



FOR LEASE

Spring Cypress Flex Business Center

12338 Spring Cypress Rd
Tomball, 77377

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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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.

For More Information

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LandPark Commercial

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PROPERTY HIGHLIGHTS

- Brand New Construction
- 3 Phase Power
- 20 ft Clear Height
- 16 ft Overhead Doors
- Office, bathroom, coffee bar included in spec build out
- Multiple Overhead Doors (Grade Level)
- Build to Suit
- Located in Tomball

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.



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SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Building 1	1,372 SF - 8,230 SF	\$15.00 (sf/yr + NNN)
Building 2	1,372 SF - 8,230 SF	\$15.00 (sf/yr + NNN)
Building 3	1,372 SF - 8,230 SF	\$15.00 (sf/yr + NNN)
Building 4	1,980 SF - 7,920 SF	\$15.00 (sf/yr + NNN)
Building 5	1,980 SF - 7,920 SF	\$15.00 (sf/yr + NNN)
Building 6	1,980 SF - 7,920 SF	\$15.00 (sf/yr + NNN)
Building 7	1,980 SF - 7,920 SF	\$15.00 (sf/yr + NNN)

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

Availability

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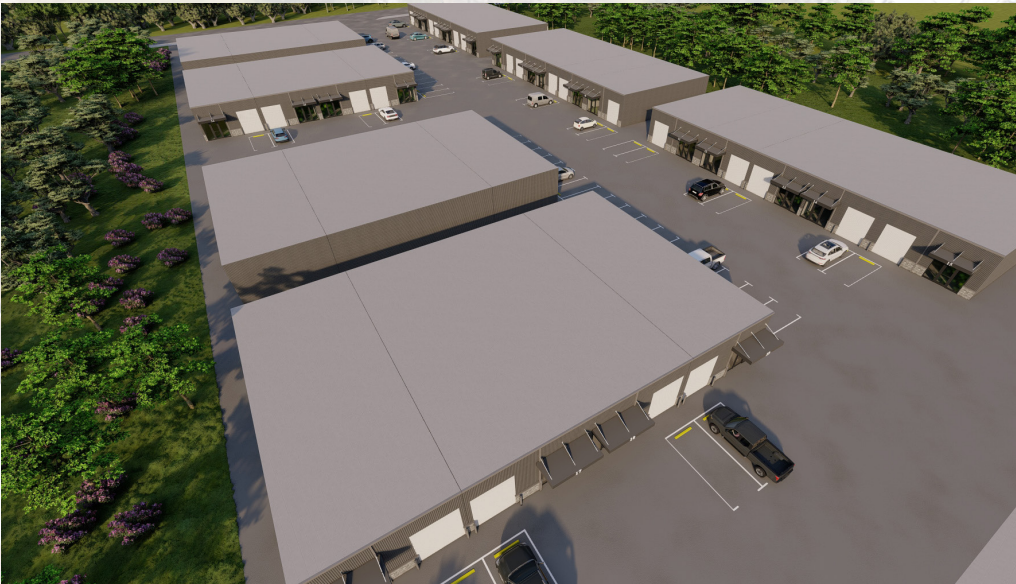
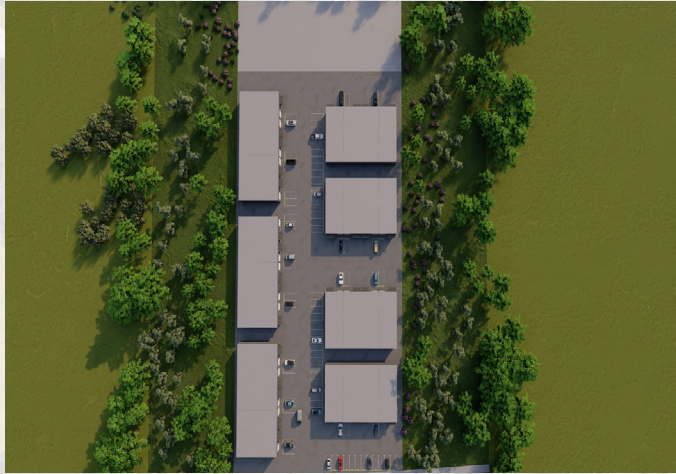
FOR LEASE



Photos

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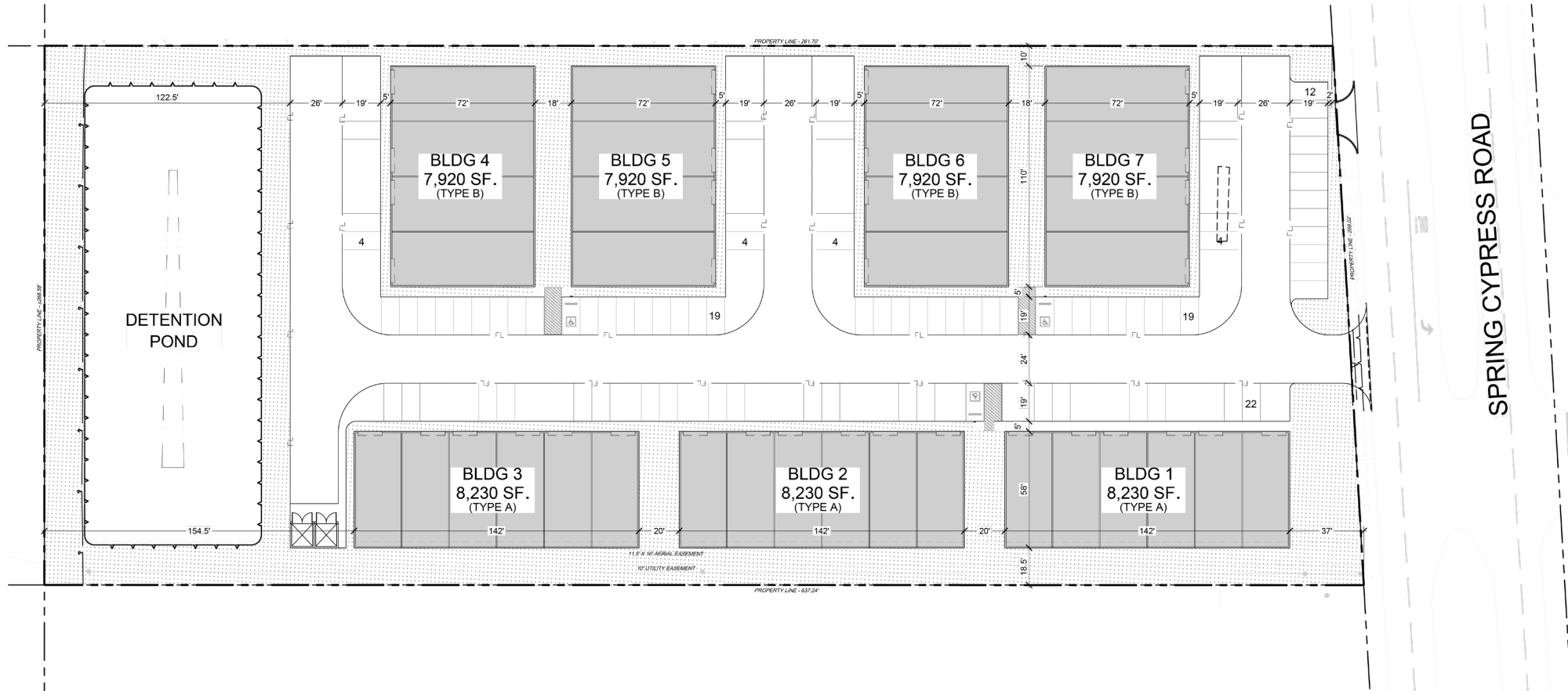
FOR LEASE



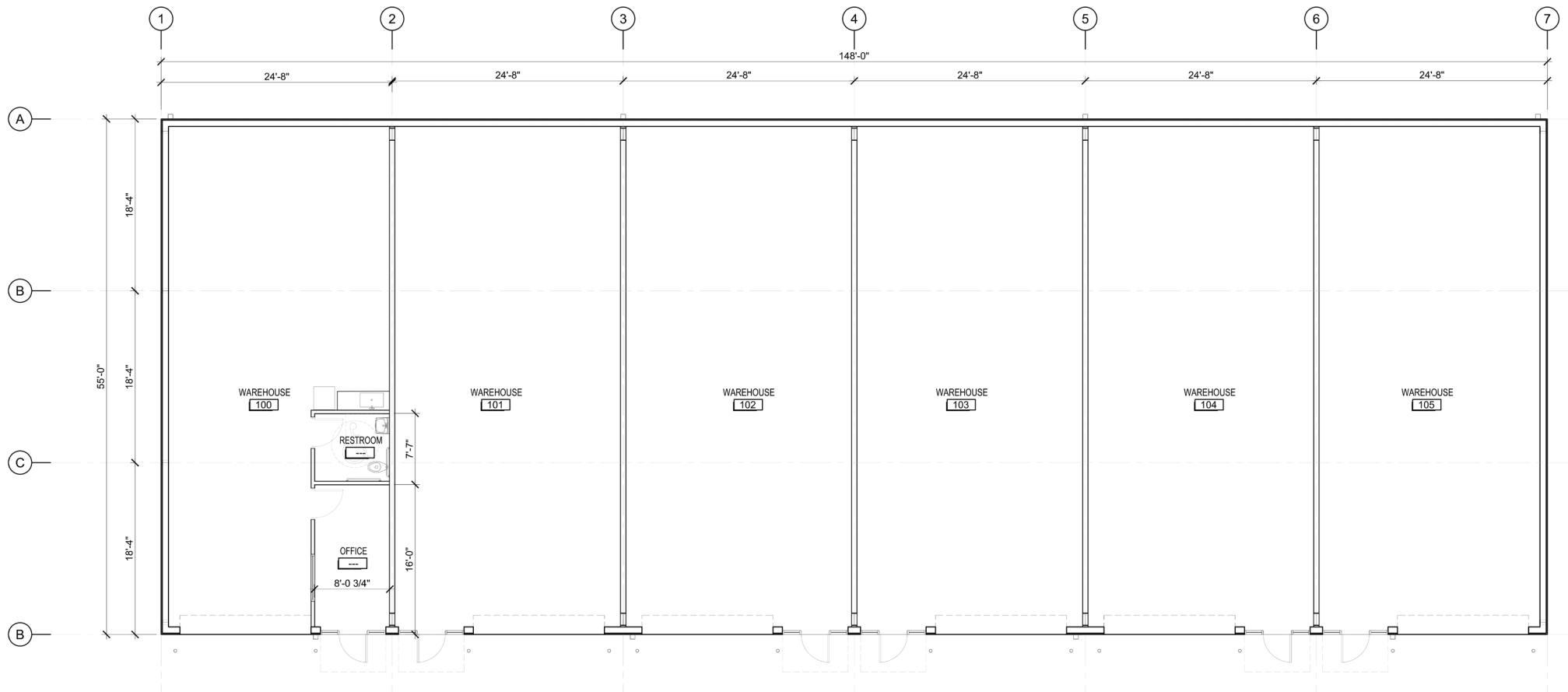
Photos

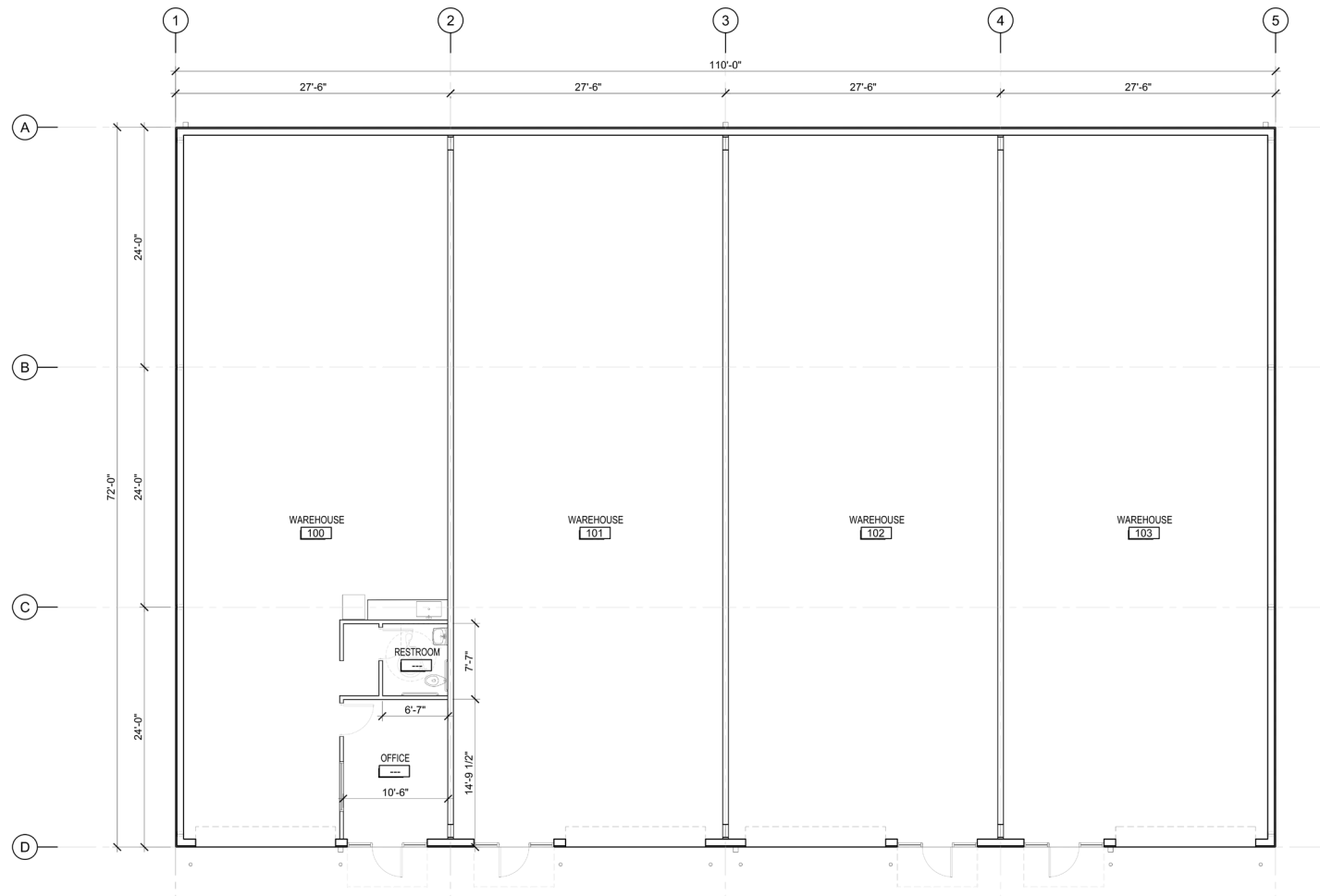
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Site Plan





A map of the Houston area with a green overlay indicating a land park for lease. The map shows major highways, city names, and a specific location marked with a green pin and text: "12338 SPRING CYPRESS RD, TOMBALL, TX 77377". The word "LANDPARK" is written in large, stylized letters at the top left, and "FOR LEASE" is written in large, bold letters at the top right. A north arrow is located in the bottom right corner.

[illegible][illegible]

A map of the Houston, Texas area, showing major highways, cities, and a specific location marked with a green pin. The map is titled "LANDPARK" in the top left corner and "FOR LEASE" in the top right corner. The location marked is "12338 SPRING CYPRESS RD, TOMBALL, TX 77377". The map includes labels for various cities and towns such as Houston, The Woodlands, Spring, Tomball, Humble, and Baytown. Major highways like I-10, I-45, I-69, and I-610 are shown. A north arrow is located in the bottom right corner.





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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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