

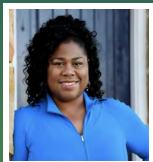


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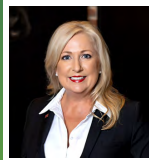
CYPRESS STATION
HOUSTON, TX 77090

CYPRESS STATION

Offering Memorandum



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MTX Commercial in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Presenting the **Cypress Station Medical Building**, a ±52,040 square foot, three-story professional office building perfectly positioned for medical investors or an expanding healthcare practice. This property is an ideal acquisition for a regional or national healthcare provider seeking a strategic location near a major hospital, or an investor looking for a value-add medical office asset.

PROPERTY HIGHLIGHTS

- - Medical Facility in Houston Medical Corridor
- - Prime location for steady customer flow
- - Well-maintained property for lasting appeal with recent updates
- - Potential for diverse medical offices
- - Proximity to major transportation routes

Sale Price:	\$6,400,000
Lot Size:	2.91 Acres
Building Size:	52,040 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,286	98,339	307,651
Total Population	18,022	284,789	911,916
Average HH Income	\$51,585	\$91,220	\$102,403

Property Description



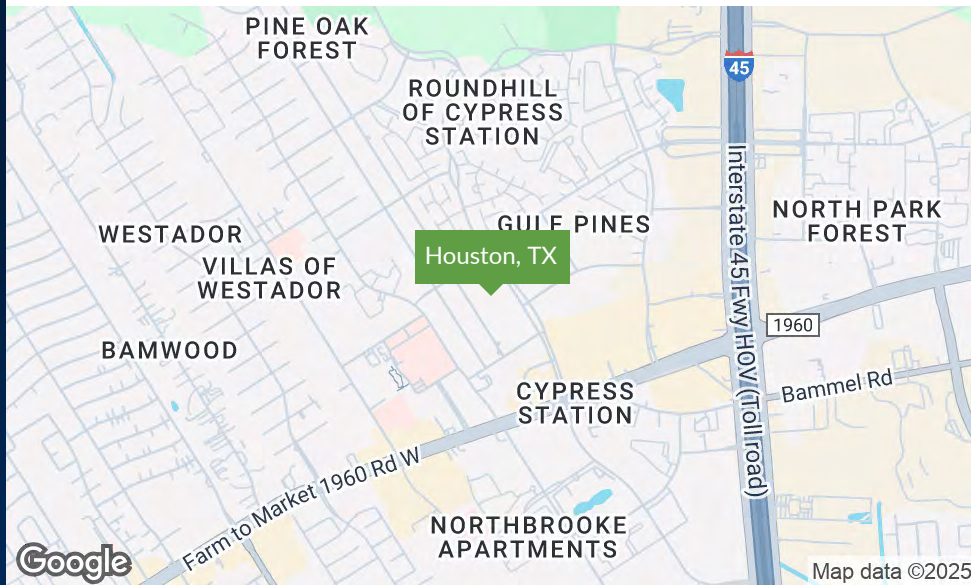
PROPERTY DESCRIPTION

Introducing a prime investment opportunity in North Houston's Healthcare Corridor.. This impressive property boasts a 52,000+ square foot building , offering a versatile space for a range of enterprises. With a prime location in the Houston Medical District, this property enjoys high visibility and accessibility, ensuring a steady flow of potential customers. The well-maintained building and ample parking make it an attractive prospect for savvy investors seeking a lucrative addition to their portfolio. Don't miss the chance to secure a foothold in this sought-after retail destination.

LOCATION DESCRIPTION

Discover the vibrant potential of Houston's Medical District and the surrounding area. Just moments away from major thoroughfares, the property offers prime accessibility to the region's thriving business landscape and dynamic consumer market. The location boasts proximity to popular destinations such as Willowbrook Mall, Vintage Park, and Champions Forest Plaza, ensuring a steady flow of foot traffic and eager patrons. Situated in the heart of the Medical District, possibilities for the property include a Full Service Medical Facility, Ambulatory Surgery Center (ASC), Behavioral Health / Rehab Facility, Specialized Wellness / Integrative Medicine Center, Medical Office Condos - Flex Opportunity. This prime Houston location is perfect for maximizing Medical Business opportunities and capturing the attention of both local residents and out-of-town visitors for Medical services.

City Information



LOCATION DESCRIPTION

Discover the vibrant potential of Houston's Medical District and the surrounding area. Just moments away from major thoroughfares, the property offers prime accessibility to the region's thriving business landscape and dynamic consumer market. The location boasts proximity to popular destinations such as Willowbrook Mall, Vintage Park, and Champions Forest Plaza, ensuring a steady flow of foot traffic and eager patrons. Situated in the heart of the Medical District, possibilities for the property include a Full Service Medical Facility, Ambulatory Surgery Center (ASC), Behavioral Health / Rehab Facility, Specialized Wellness / Integrative Medicine Center, Medical Office Condos - Flex Opportunity. This prime Houston location is perfect for maximizing Medical Business opportunities and capturing the attention of both local residents and out-of-town visitors for Medical services.

LOCATION DETAILS

County

Harris



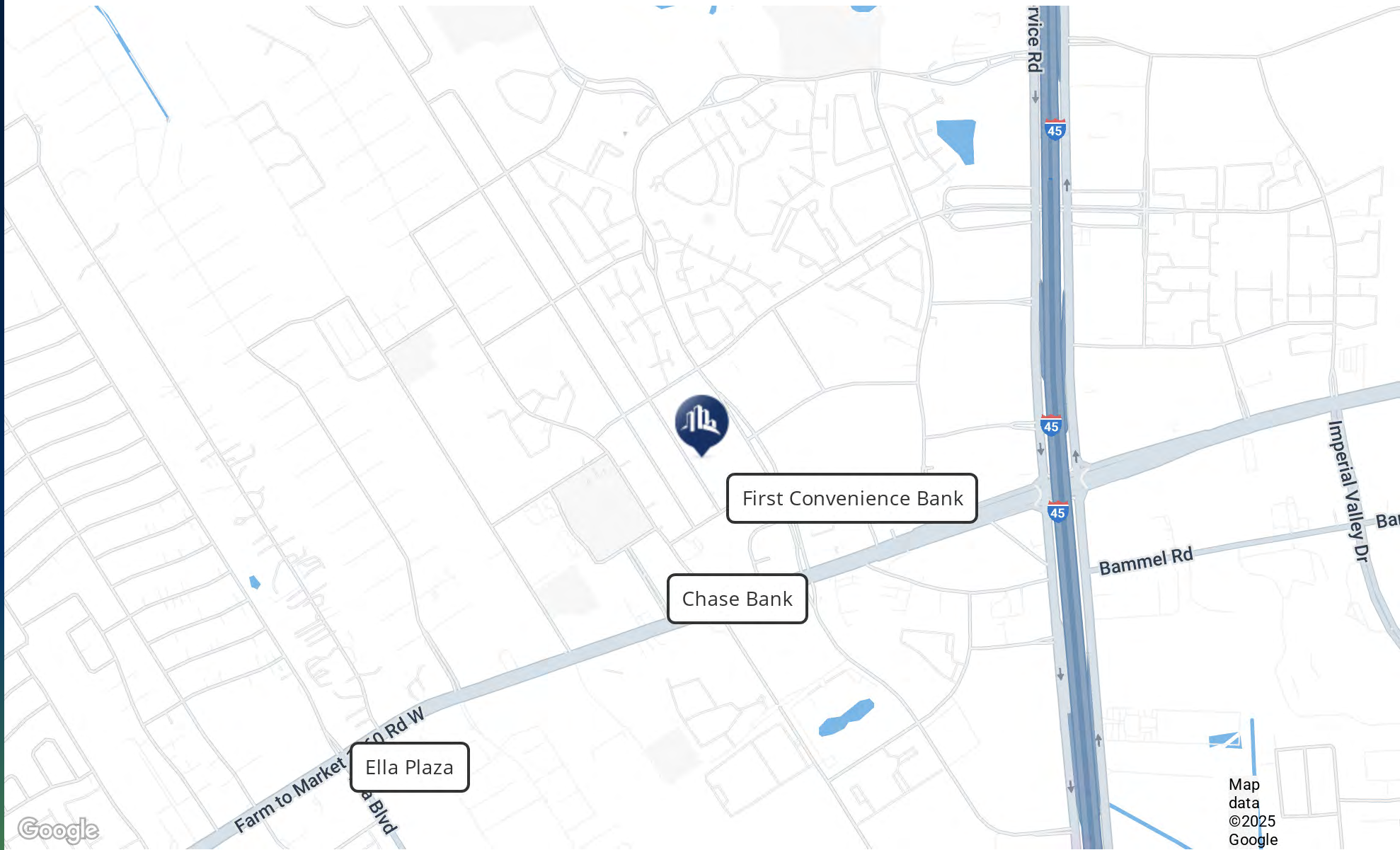
Complete Highlights



PROPERTY HIGHLIGHTS

- **Property Name:** Cypress Station Medical Building
- **Property Type:** Medical Office Building (MOB)
- **Size:** 52,040 (SF)
- **Stories:** 3 stories
- **Building Class:** Class B
- **Year Built:** 1981
- **Condition/Build-out:** Features a medical build-out, including a second-generation former diagnostic medical build-out.
- **Availability:** *Full building available for sale or lease.*

Retailer Map



Map
data
©2025
Google

Additional Photos



Additional Photos



SPERRY - MTX COMMERCIAL | 222 BENMAR DRIVE | HOUSTON, TX 77060

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Additional Photos



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Additional Photos



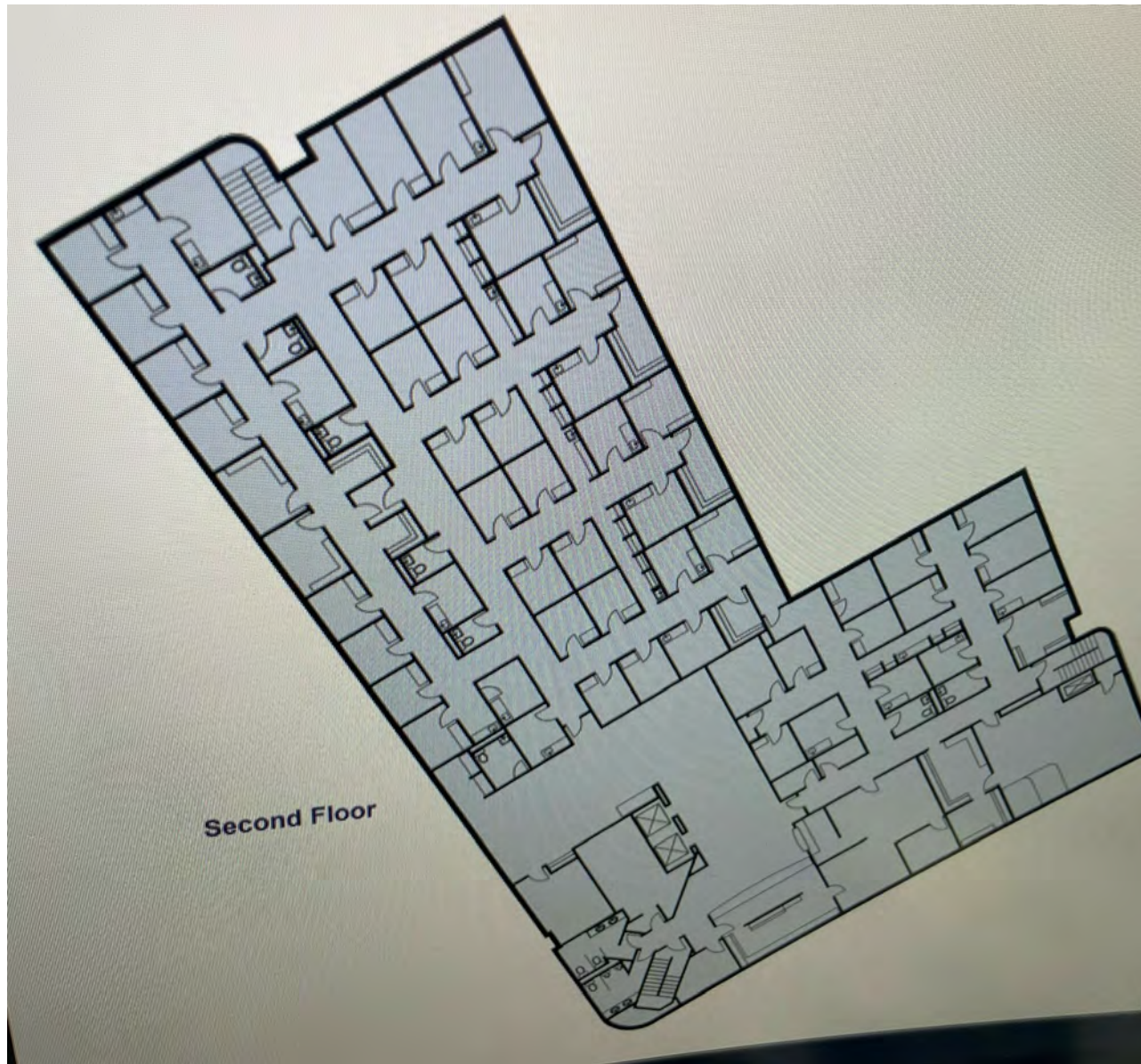
Additional Photos



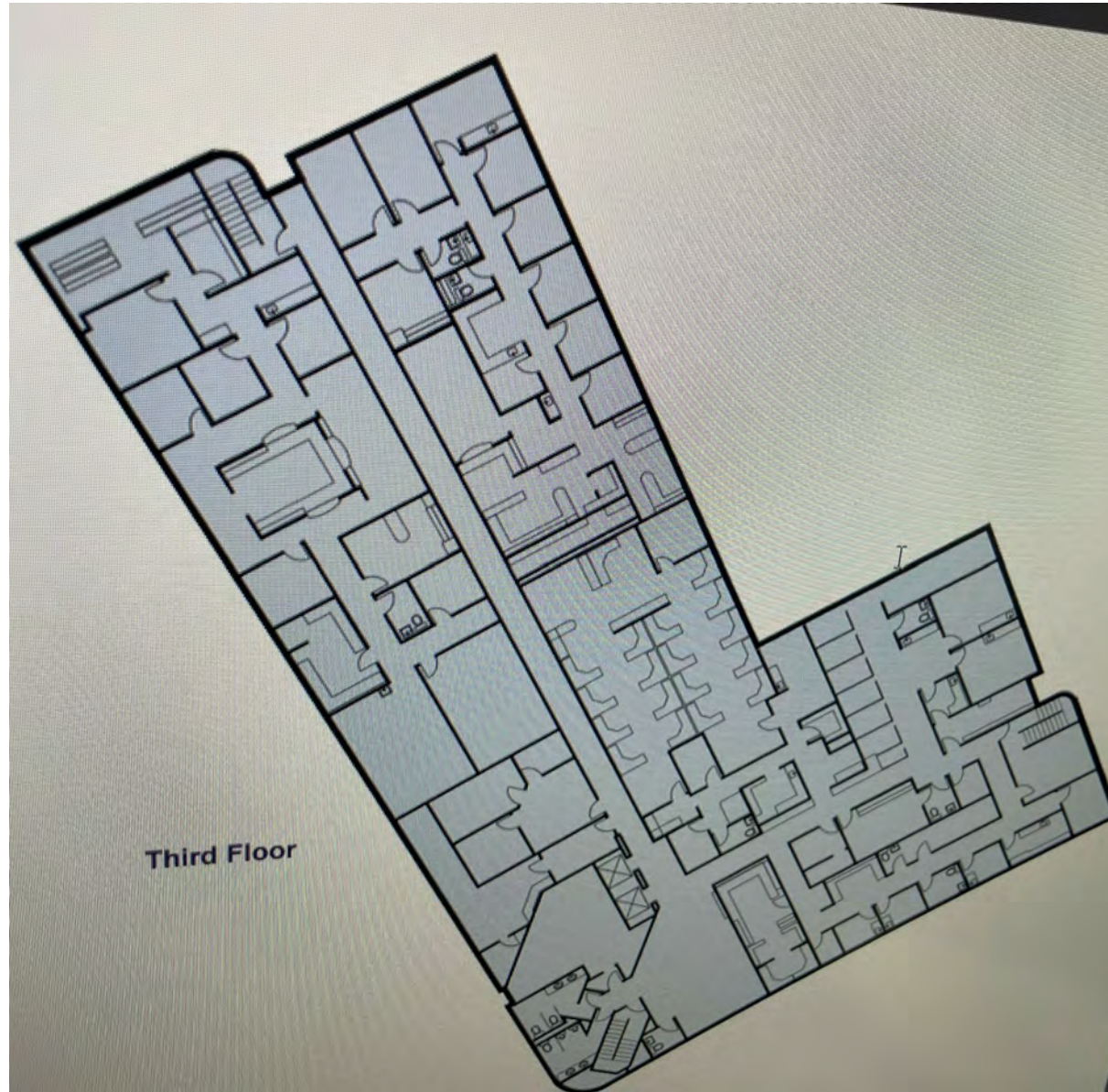
Floor Plans



Floor Plans



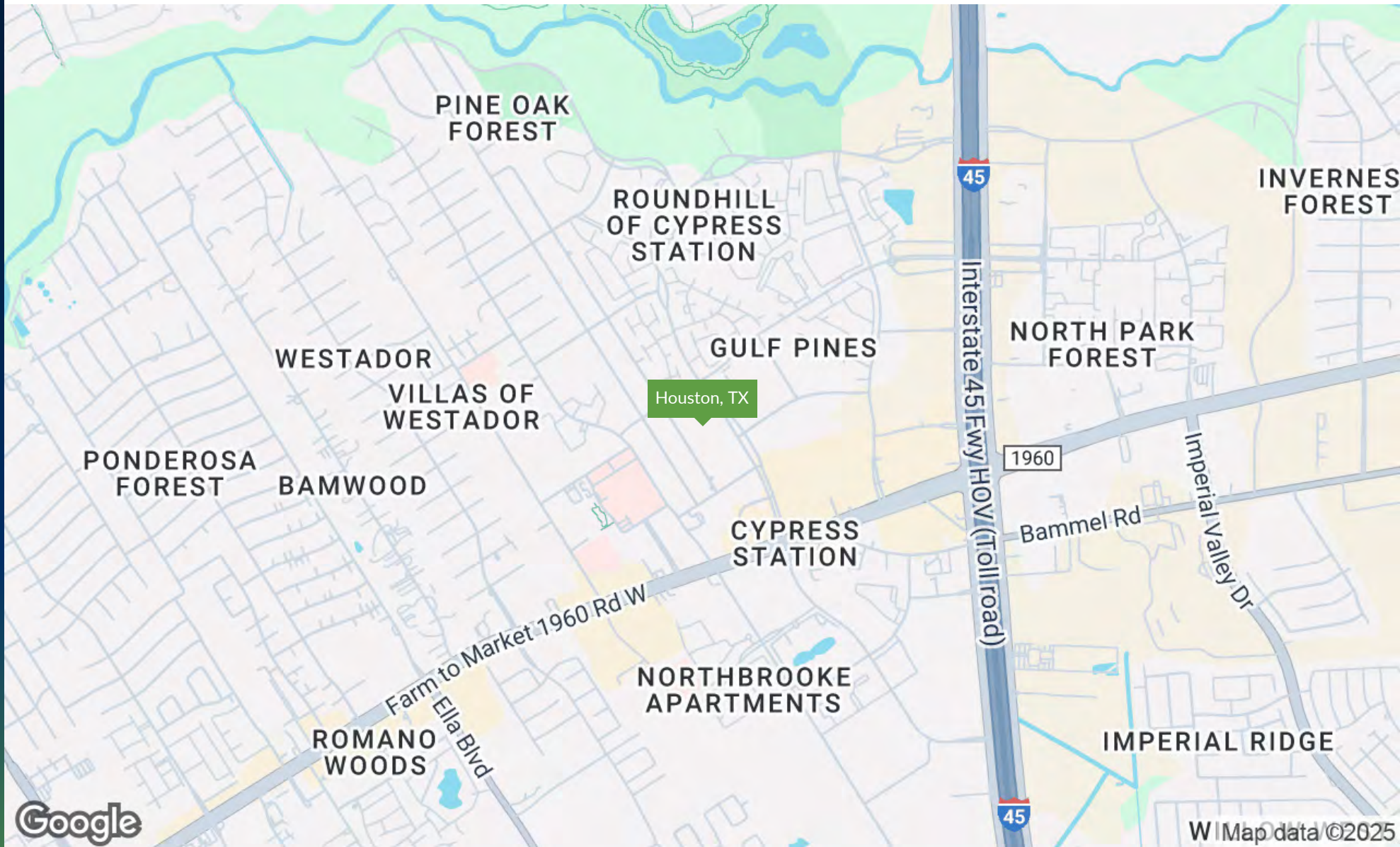
Floor Plans



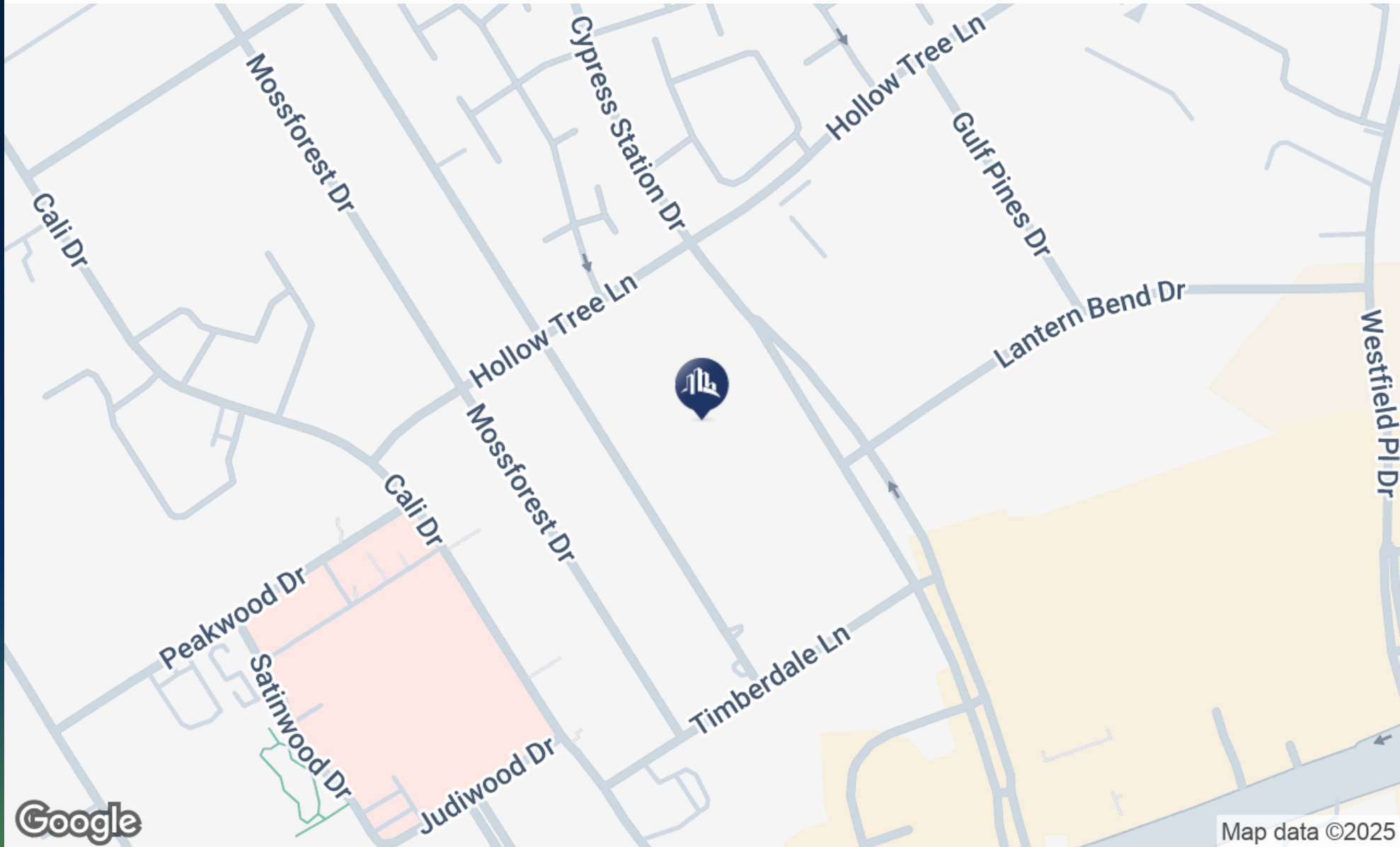
SECTION 2

LOCATION INFORMATION

Regional Map



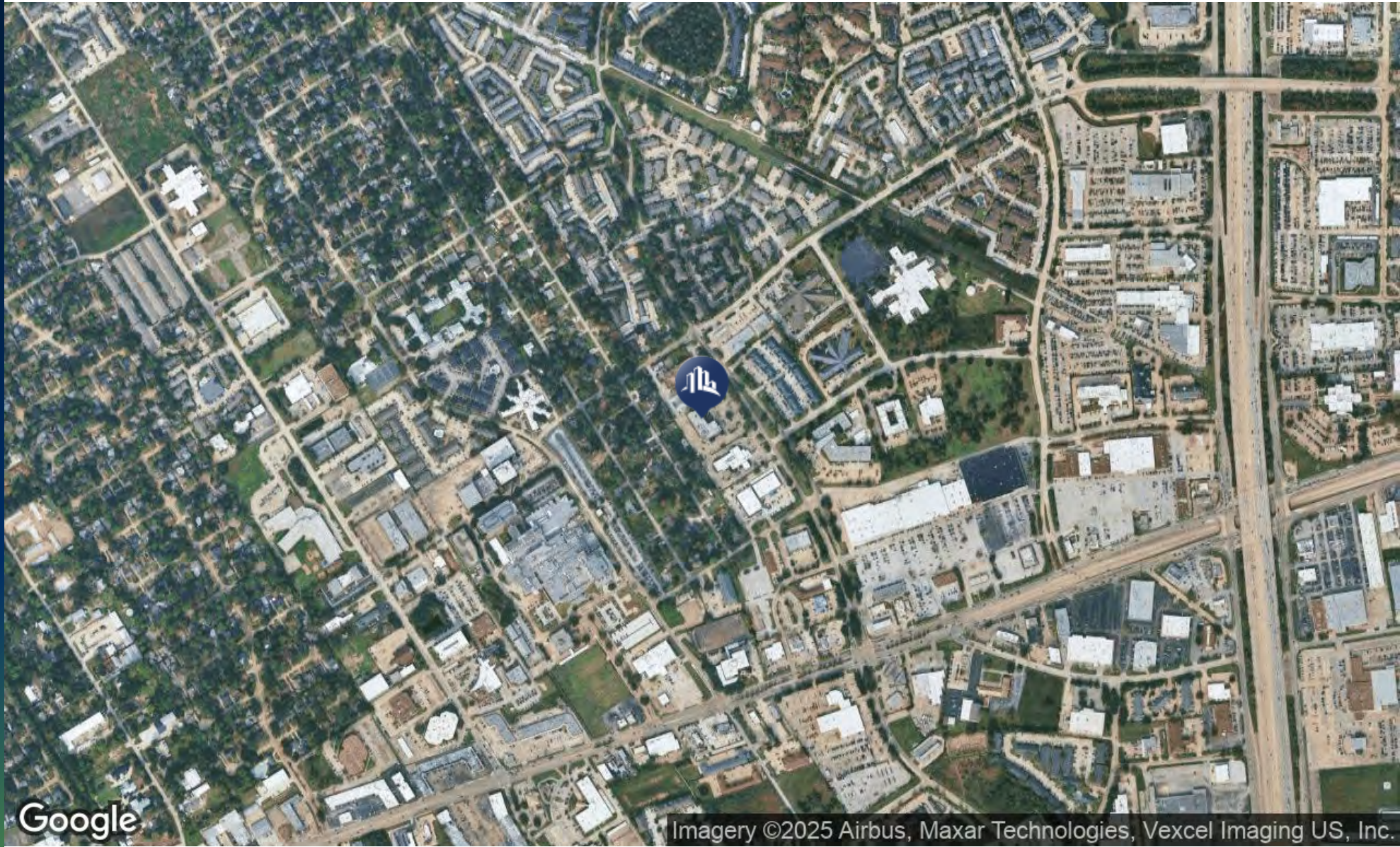
Location Map



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Aerial Map



Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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SECTION 3

SALE COMPARABLES

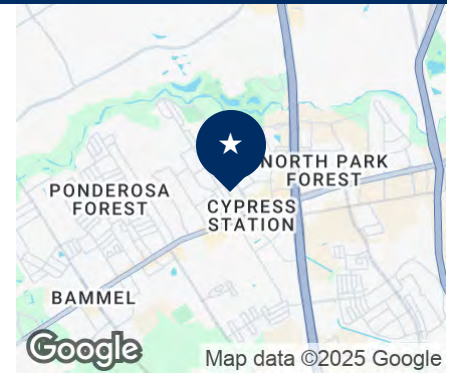
Sale Comps



CYPRESS STATION

1140 Cypress Station , Houston, TX 77090

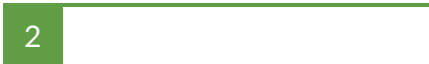
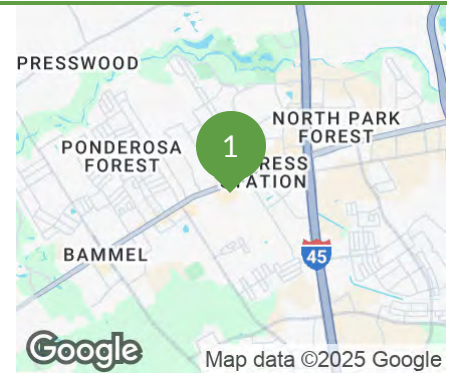
Price:	\$6,400,000	Bldg Size:	52,040 SF
Lot Size:	2.91 Acres	Year Built:	1981



FRONTIER MEDICAL LLC

837 CYPRESS CREEK PKWY, Houston, TX 77090

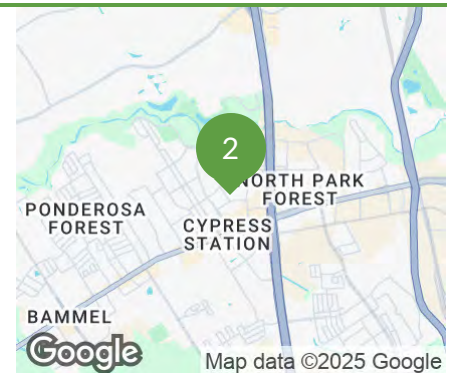
Price:	\$9,044,000	Bldg Size:	38,513 SF
Lot Size:	4.46 Acres	Year Built:	2002



205 HOLLOW TREE LN

205 HOLLOW TREE LN # 115 , Houston, TX 77070

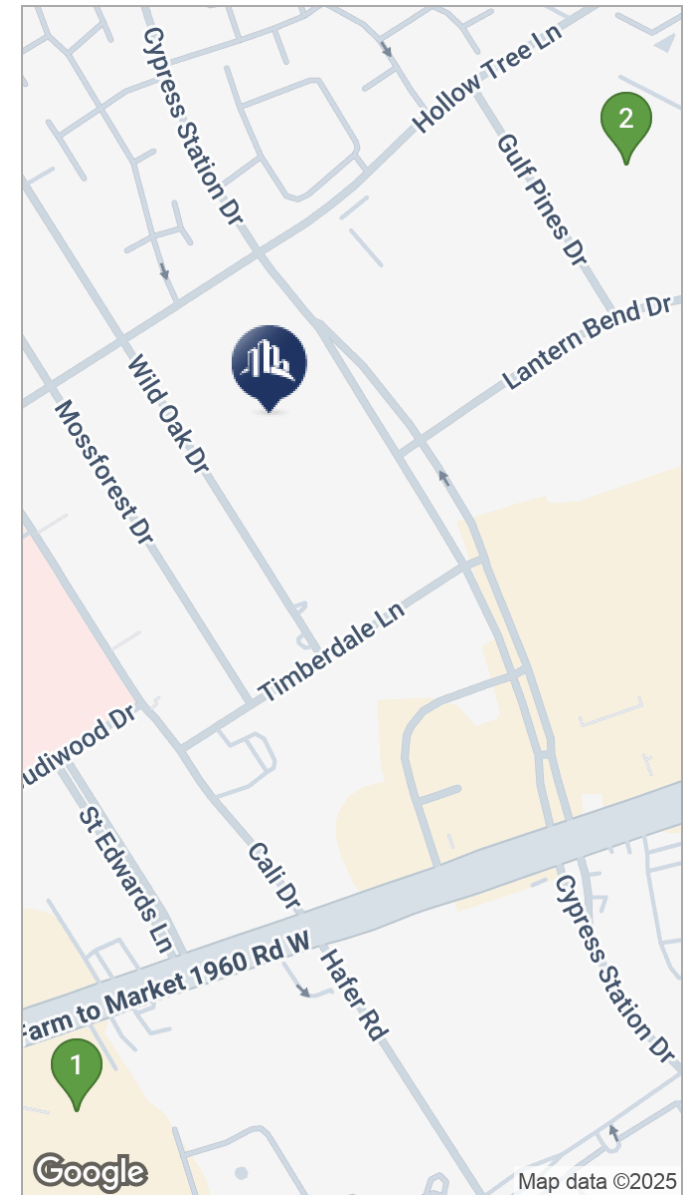
Price:	\$3,990,000	Bldg Size:	83,001 SF
Lot Size:	11.32 Acres	No. Units:	115
Year Built:	1986		



Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	Cypress Station 1140 Cypress Station Houston, TX	\$6,400,000	52,040 SF	2.91 Acres	\$122.98
1	Frontier Medical LLC 837 CYPRESS CREEK PKWY Houston, TX	\$9,044,000	38,513 SF	4.46 Acres	\$234.83
2	205 Hollow Tree Ln 205 HOLLOW TREE LN # 115 Houston, TX	\$3,990,000	83,001 SF	11.32 Acres	\$48.07
	AVERAGES	\$6,517,000	60,757 SF	7.89 ACRES	\$141.45





SECTION 4

REPURPOSE OPPORTUNITIES

Custom Page



MEDICAL

- Specialty Medical Center
- Ambulatory surgery center
- Behavioral health or rehab facility
- Life science labs / research
- Medical office condos

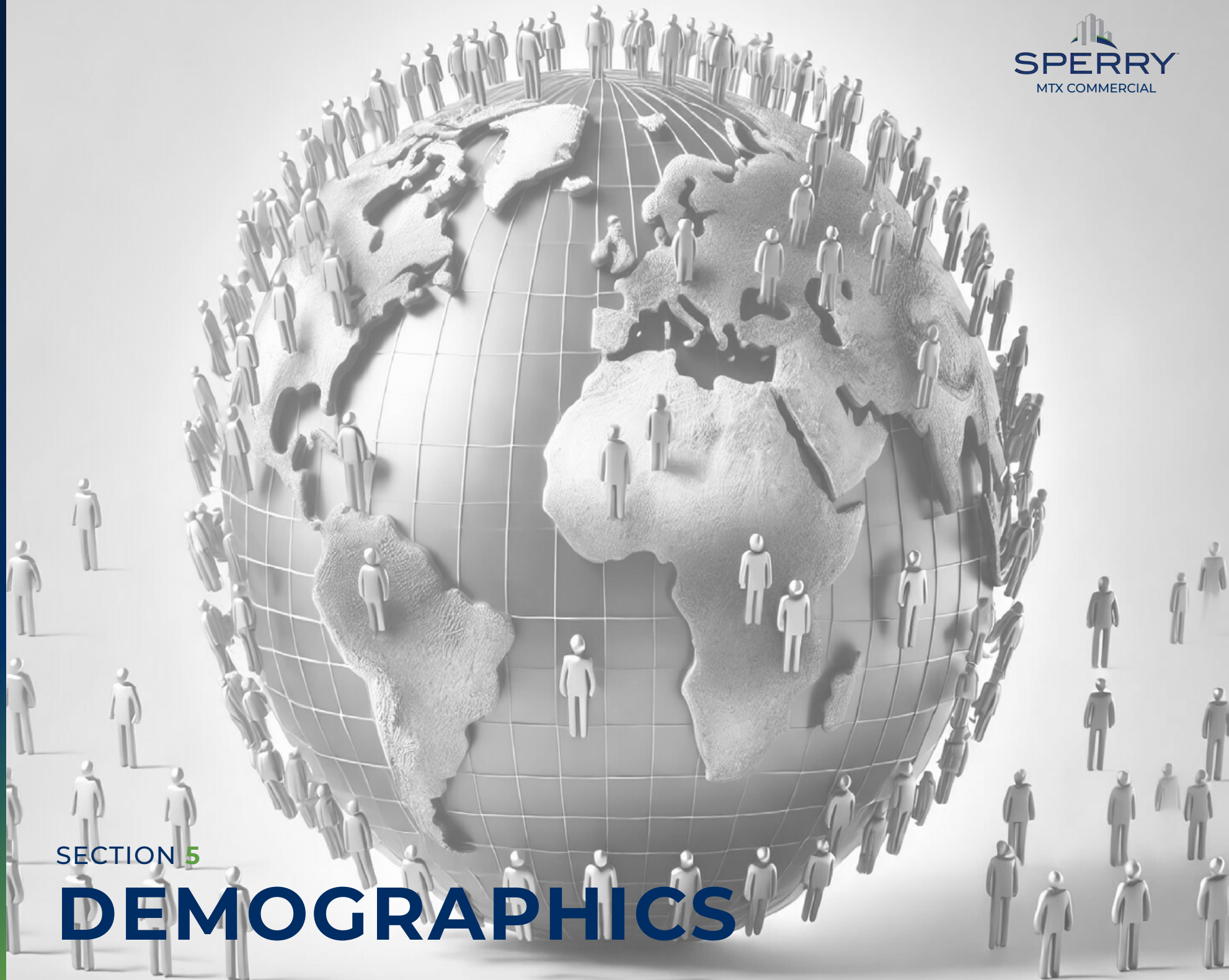


OFFICE AND MIXED USE

- Corporate HQ / regional office - Co-working / shared office - Senior living / assisted living - Outreach Center/Faith Based or Civic Campus

SECTION 5

DEMOGRAPHICS



Demographics Map & Report



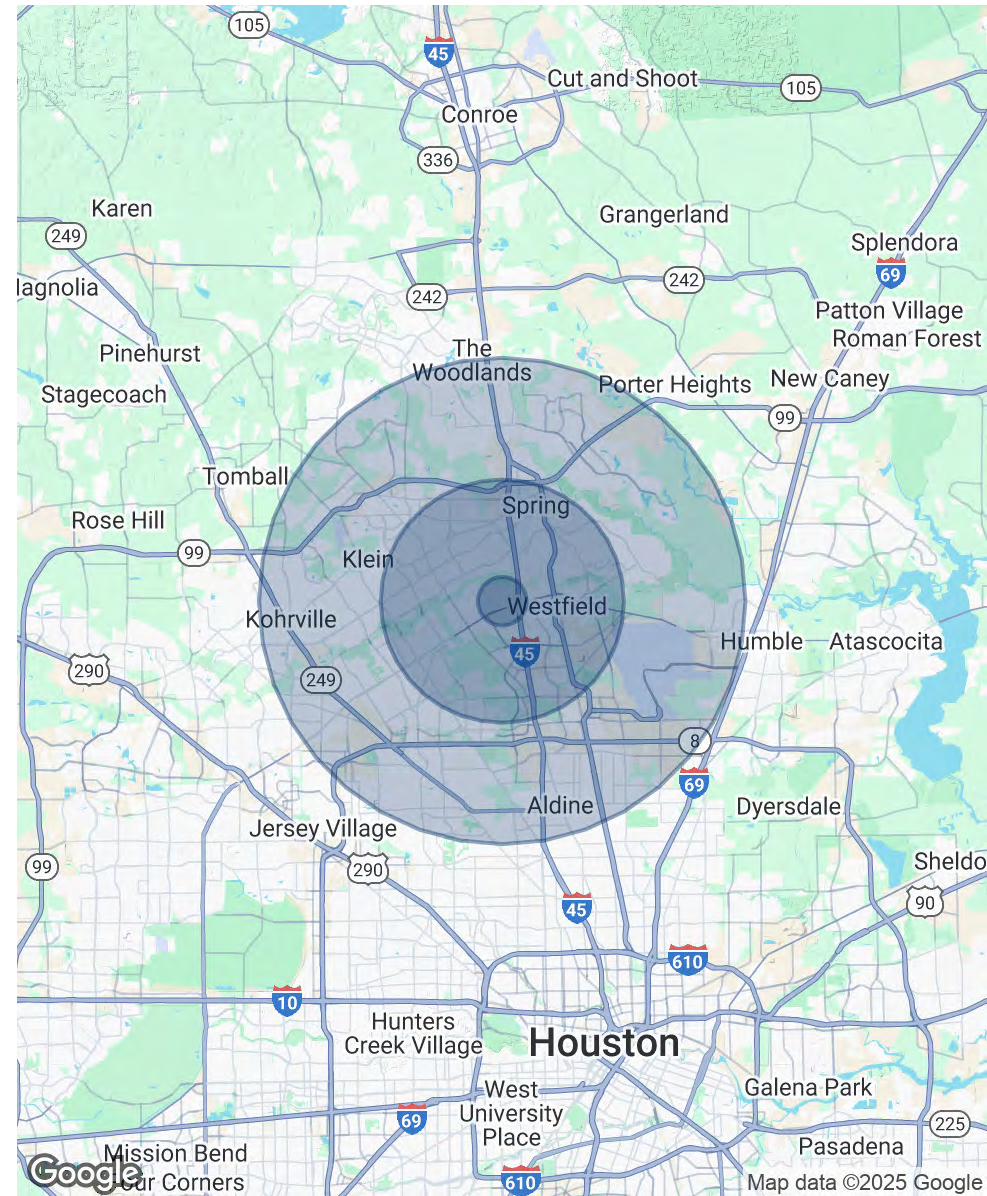
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	18,022	284,789	911,916
Average Age	34	36	36
Average Age (Male)	32	35	35
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,286	98,339	307,651
# of Persons per HH	2.5	2.9	3
Average HH Income	\$51,585	\$91,220	\$102,403
Average House Value	\$209,927	\$255,658	\$297,104

Demographics data derived from AlphaMap



SECTION 6

ADVISOR BIOS



HEATHER KONOPKA, CCIM

Managing Director

heather.konopka@sperrycga.com

Direct: 817.213.6343 | Cell: 817.715.1932

TX #0453672

PROFESSIONAL BACKGROUND

A Texas native, Heather Konopka, CCIM brings over 25 years of commercial real estate experience to her trade, specializing in land development, investment sales and 1031 exchanges in the Dallas/Fort Worth Metroplex.

As President and Owner of The HKC Group, a Sperry franchise in Fort Worth, TX, Heather's extensive knowledge of the local commercial real estate markets combined with her skills in strategic asset positioning, allow her to deliver significant value to her clients by maximizing their returns and mitigating risk.

Prior to joining Sperry, Heather served in prior roles as Senior Advisor at Marcus & Millichap, Vice President of C21 Commercial as well as Owner and Senior Investment Advisor of Sperry Van Ness/Konopka and Company. Furthermore, in the early 2000's Heather and Keller Williams co-founder, Joe Williams; collaborated to successfully implement the company's inaugural commercial division.

Recent highlights in Heather's career include successfully representing landowners in navigating the intricacies of industrial, multifamily and SFR development processes, as well as securing "off-market" multifamily properties for her private clients. Additionally, in the mid-2000's, she was a principal in a commercial land development, showcasing her hands-on approach and expertise.

MEMBERSHIPS

Affiliations:

- The Counselors of Real Estate (CRE)
- Certified Commercial Investment Member (CCIM)
- North Texas CCIM Chapter (NTCCIM)
- SPERRY Commercial Property Resolution Team (CPR)
- SPERRY National Multifamily Housing Group (Chair)
- * North Texas Commercial Association of Realtors (NTCAR)
- Texas Association of Realtors (TAR)
- MetroTex Commercial (Multiple Boards including MCDX – President)
- National Association of Realtors (NAR)
- Sperry Van Ness (SVN) Board of Advisors and Asset Recovery Team (2009 to 2011)

Awards and Designations:

- SPERRY #5 Top Broker for 2024
- * Certified Commercial Investment Member (CCIM) (Since 2005)
- Certified Commercial Investment Member (CCIM) and Instructor
- 2022 Globe St. Women of Influence Award for Investment Sales
- National Association of REALTORS® (NAR) National Commercial Award (2018)
- William C. Jennings Texas Association of Realtors Outstanding Commercial

**LADENA ODOM****Designated Broker**

ladena.odom@sperrycga.com

Direct: 972.922.2561

TX #637229

PROFESSIONAL BACKGROUND

Ladena R. Odom is a real estate professional and fair housing advocate with a decade of diverse experience in commercial sales, development, and investment.

Rooted in a strong financial foundation from her tenure at institutions like JPMorgan Chase and Bank of America, Ladena offers a unique blend of strategic insight and operational expertise. Her background in treasury sales and private banking makes her a trusted advisor to high-net-worth clients and businesses seeking expansion through real estate.

As the founder of Rooted Tree Consulting and Development and Broker of Record for Sperry Commercial Global Affiliates in the Houston Market, she has led numerous multi-million-dollar transactions. Her expertise spans all phases of development, land sales, and handling specialty commercial assets such as churches, sports facilities, and medical offices. She actively coordinates with city-led projects to transform underutilized land.

Driven, Direct, Detail-Oriented, Opportunistic, Unrelenting, and Passionate—these traits define Ladena's approach to securing success for her clients.

Serving the Central Texas, Dallas-Fort Worth, and Houston areas.



OUR COMPANY

Full Brokerage Services

We provide comprehensive acquisition, disposition, exchange, leasing and consulting services.

Our specialists average 15 years of extensive real estate experience, and are among the most experienced professionals in the industry.

Our marketing associates are diverse and come from a variety of backgrounds, many having advanced degrees and professional designations.

Sperry Commercial associates are always current on real estate trends and the forces that are shaping their local and regional markets.

Agent Specialization

Our agents are specialized in their services by:

- ✓ Property Type Discipline
- ✓ Sales and / or Leasing Expertise
- ✓ Geographic Area Focus

Each Sperry Commercial associate knows the buyers, the buildings, the property owners, building characteristics, market rents, vacancy factors, employment drivers, business growth, recent sales, market trends, and demographics in their market area.

Commercial Real Estate Sales

Leasing Services

Full Range of Asset Categories

- | | |
|----------------|--------------------|
| ✓ Multi-Family | ✓ Land |
| ✓ Retail | ✓ Hospitality |
| ✓ Office | ✓ Mobile Home Park |
| ✓ Industrial | ✓ Special Purpose |

