

FOR SALE OR LEASE

\$1,300,000
\$10,000/Mo. (NNN)

MULTIPLE BUILDINGS ON +/- 2.44 ACRES ON TELGE ROAD
15906 TELGE ROAD, CYPRESS, TX 77429



JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM





PROPERTY HIGHLIGHTS



Location

15906 Telge Rd
Cypress, TX 77429



Asking Price

\$1,300,000
\$10,000/month (NNN)



Size

+/- 11,292 SF on
+/- 2.44 Ac

Contact:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

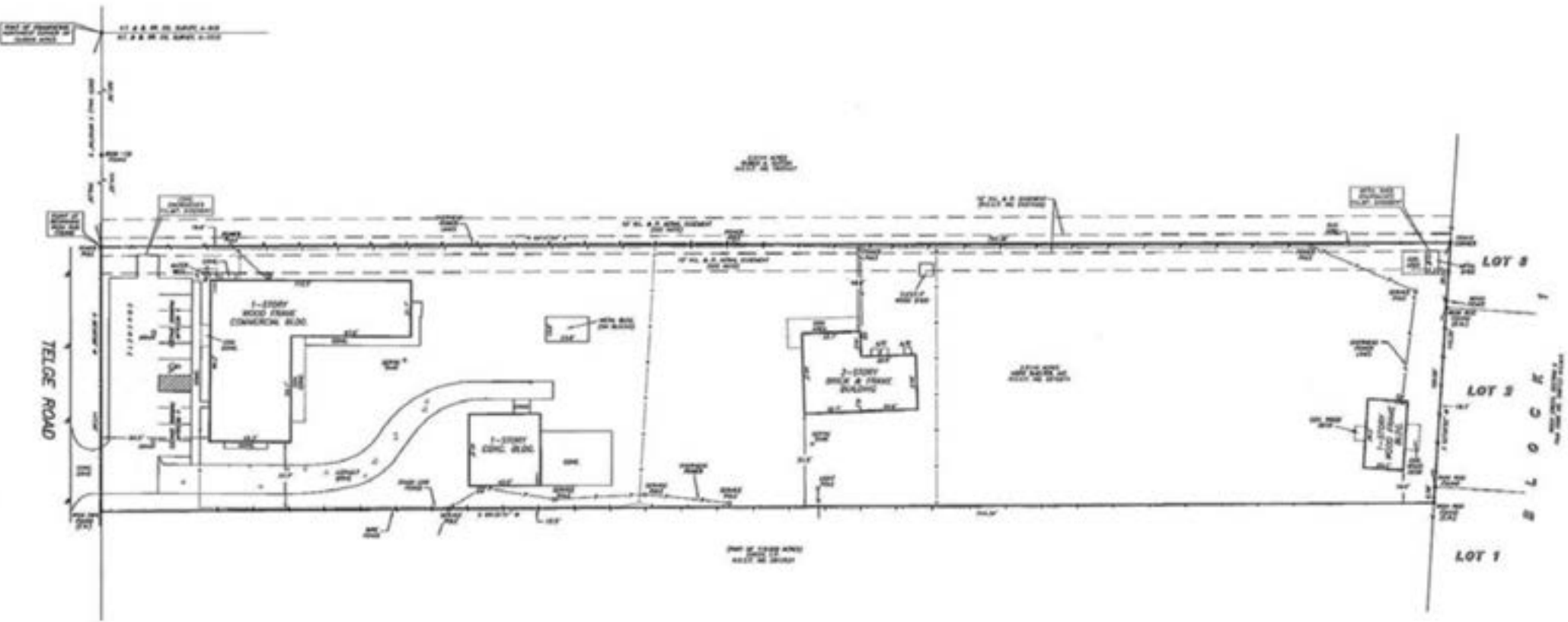
- Total of +/- 11,292 SF of office/retail space and approximately 1,600 SF of separate warehouse space on +/- 2.44 acres of land
- Main building includes 6 private offices, a commercial kitchen with large pantry, dispatch room, 10 bedrooms, 4 full bathrooms with showers and 1 half bathroom
- Located on Telge Road, less than half a mile north of Spring Cypress Road and just 3 miles south of the Grand Parkway
- Great visibility with approximately 147 feet of frontage on Telge
- Completely fenced and gated
- Great for retail/office uses or live/work opportunity
- Located in Harris County and Cy-Fair ISD with a total tax rate for 2023 of \$1.77 per \$100.00 of assessed value
- Owner financing available; call Broker for more information
- Full demographic package available







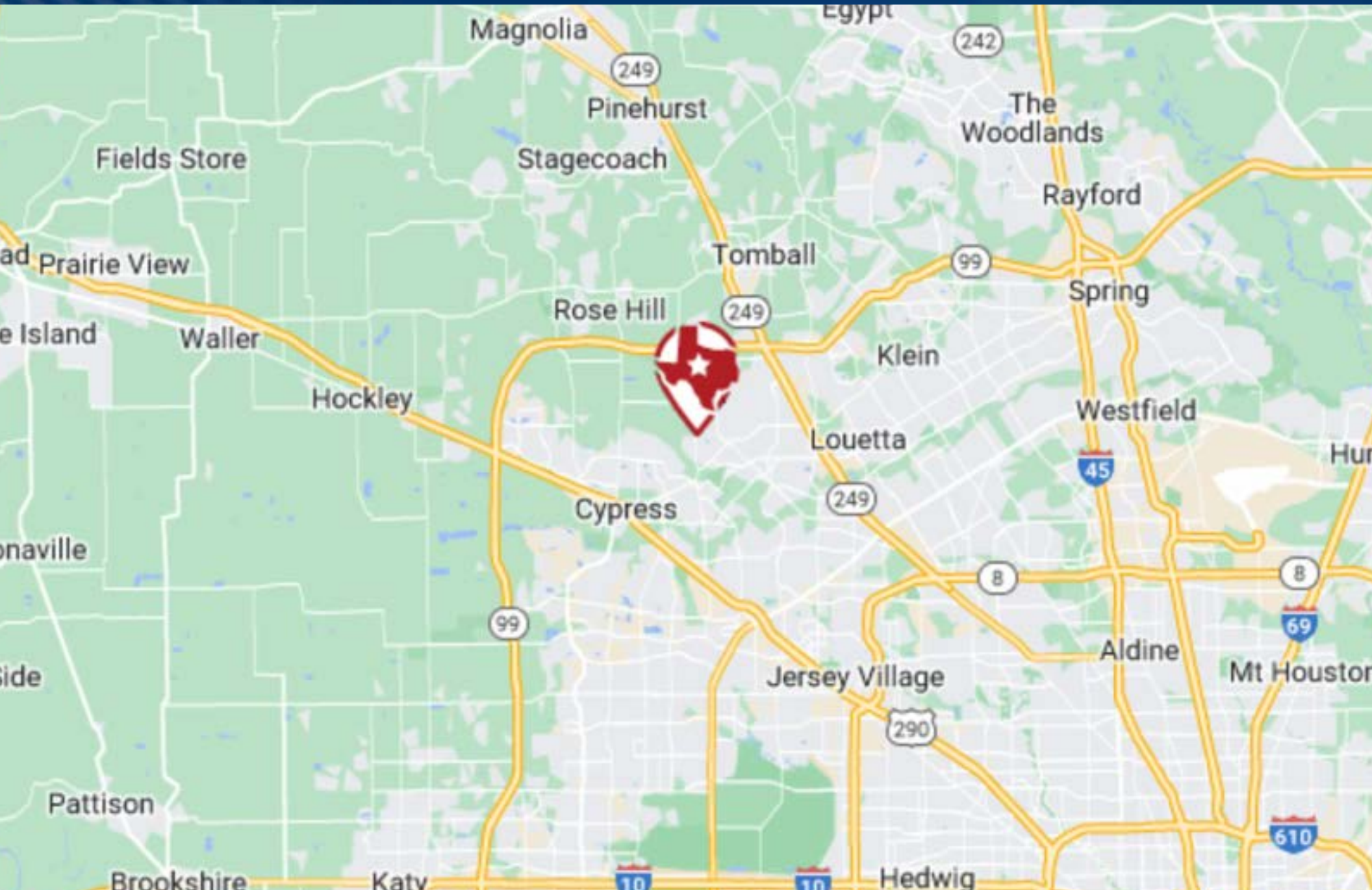
PROPERTY SURVEY



PROPERTY LAYOUT



LOCATION MAP



MARKET AERIAL



Pampered Little Paws

Copper Bend
at Indian Trails

Circle K

Grant Rd

Milano Nail Spa Grant

H-E-B

ClearWater Express Wash

ibious Excavator

Rock Creek
Community Center

Creekside

Winding Springs Dr

Blanco Falls Ln

Jct Creek Ln

Pristine La

es
gn

HOGMAN-OUTDOORS

Boerne Country Drive.

Telge Road RV Storage

Cypress Cree

Cypress Germa
Shepherds

Arch Machinery

DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

15906 Telge Rd, Cypress, Texas, 77429
Ring of 1 mile

KEY FACTS

6,197

Population

34.9

Median Age



1,971

Households

\$108,669

Median Disposable Income

EDUCATION

4.4%

No High School Diploma



8.8%

High School Graduate



30.3%

Some College/
Associate's Degree



56.5%

Bachelor's/Grad
Prof Degree



6,197

2023 Total
Population (Esri)

INCOME



\$132,868

Median Household
Income



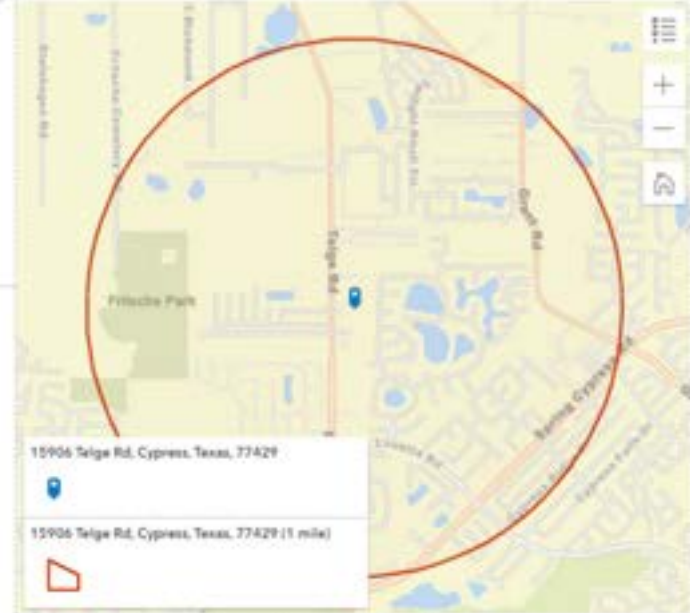
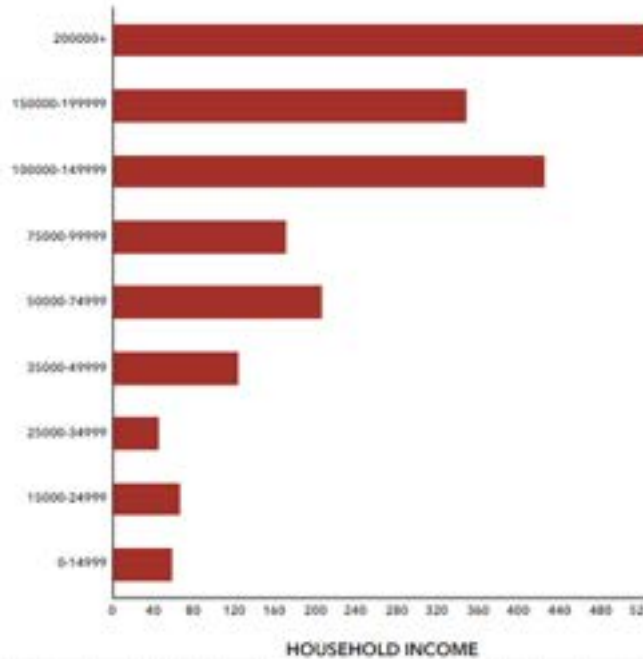
\$53,585

Per Capita Income



\$592,848

Median Net Worth



EMPLOYMENT

80.2%

White Collar

10.1%

Blue Collar

10.6%

Services

2.1%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



Information About Brokerage Services

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 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	_____	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	_____
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
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

TAR 2501 This form was produced by the subscriber named below through Texas FormSource. IABS 1-0
 Texas C.R.E.S., LLC, 1900 South Loop West, Suite 1000, Houston, TX 77058 Phone: (713) 473-7200 Fax: _____ New 1/2015
 They Say Produced with eForm by zipsign 14079 River Mile Road, Frisco, Michigan 48068 www.zipsign.com





Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

