

For Sale!



For Sale, Free standing office space

15440 Ridge Park Dr, 77095

Shayan Malayerizadeh

832-278-3711 | Shayan@WalzelProperties.com

For Sale, Free standing office space

Freestanding 3,000 SF office on 0.39 acres in Copperfield with 14 parking spaces, open floor plan, high ceilings, strong visibility, metal roof, and easy access to Hwy 290 & Hwy 6. Ideal for medical or professional use.

Shayan Malayerizadeh

832-278-3711

Shayan@WalzelProperties.com

Property Details

- 3,000 SF Office / 0.39 Acres Land in CopperField
- 14 Parkings
- Reception Area, Private Office, Inventory room, Kitchenette/breakroom
- Open Floor plan with flexibility for any business
- High Drop Ceilings with professional showroom lighting
- Metal Roof Installed on Property
- Front Property with strong visibility
- Ideal for a wide range of business including Medical and Professional
- Close Proximity to Hwy 290 and Hwy 6

Price:
\$810,000.00



Property Description

This exceptional opportunity features a freestanding office property offering 3,000 square feet of versatile office space situated on a 0.39-acre lot in the highly desirable Copperfield area. The building includes 14 on-site parking spaces, a welcoming reception area, private office, inventory/storage room, and a fully equipped kitchenette/breakroom. The open floor plan allows for easy customization to suit a wide variety of business needs. Designed with both function and presentation in mind, the property boasts high drop ceilings with professional showroom-style lighting, creating a bright, modern, and professional environment. A durable metal roof has been installed, adding long-term value and reduced maintenance. Positioned as a front-facing property with strong street visibility, this location is ideal for attracting clients and customers. The space is well-suited for medical, professional, or service-based businesses. Conveniently located with quick access to Highway 290 and Highway 6, the property offers excellent connectivity for employees and clients alike.



Property Photos



Property Photos



Property Photos

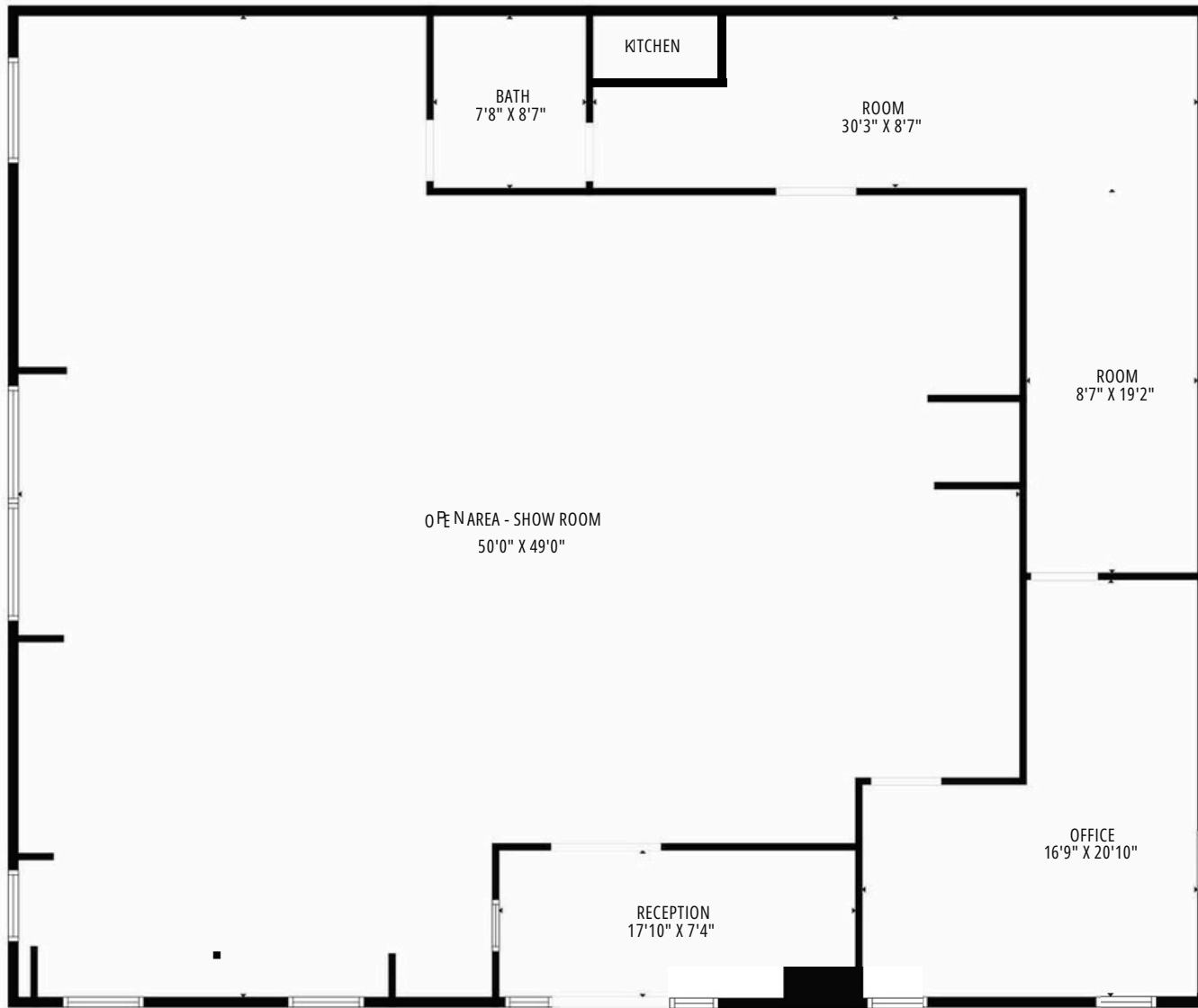


Aerial Photo

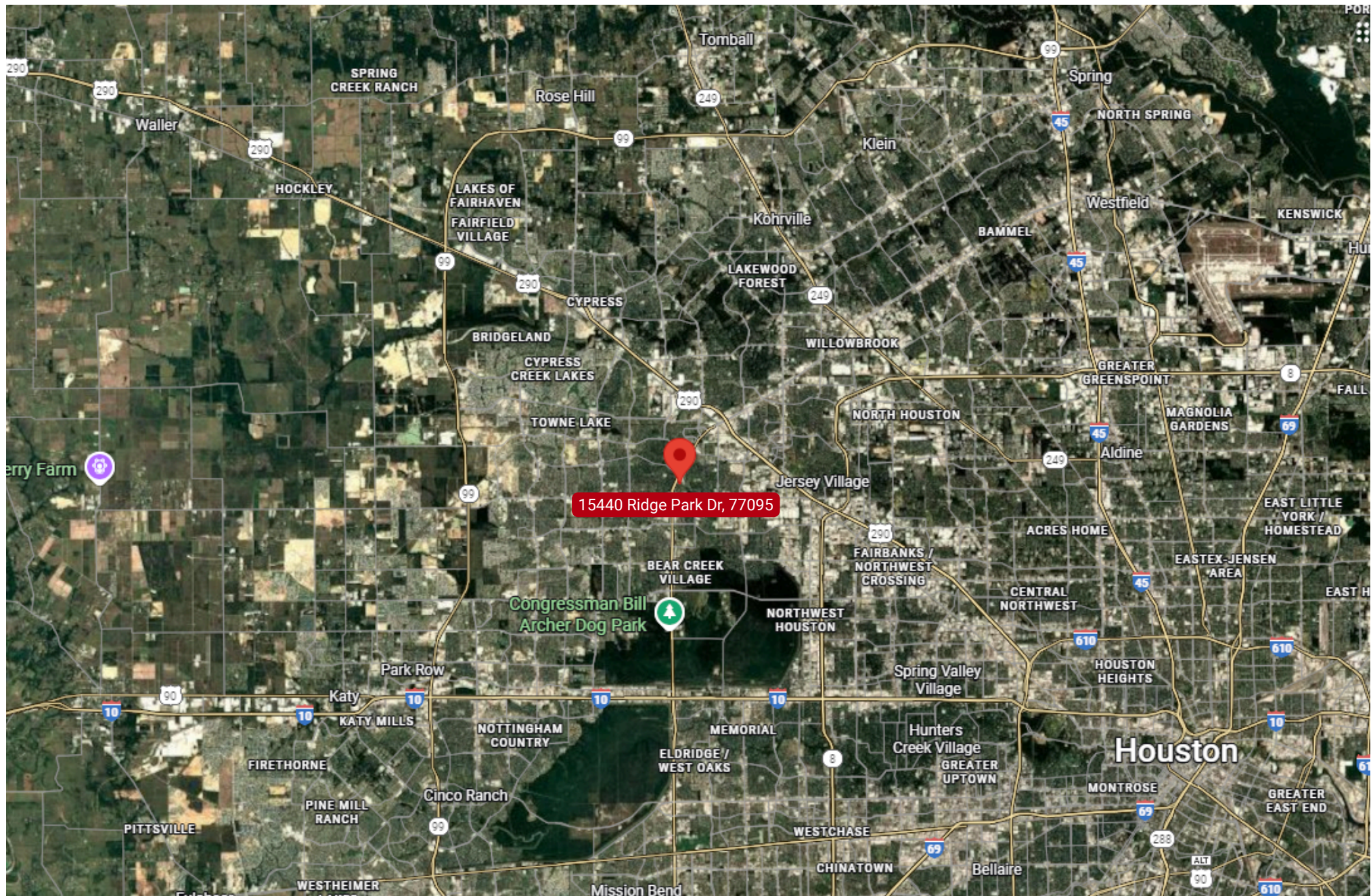




Floor Plans



Regional Map





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.

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.

Walzel Properties	9004621	shelly@walzelproperties.com	832-674-4960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Walzel Properties	9004621	shelly@walzelproperties.com	832-674-4960
Designated Broker of Firm	License No.	Email	Phone
Shelly Walzel	469868	shelly@walzelproperties.com	832-674-4960
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shayan Malayerizadeh	720736	Shayan@WalzelProperties.com	832-278-3711
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