

FOR LEASE



SPRING CYPRESS FLEX BUSINESS CENTER

Industrial | Warehouse Space For Lease
12338 Spring Cypress Rd | Tomball, TX 77377

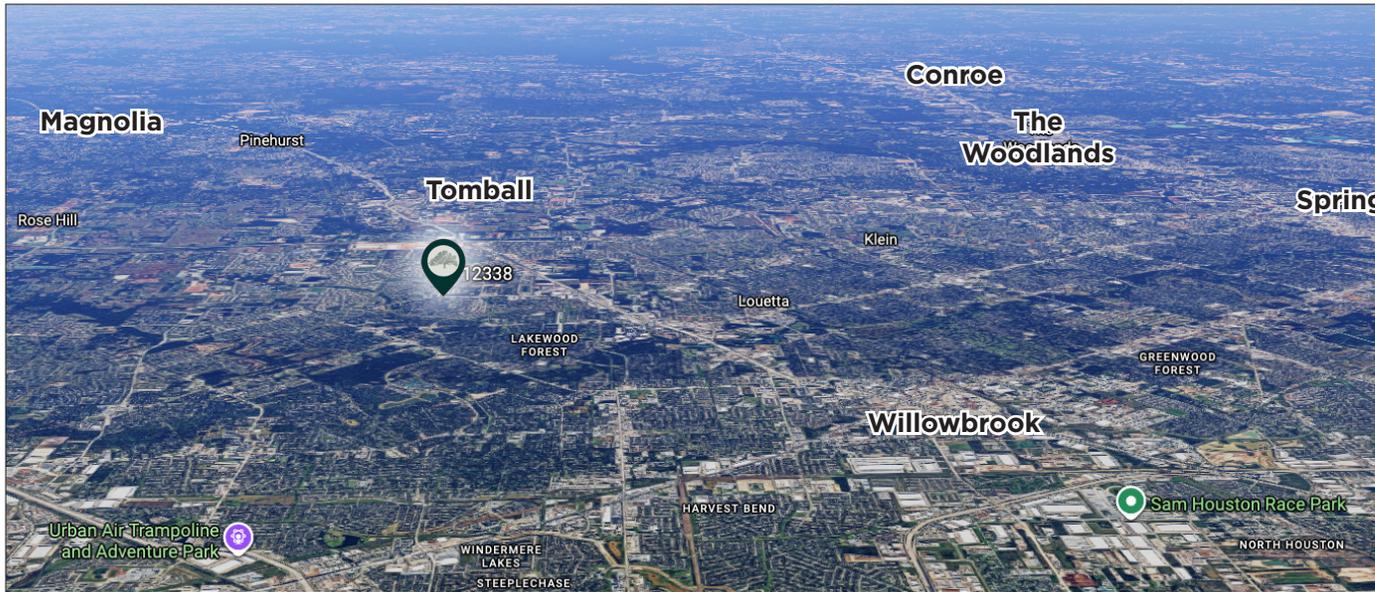
RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com

LANDPARK

2550 Gray Falls Drive, Suite 400
713.789.2200
www.landparkco.com

PROPERTY INFO



PROPERTY DESCRIPTION

This industrial property located at 12338 Spring Cypress Rd in Tomball, TX offers a total of 56,370 square feet of space available for lease. The building features ample warehouse space, 20ft high ceilings, 16ft overhead doors, grade level OH doors, and office areas for administrative staff. The property also includes ample parking for employees and visitors. Situated in a booming industrial area, this location offers easy access to major highways and thoroughfares, making it convenient for transportation and distribution needs. Don't miss this opportunity to lease a prime industrial space in a highly sought-after location.

PROPERTY HIGHLIGHTS

-  Brand New Construction with Flexible lease terms available
-  Spacious and versatile layout perfect for various business types
-  Built Out with One Office and One Restroom Options
-  Ample parking available for tenants and customers
-  3 Phase Power; 20 Ft Clear Height; 16 FT Overhead Doors;
-  Build To Suit

SPACE AVAILABILITY

SUITE	SF	RATE
120	1,356-6,858 SF Shell, Built Out	Call for Rate
210	1,356 SF Built Out	Call for Rate
220	1,356 SF Built Out	Call for Rate
230	1,356-5,494 SF Shell, Built Out	Call for Rate
330	1,356 SF Built Out	Call for Rate
340	1,356 SF Built Out	Call for Rate
350	1,356 SF Built Out	Call for Rate
360	1,356 SF Built Out	Call for Rate
410	1,980 SF Built Out	Call for Rate
420	1,980 SF Built Out	Call for Rate
430	1,980 SF Built Out	Call for Rate
440	1,980 SF Built Out	Call for Rate
510	1,980 SF Built Out	Call for Rate
520	1,980 SF Built Out	Call for Rate
530	1,980 SF Built Out	Call for Rate
540	1,980 SF Built Out	Call for Rate
610	1,980-7,920 SF Shell, Built Out	Call for Rate
710	1,980 SF Built Out	Call for Rate
720	1,980 - 3,960 SF	Call for Rate
740	1,980 SF Built Out	Call for Rate

RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com



DEMOGRAPHICS

POPULATION

	2miles	5miles	10miles
2010	48,051	215,976	814,104
2024	45,622	210,728	808,620
2029 Population Projection	45,636	212,769	823,424

INCOME

	2miles	5miles	10miles
Avg Household Income	\$140,202	\$123,443	\$113,940
Median Household Income	\$122,244	\$100,171	\$89,684

HOUSING

	2miles	5miles	10miles
Median Home Value	\$299,980	\$284,144	\$271,495

CONSUMER SPENDING

	2miles
Education & Daycare	\$46,189,465
Health Care	\$29,557,918
Transportation & Maintenance	\$170,371,320
Household	\$109,187,763
Food & Alcohol	\$165,912,940
Entertainment, Hobbies & Pets	\$93,372,857
Apparel	\$33,886,794

TRAFFIC COUNT 2022

	Traffic Volume	Distance from Property
Spring Cypress Rd / Cypress Bridge Ct W	23,536	0.63 mi
Spring Cypress Rd / Garden Forest Dr NE	11,028	0.38 mi



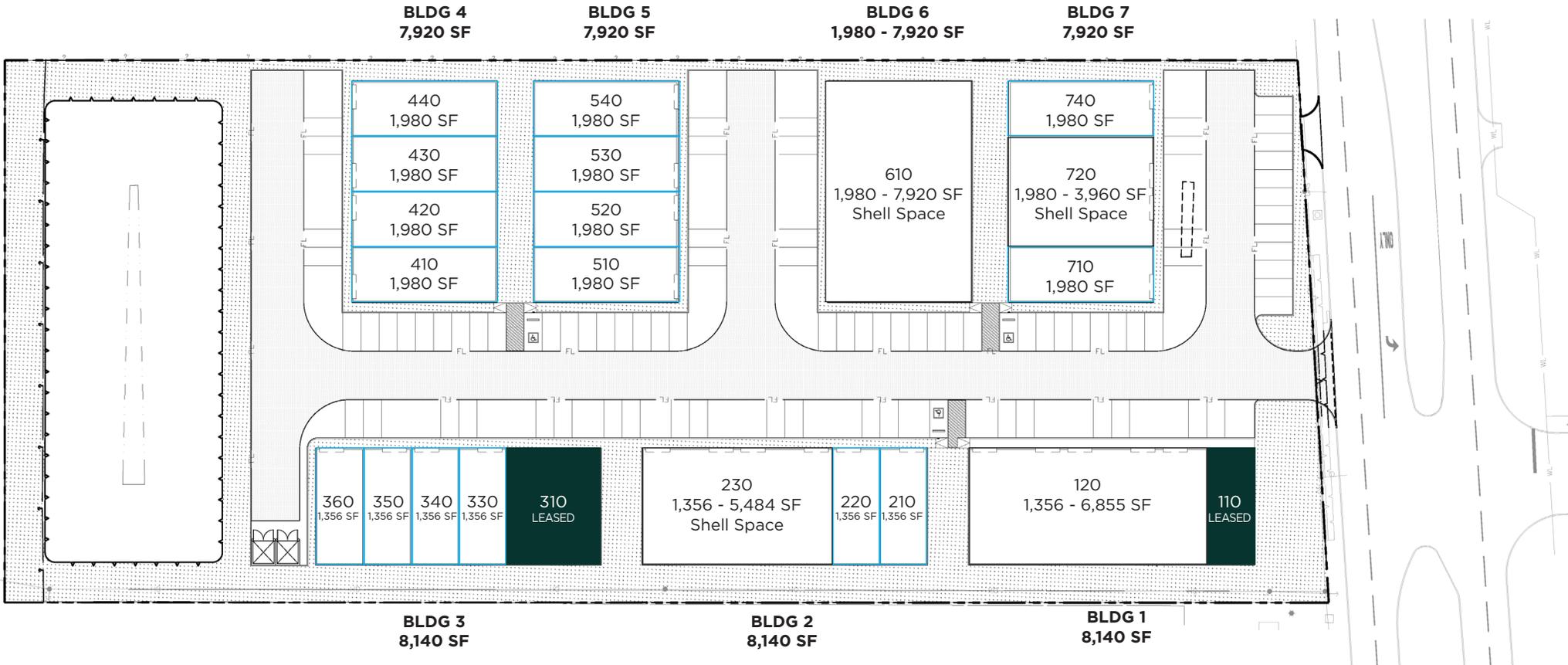
RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com

LANDPARK

SITE PLAN

- Built Out / 1 Office / 1 Restroom
- Shell Space
- Leased



RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com



The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PHOTOS



RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com



The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PHOTOS



RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com

LANDPARK

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PHOTOS



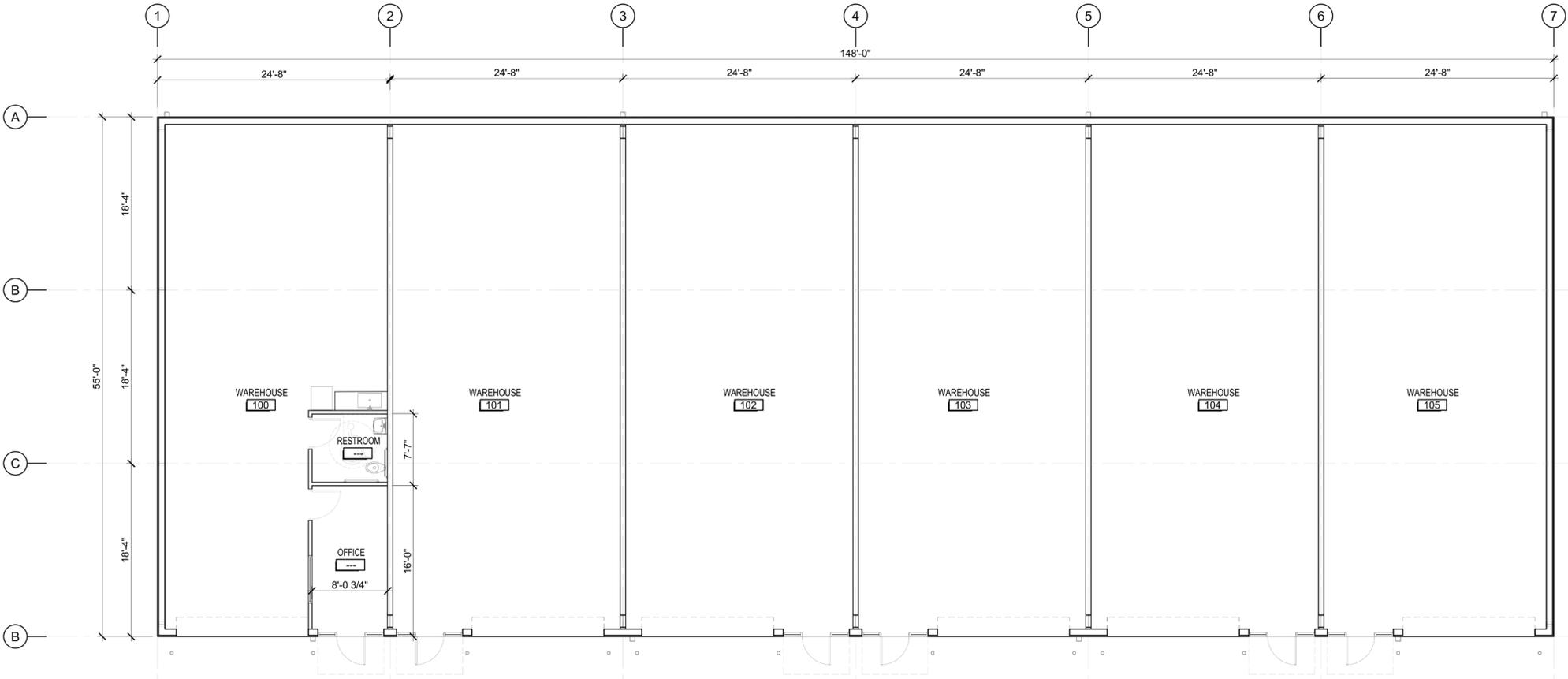
RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com

LANDPARK

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

SITE PLAN - BUILDING B



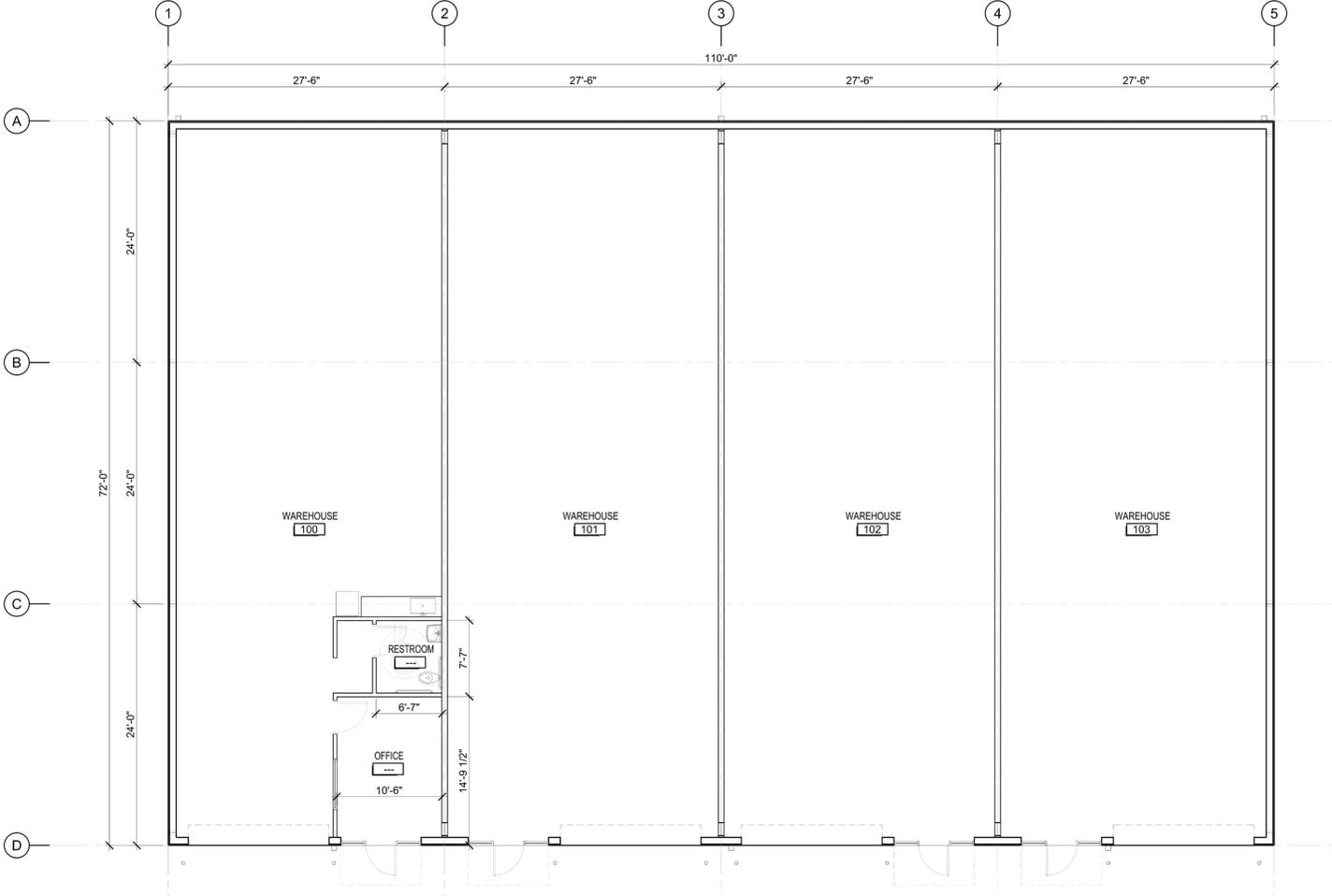
RYAN BURNAMAN
 713.292.3485
 rburnaman@landparkco.com

WILL PARISI
 281.221.4970
 wparisi@landparkco.com



The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

SITE PLAN - BUILDING A

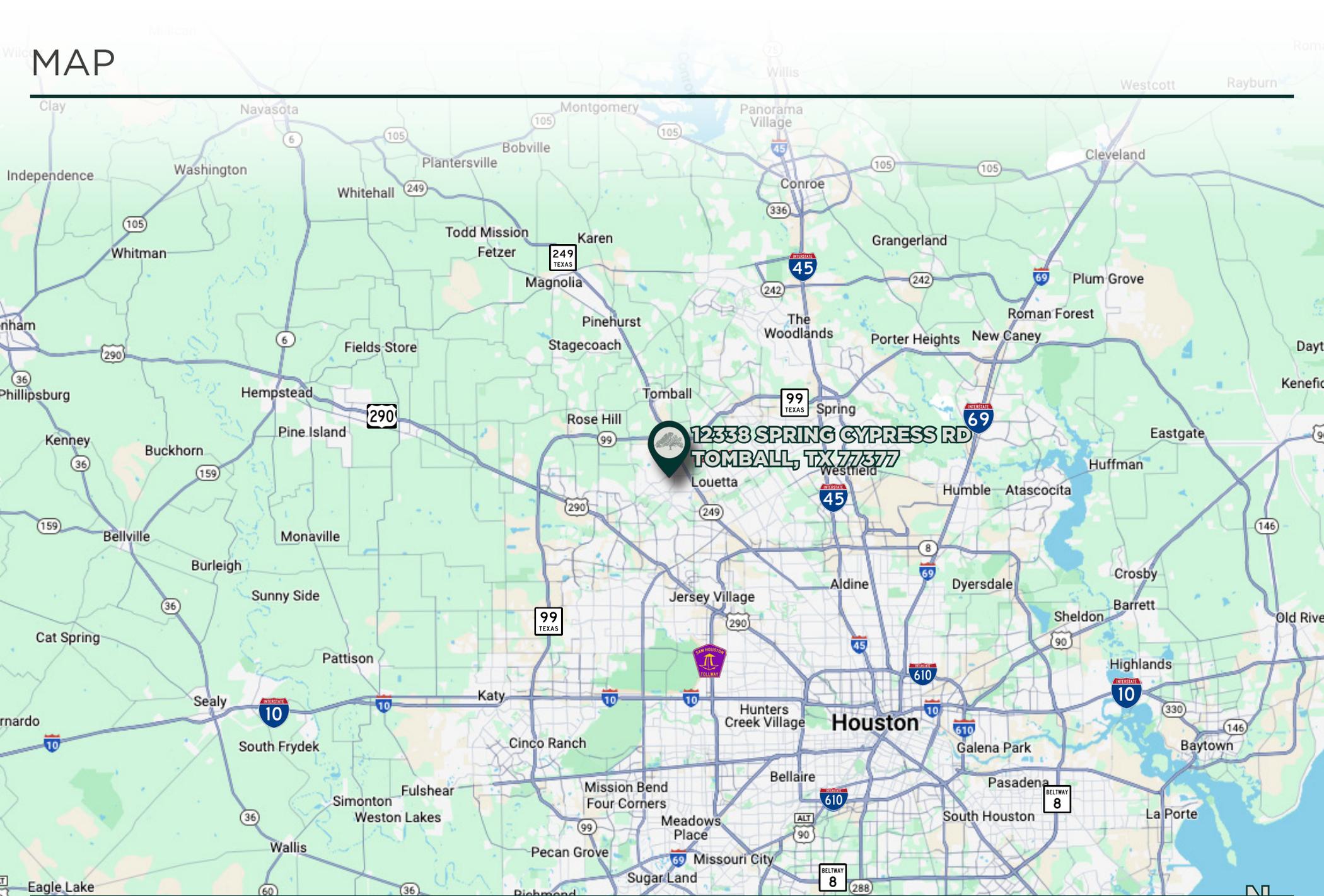


RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com



MAP



12338 SPRING CYPRESS RD
TOMBALL, TX 77377

RYAN BURNAMAN
713.292.3485
rburnaman@landparkco.com

WILL PARISI
281.221.4970
wparisi@landparkco.com



The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



Information About Brokerage Services

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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Burnaman	718215	rburnaman@landparkco.com	(713) 292-3485
Sales Agent/Associate's Name	License No.	Email	Phone
William Paul Parisi	682354	wparisi@landparkco.com	(281) 221-4970
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____