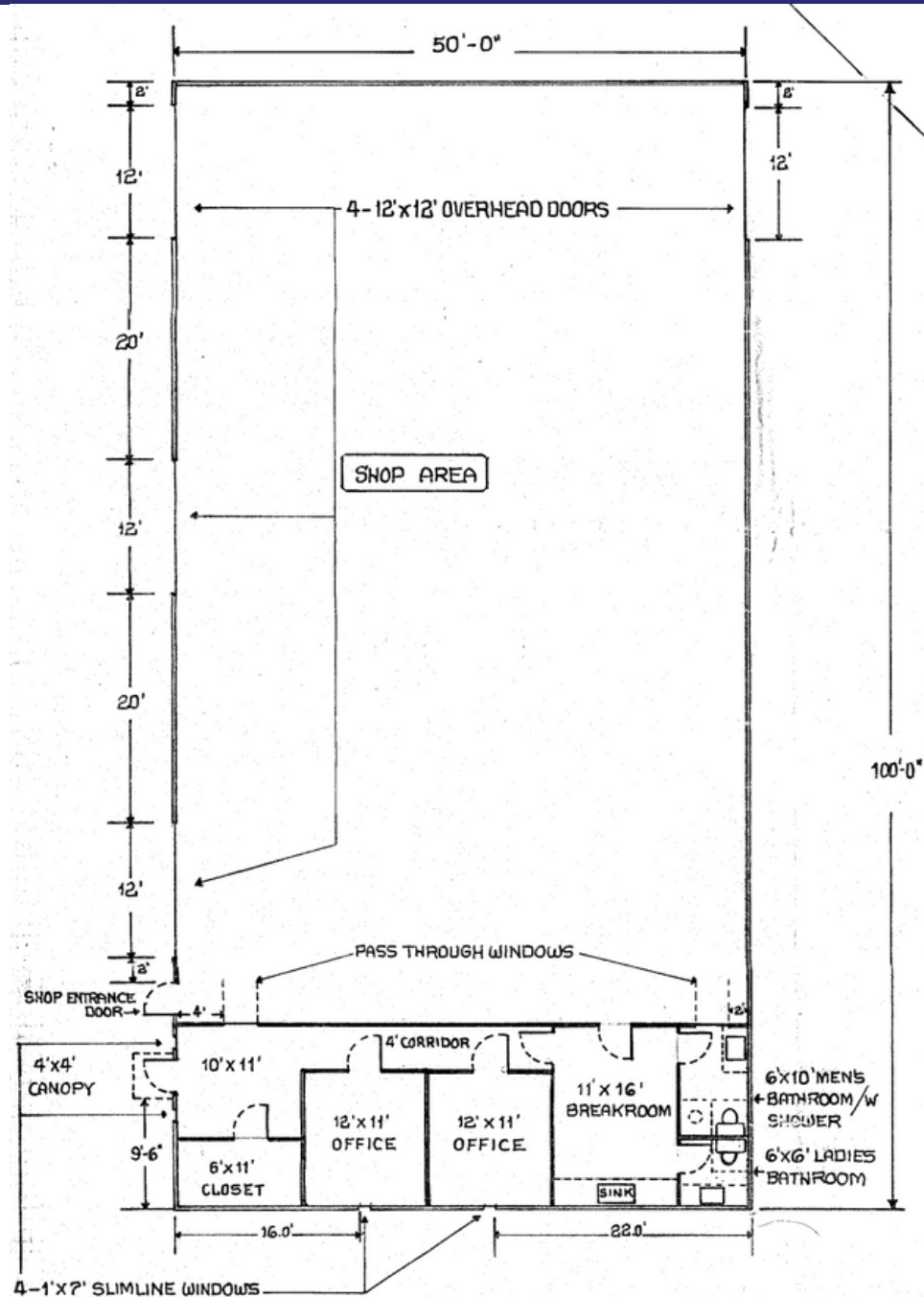
OFFICE SPACE PICTURES



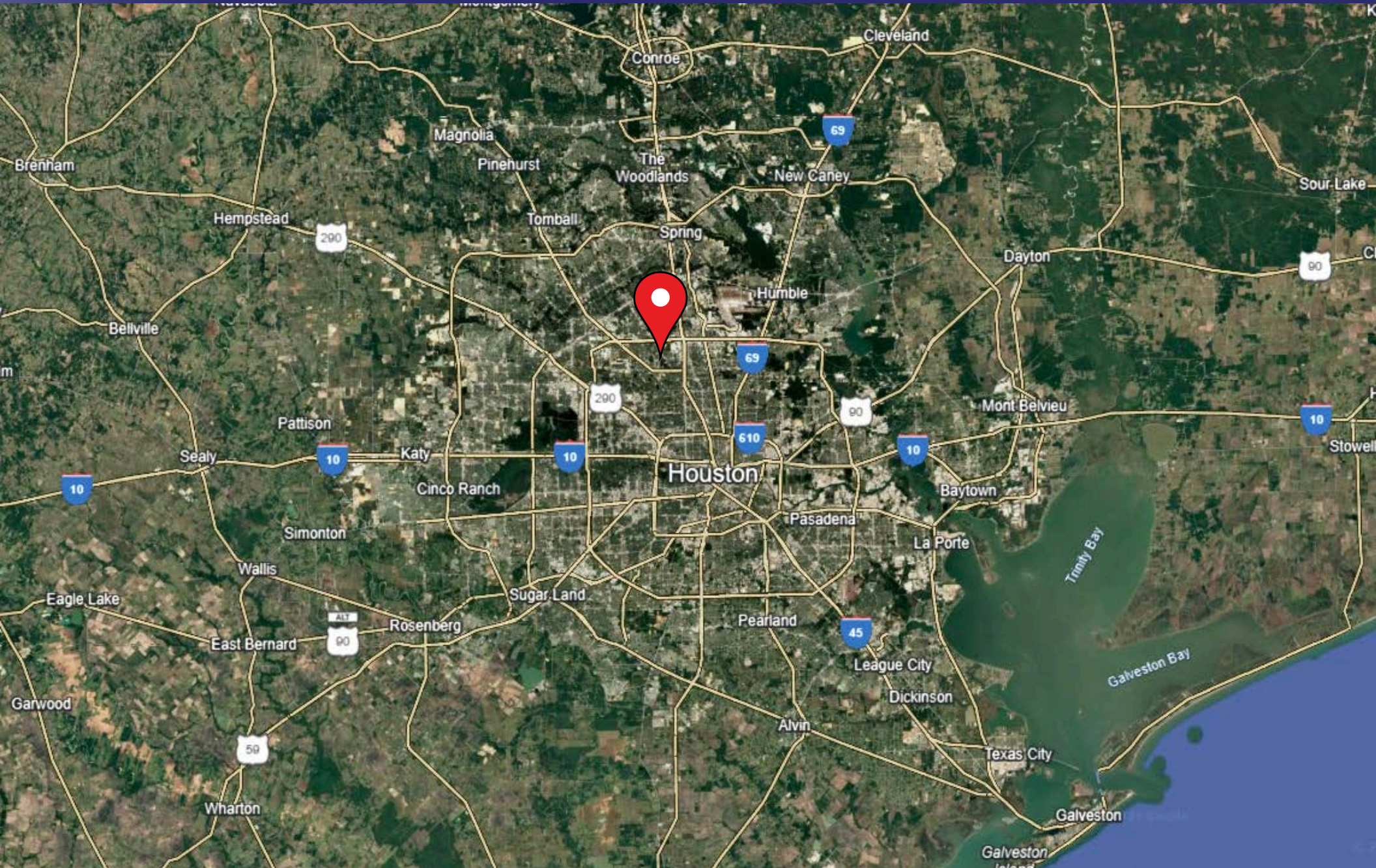
WAREHOUSE PICTURES



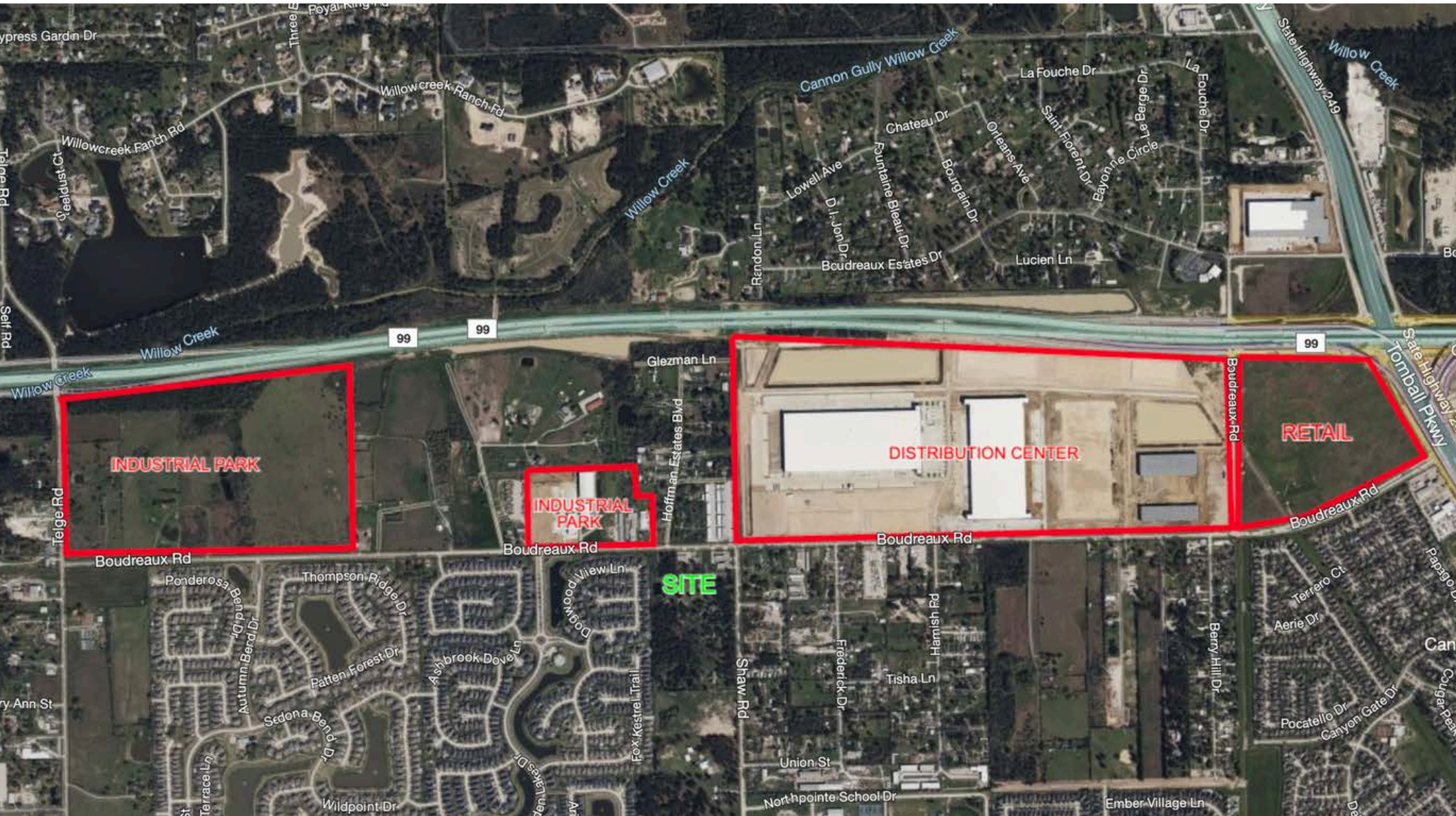
FLOORPLAN



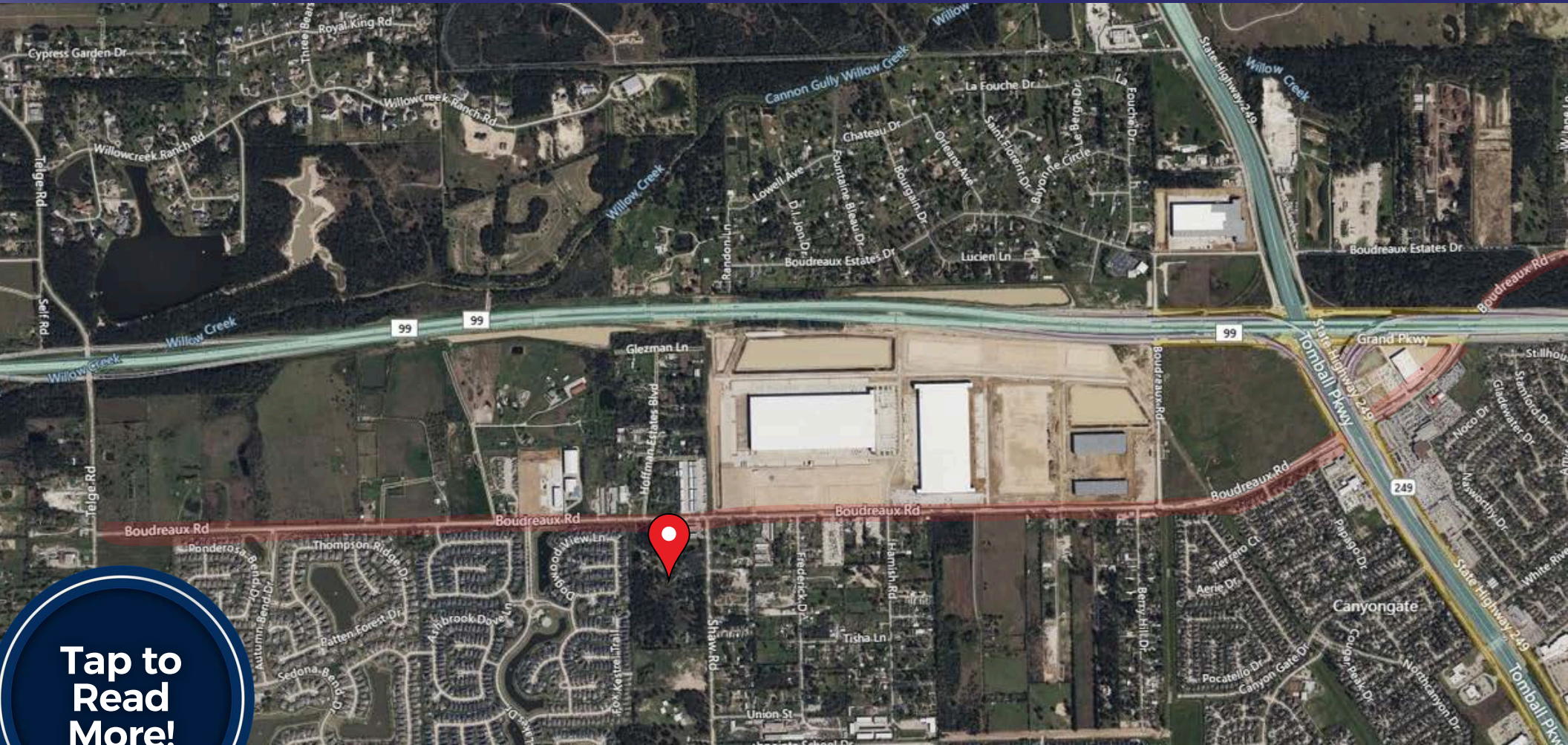
LOCATION MAP



INDUSTRIAL DEVELOPMENTS



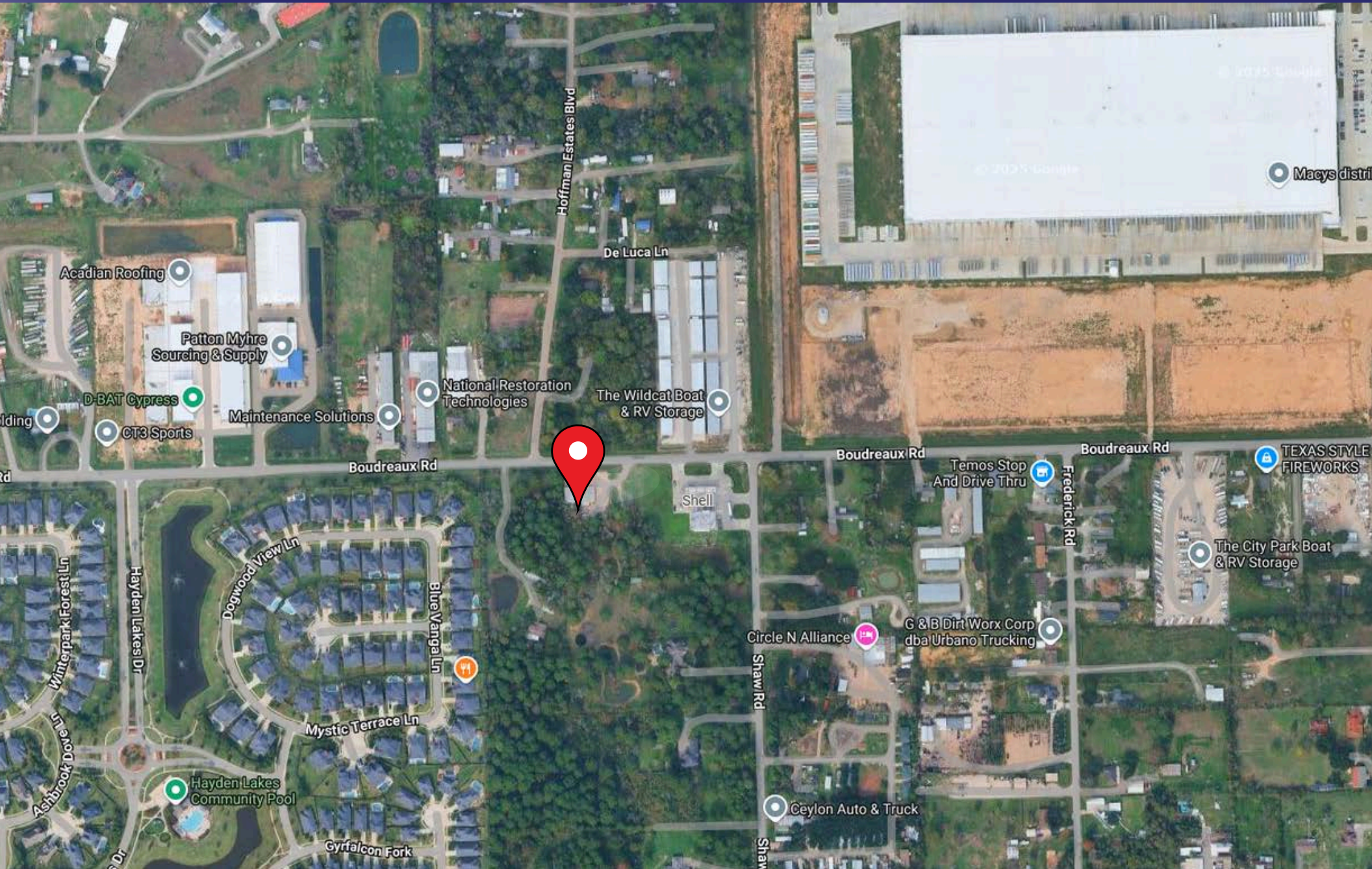
BOUDREAUX RD. WIDENING



Tap to
Read
More!

As per the Harris County Precinct 4 Commissioner, design is underway for this project slated for Boudreaux Road from Telge Road to Rocky Road involving constructing a four-lane concrete boulevard from a two-lane asphalt road with a 32' raised median and ditches within a 110' right of way with a traffic signal at Shaw Road.

MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

14725 Boudreaux Rd, Cypress, Texas, 77429

Ring of 3 miles

KEY FACTS

54,462

Population



18,030

Households

35.8

Median Age

\$95,985

Median Disposable Income

EDUCATION

4.4%

No High School Diploma

19.1%

High School Graduate



50.9%

Bachelor's/Grad / Prof Degree

25.6%

Some College/ Associate's Degree



54,462

2023 Total Population (Esri)

INCOME



\$112,350

Median Household Income



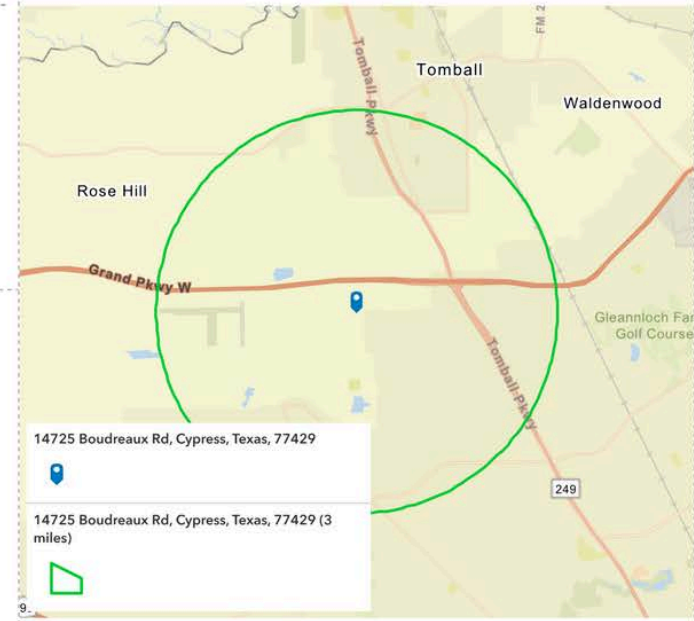
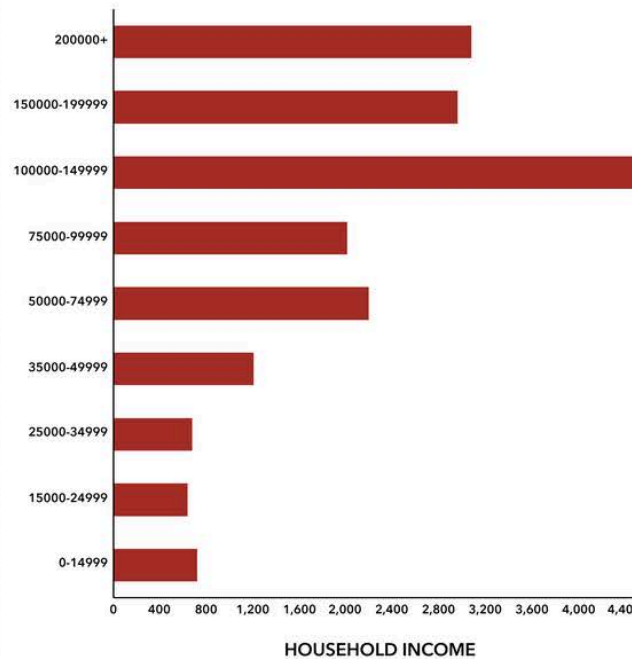
\$45,762

Per Capita Income



\$441,788

Median Net Worth



EMPLOYMENT



White Collar

75.0%



Blue Collar

15.3%



Services

11.3%

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

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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 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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Joel C. English		joel@texascres.com	(713) 473-7200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Tyler Torres	667430	tyler@texascres.com	(281) 898-0895
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

TAR 2501

IABS 1-0

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