

FOR LEASE

2,000 SF Office Space

17920 Huffmesiter Rd. Cypress, Texas 77429



Peyton Nichols

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Patrick Keegan

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Property Highlights

- Established neighborhood business center with move-in ready suite available
- ±350' of frontage on Huffmeister Road with two curb cuts
- Pylon signage available
- Great co-tenant synergy
- On Huffmeister Road, east of Cypress Rosehill Road
- Ample parking

Area Retailers



Base Rent: \$24.00/SF | Gross Lease Rate

Monthly Rental Rate: \$4,000/month

TI: Negotiable

Term: Negotiable

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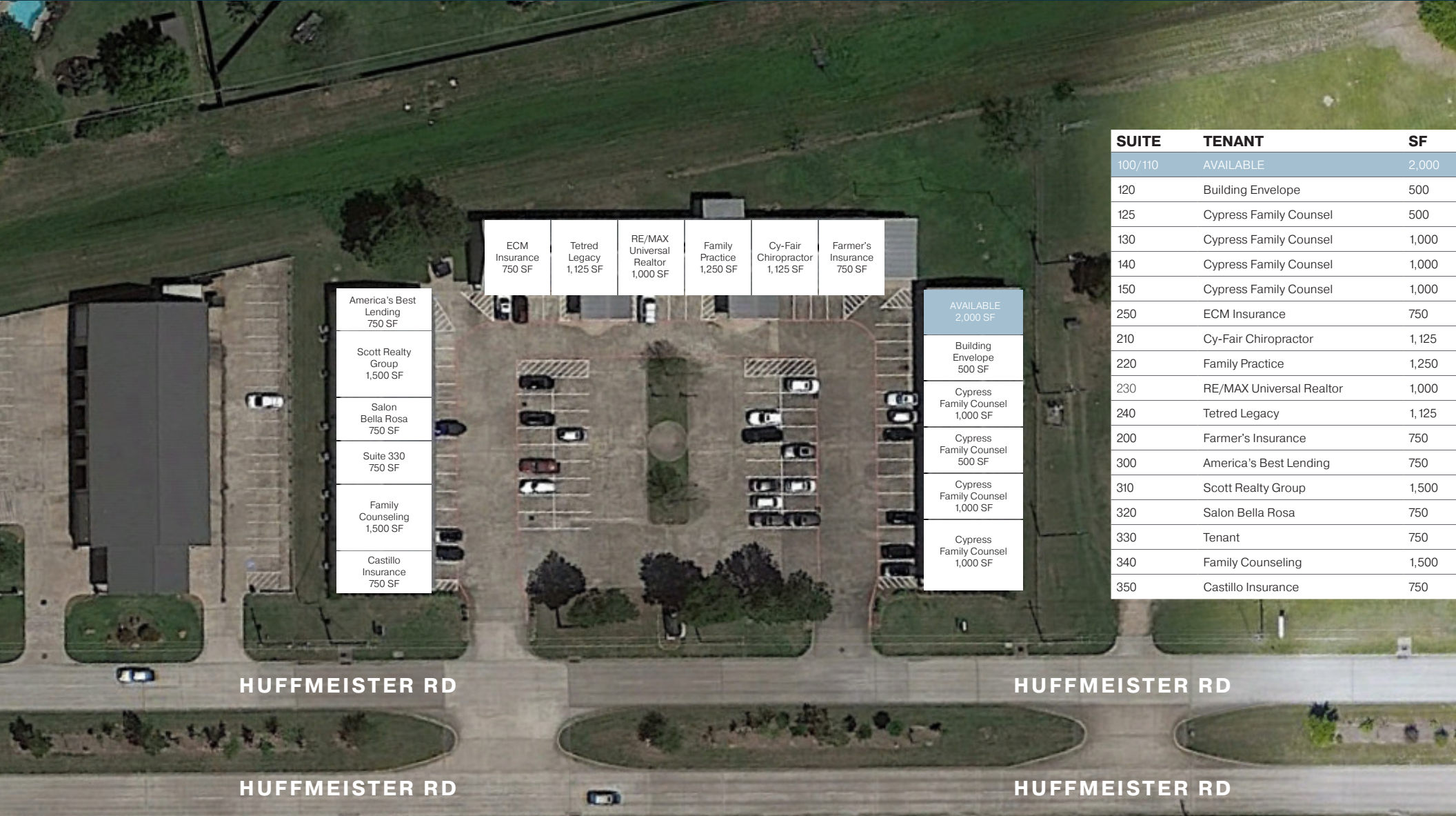
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SUITE	TENANT	SF
100/110	AVAILABLE	2,000
120	Building Envelope	500
125	Cypress Family Counsel	500
130	Cypress Family Counsel	1,000
140	Cypress Family Counsel	1,000
150	Cypress Family Counsel	1,000
250	ECM Insurance	750
210	Cy-Fair Chiropractor	1,125
220	Family Practice	1,250
230	RE/MAX Universal Realtor	1,000
240	Tetred Legacy	1,125
200	Farmer's Insurance	750
300	America's Best Lending	750
310	Scott Realty Group	1,500
320	Salon Bella Rosa	750
330	Tenant	750
340	Family Counseling	1,500
350	Castillo Insurance	750

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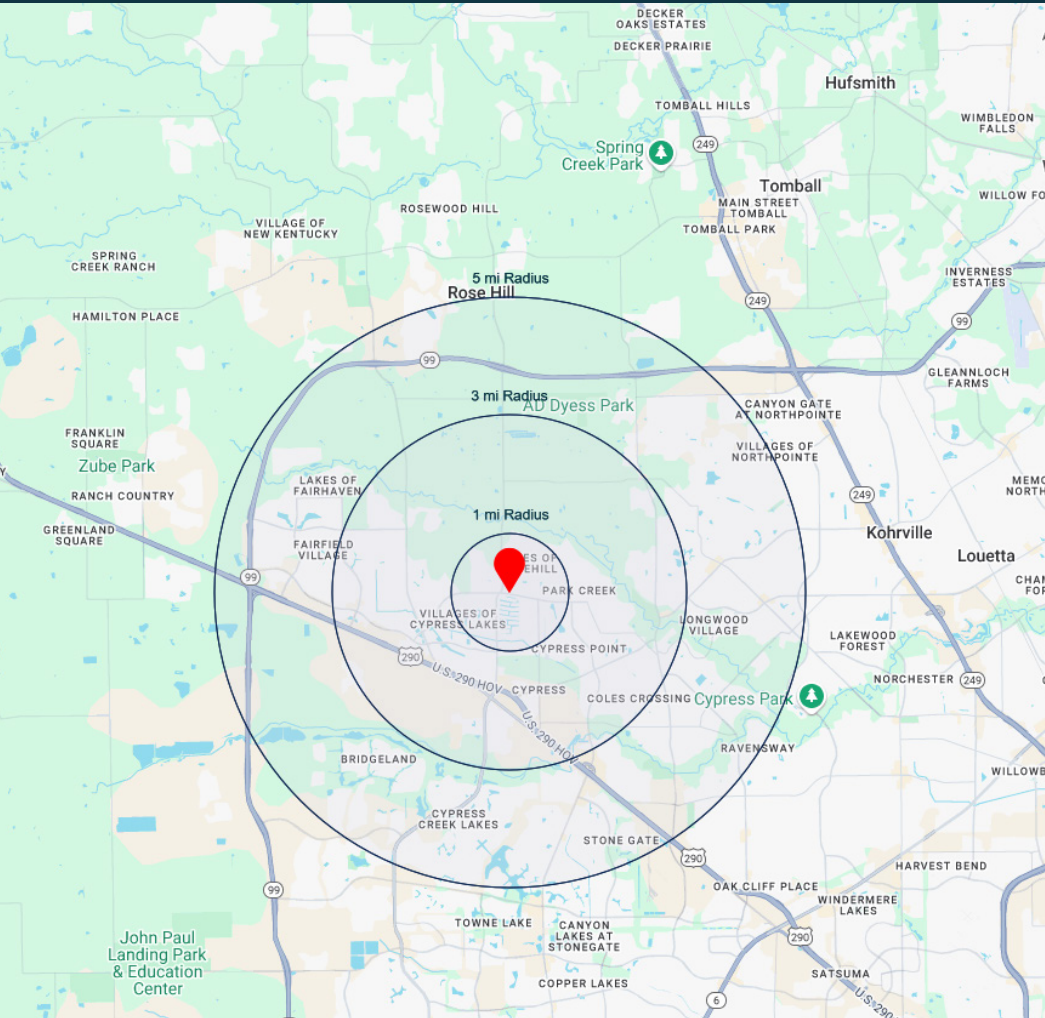
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Population

	1 MILE	3 MILES	5 MILES
2020 Population	10,569	59,254	150,356
2025 Population	9,755	61,000	159,742
2030 Population Projection	9,579	62,782	167,571
Projected Growth 2025-2030	0.4%	0.6%	1.0%

Annual Growth 2025-2030

2020 Households	3,255	19,047	48,709
2025 Households	3,130	20,250	51,672
2030 Household Projection	3,139	21,213	55,006
Projected Growth 2025-2030	0.1%	1.0%	1.3%
Annual Growth 2010-2025	1.3%	3.1%	4.5%

Household Income

Avg Household Income	\$168,471	\$167,916	\$181,121
Median Household Income	\$129,626	\$134,430	\$145,550

Daytime Employment

Total Employees	1,954	16,491	37,682
Total Businesses	366	2,930	6,586

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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 or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

PCR Brokerage Houston, LLC	9003948	licensing@partnersrealestate.com	713-620-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____