FOR LEASE OR SALE

+/- 5,070 SF BUILDING ON +/- 0.6 AC 12623 JONES ROAD, HOUSTON, TX 77070 \$1.90 PSF/MO \$1,250,000.00

JOEL C. ENGLISH MANAGING BROKER /PRINCIPAL 713.473.7200 JOEL@TEXASCRES.COM

TYLER TORRES PRINCIPAL 281.898.0895 TYLER@TEXASCRES.COM

12623



PROPERTY HIGHLIGHTS



(713) 473-7200

<u>Location</u>

12623 Jones Road Houston, TX 77070

Asking Price

Lease Rate: \$1.90 PSF (NNN) Sale Price: \$1,250,000.00 Seller Financing Available



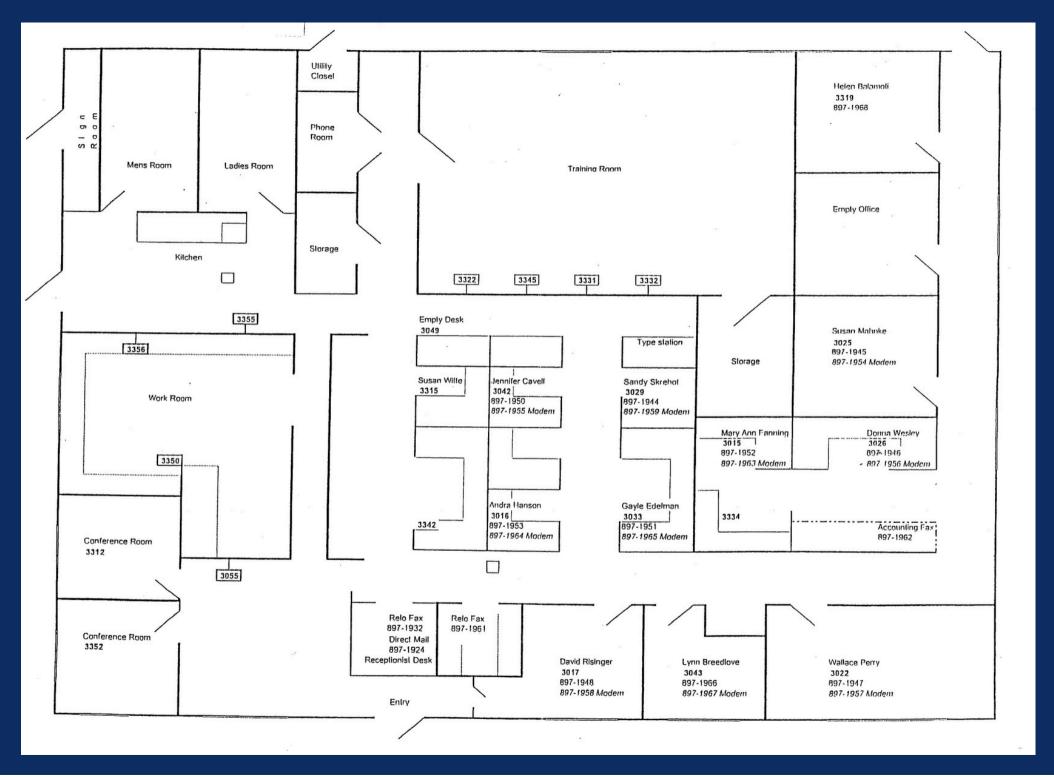
Contact:

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- Professional office building for sale or lease in Northwest Houston.
- Outstanding location with excellent signage, visibility & 105 feet of frontage on Jones Road.
- Building features multiple private offices, large bullpen area, conference room, large lobby, reception area with granite counters & kitchen area with private restroom.
- Built in 1981 and remodeled in 2016
- Ample Parking on 11,000 SF paved area.
- In high density residential & commercial populated area with easy access to Hewlett Packard, Methodist Willowbrook, The Vintage & St. Luke's at The Vintage.
- Average traffic of over 37,900 vehicles per day on Jones Road & over 51,000 vehicles per day on FM 1960 / Cypress Creek Pkwy.
- Situated in Harris County & Cy-Fair ISD.

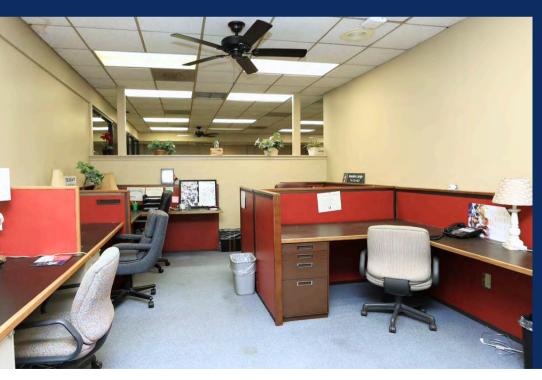










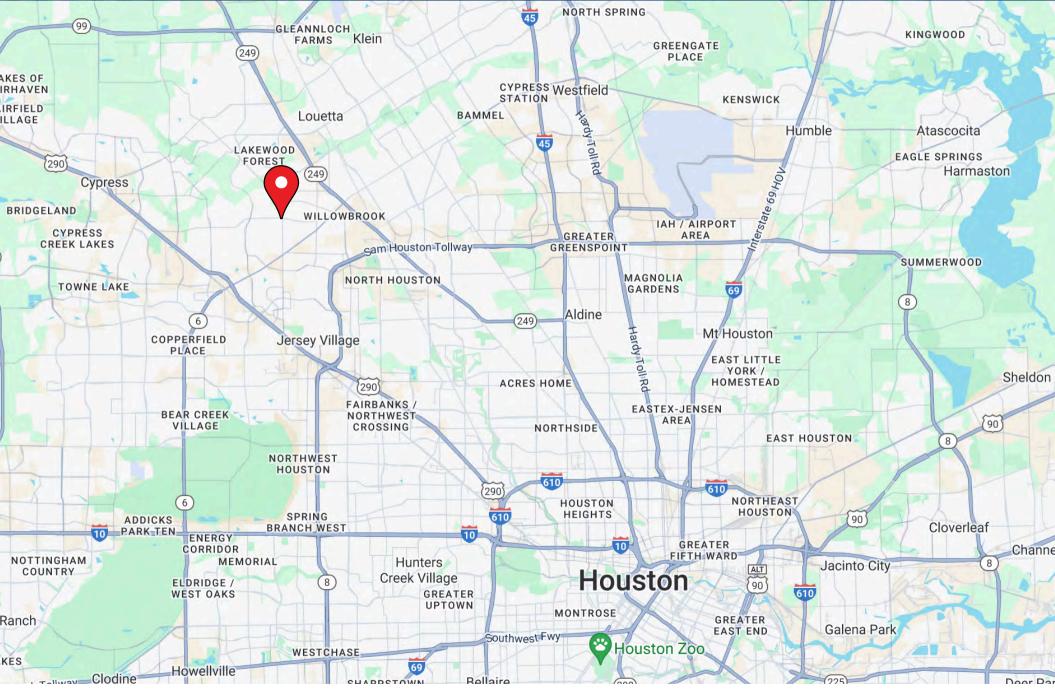






LOCATION MAP





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MARKET AERIAL



Grant Ro

FAIRFIELD AT GRANT ROAD

Legacy at Cypress

The MET Church

Del Pueblo

Matzke Park

Mist Ln

Stone Mist Apartments

Connie's Frozen Custard

Brandon Oaks Apartments

Vantage Point

Mill Ridge Community Pool

Vantage Point

EMF Cypress

PrideStaff Public Storage

Viva Jalisco

e Madeleine

Crescent Moon Coffee Bar & Cafe

Take 5 Oil Chanc

A CLARK Prove Production

Millridge Pines Ct

Milridge Pns

Cypress North Houston Rd

The Church of

MILLS WALK

Jesus Christ of Latter....

Mist Ln Creative Nepales

Butler Remodeling

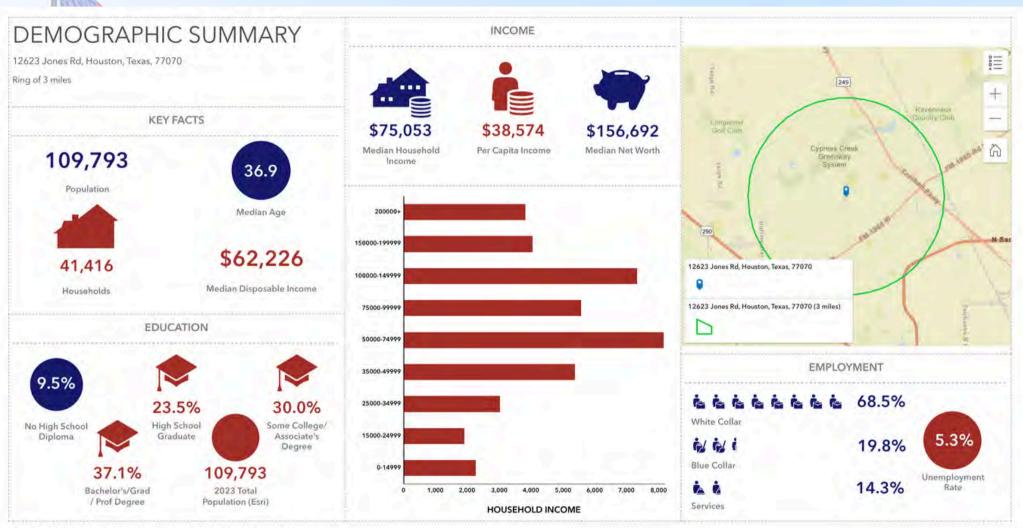
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Cypress Christian School

DEMOGRAPHICS





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TREC - IABS







11.2.2015

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 behalt 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 interasts
- 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
- Treel all parties to a real estate transaction hunestly 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 witten listing to sall 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 cinclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT; This 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 of transaction known by the agent, including information disclosed to the agent by the seller or seller's egent.

AS AGENT FOR EOTH - 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 phill, set form the broker's obligations as an intermediary. A broker who acts as an intermediary:

- · Must wast all parties to the transaction impantally and fairly;
- · May, will the parties' writter consent, appoint a different license holder associated with the broker to each party (owner and buy sr/) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not unless epecifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- Inal 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 SUEAGENT: A license holder acts as a subagent when alding a buyer in a transaction without an agreement to represent line buyer. A subsplint 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
- Whic will pay the broker for advices provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This ratios is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please ecknowledge receipt of this notice below and retain a copy for your records.

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