



**RETAIL/OFFICE/MEDICAL SPACE FOR LEASE**  
**8201/8303 CYPRESSWOOD DRIVE**

Spring, TX 77379



# PROPERTY INFORMATION

**ADDRESS:** 8201/8303 Cypresswood Dr,  
Spring, TX 77379

**AVAILABILITY:** #8201 - 6,066 SF (Tenant currently  
operating month-to-month)  
#8303 - 6,050 SF

**PRICE:** Call For Pricing

## HIGHLIGHTS:

Two freestanding buildings fully built-out as  
offices

Fronting Cypresswood Dr, convenient  
access and great visibility

Great for office or medical

At the entrance to 190-unit senior independent  
living home (Conservatory at Champion Forest)

Close proximity to Kroger-anchored  
shopping center and other national retailers

**TRAFFIC COUNTS:** Cypresswood Dr - 20,776 VPD  
Champion Forest Dr - 19,134 VPD

## DEMOGRAPHICS:

**1 Mile**

**3 Mile**

**5 Mile**

Population	8,425	108,474	1128,311
------------	-------	---------	----------

Average HH Income	\$130,485	\$106,327	\$102,805
-------------------	-----------	-----------	-----------

Households	3,355	40,810	47,553
------------	-------	--------	--------



# EXT. PHOTOS



#8201



#8303



#8303

# INT. PHOTOS



#8303



#8303



#8201



#8201

# AERIAL

CHAMPION FOREST - 1,770  
HOUSEHOLDS

LOUETTARD - 37,473 VPD

CHAMPION FOREST DR - 19,134 VPD

CYPRESSWOOD DR - 20,776 VPD



#8303  
6,050 SF

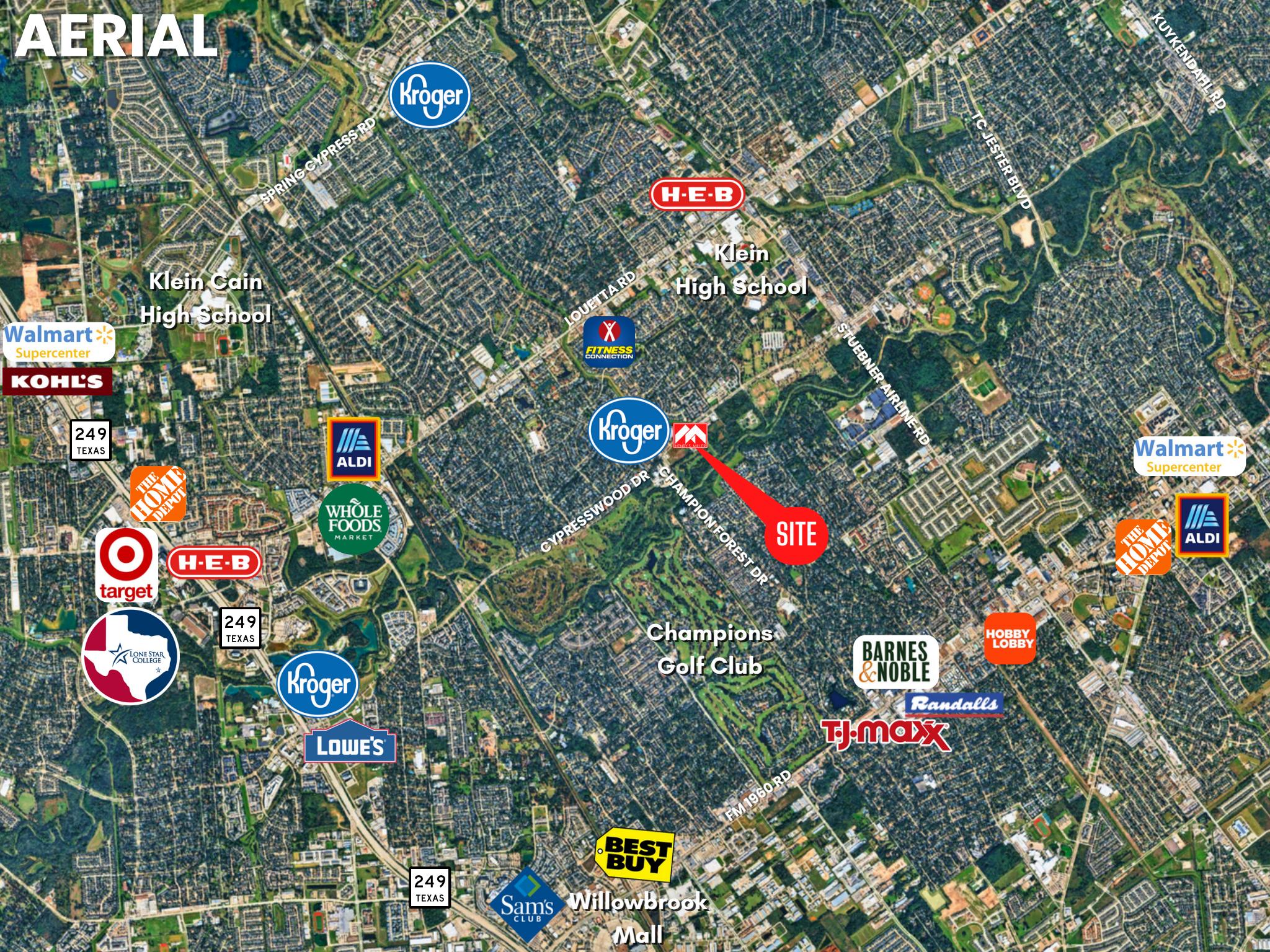
#8201  
6,066 SF  
DO NOT DISTURB TENANT

SENIOR INDEPENDENT LIVING  
COMMUNITY - 190 UNITS

CYPRESSWOOD - 1,938  
HOUSEHOLDS

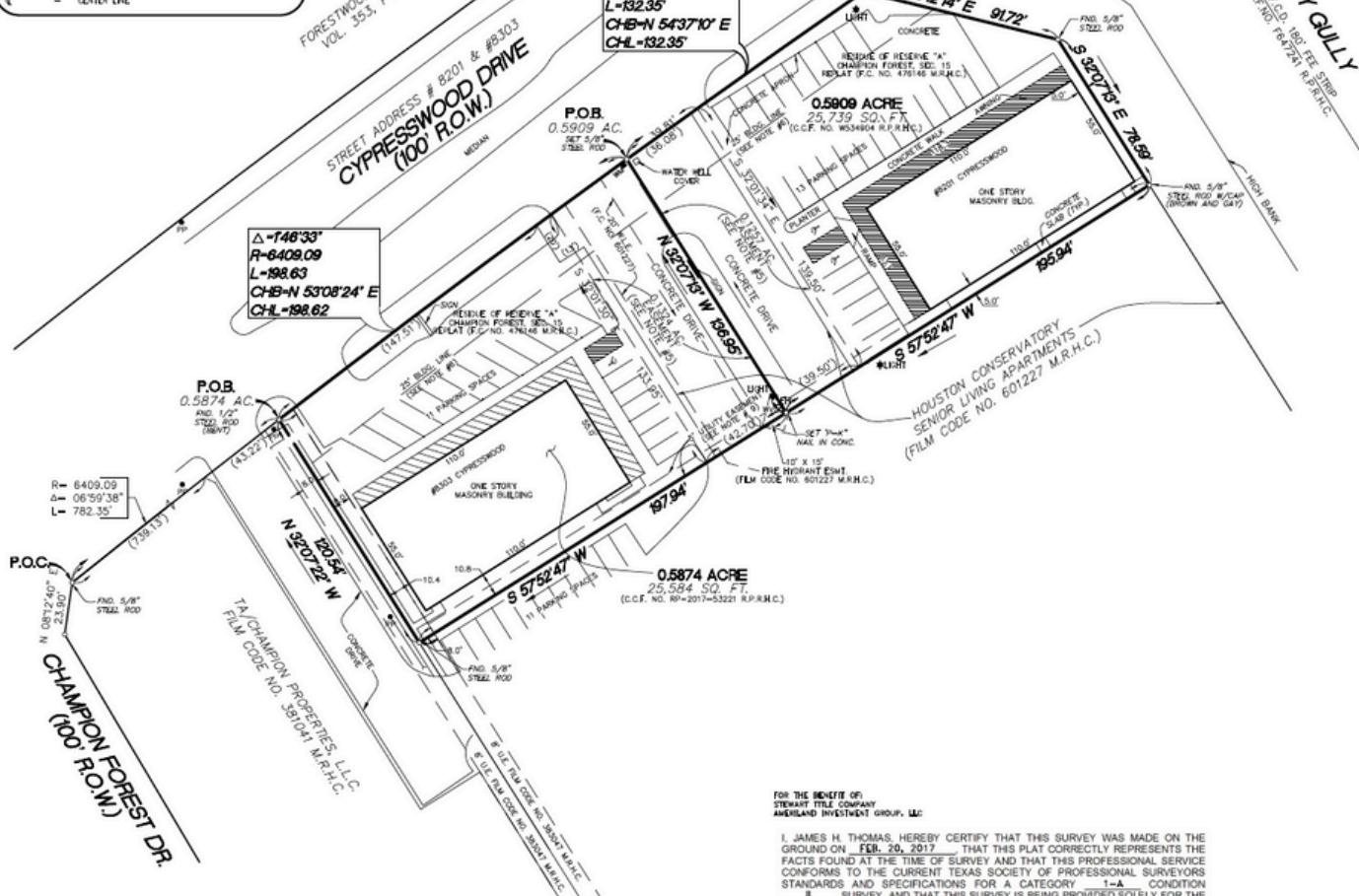


# AN AERIAL

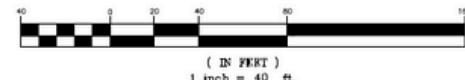


# SURVEY

8201/8303 Cypresswood Dr, Spring, TX 77379



## GRAPHIC SCALE



Notes:

1. The bearings for this survey are based on the map or plat of Champion Forest, Sec. 15, Replat recorded under Film Code No. 476146 of the M.R.H.C.
2. This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Company under G.F. No. 17201046777 with an effective date of January 30, 2017. This surveyor has not abstracted the subject property.
3. The subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality). The property is subject to the terms, conditions, and provisions of City of Houston Ordinance No. 2013-343, adopted 4/24/2013 (amended Ch. 42) pertaining to, among other things, the platting and re-platting of real property and to the establishment of buildings (25 feet along major thoroughfares and 10 feet along other streets).
4. This property is subject to certain restrictive covenants as set forth in Film Code No(s). 476146 and 601227 of the Map Records of Harris County.
5. This property is subject to a reciprocal access easement agreement recorded under County Clerk's File no. W547925 of the Real Property Records of Harris County, Texas, as shown herein.
6. This property is subject to a building set back line 25 feet in width along the northwest property line as reflected by the plats recorded under Film Code No(s). 476146 and 601227 of the Map Records of Harris County, Texas, as shown herein.
7. A portion of the subject property is located in Zone AE which are areas considered to be inside the 100 year flood plain and a portion of the subject property is located in Zone X, which are areas to be outside the 100 year flood plain, as reflected on F.E.M.A. Flood Insurance Rate Map Community Panel No. 4820870245M for Harris County, Texas and Incorporated Areas, dated October 16, 2013. (See note #10)
8. This property is subject to a reciprocal parking easement agreement recorded under County Clerk's File No. 20110164952 of the Real Property Records of Harris County, this easement is blanket in nature and therefore not plottable.
9. This property is subject to a 5-foot-wide utility easement along the Southeasterly property line, as described in instrument filed for record under C.C.F. No. 20110175573 of the R.P.R.H.C., Texas, as shown herein.
10. This property is subject to the terms and conditions of that certain notice of variance for flood plain management, as set forth in instruments filed for record under C.C.F. No(s). U687100 and Y641042 of the R.P.R.H.C.

PLAT SHOWING A LAND TITLE SURVEY OF  
A 0.5909 ACRE TRACT AND A 0.5874 ACRE  
TRACT OF LAND OUT OF RESTRICTED  
RESERVE "A", BLOCK 1 OF CHAMPION  
FOREST, SEC. 15, REPLAT, F.C. NO. 476146  
AND OUT OF HOUSTON CONSERVATORY  
SENIOR LIVING APARTMENTS, F.C. NO.  
601227 M.R.H.C., IN HARRIS COUNTY,  
TEXAS.

DATE: 04/21/11  
REVISED: 02/22/17

SCALE: 1" = 40'

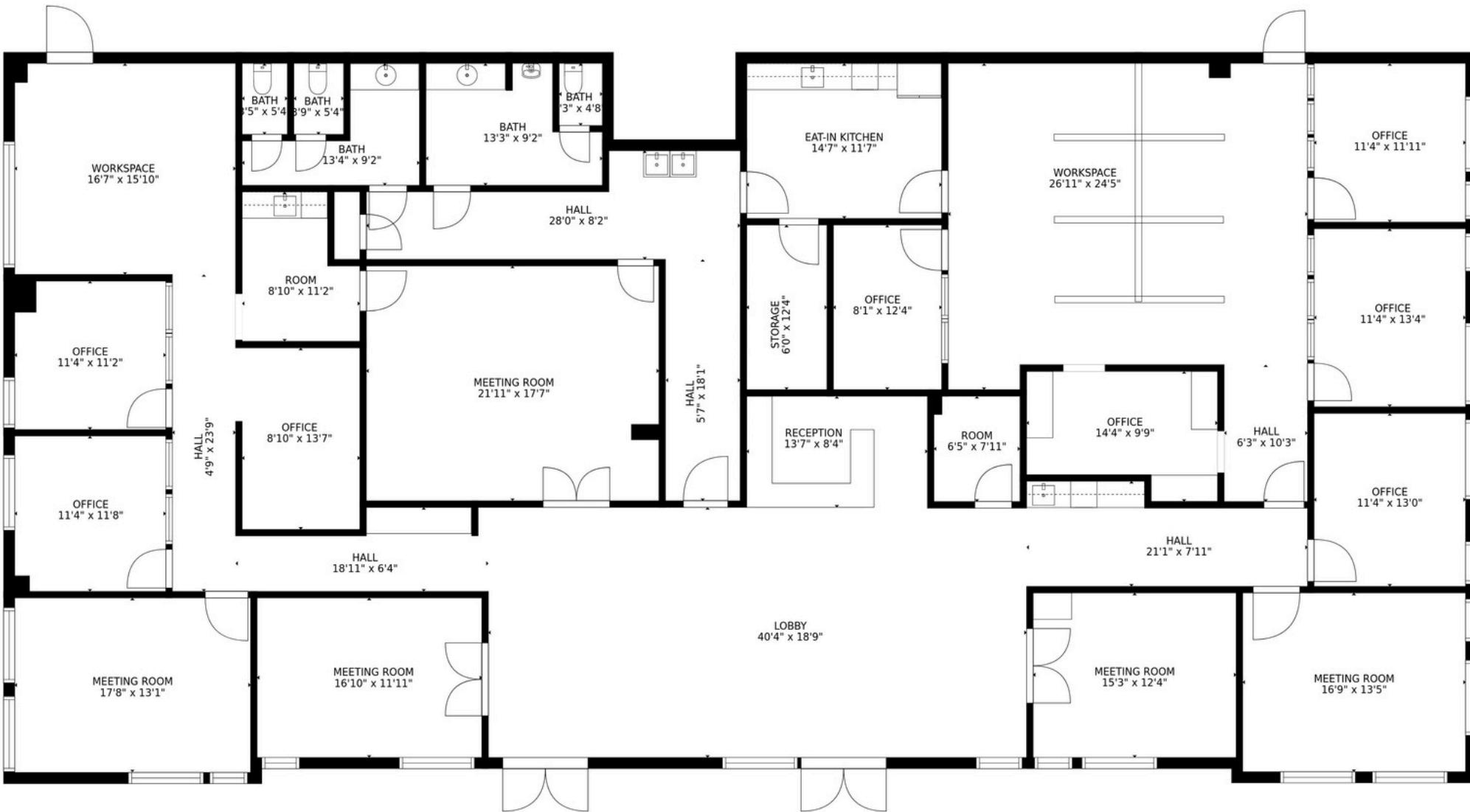
COPYRIGHT 2017  
*Thomas Land Surveying*  
14340 Terry Classics, Suite 270  
Houston, Texas 77014  
PHONE: (281) 440-7730  
FAX: (281) 440-7737  
jim@thomaslandsurveying.com

FIELD CREW	CAD OPERATOR	CHECKED BY
LC	JGT	CKF MN

PROJECT NAME: PROJECT DATE: JOB NO: 13995  
PROJECT ADDRESS: 8201 CYPRESSWOOD DRIVE REF. NO: 13995

# FLOOR PLAN

8201 Cypresswood Dr, Spring, TX 77379

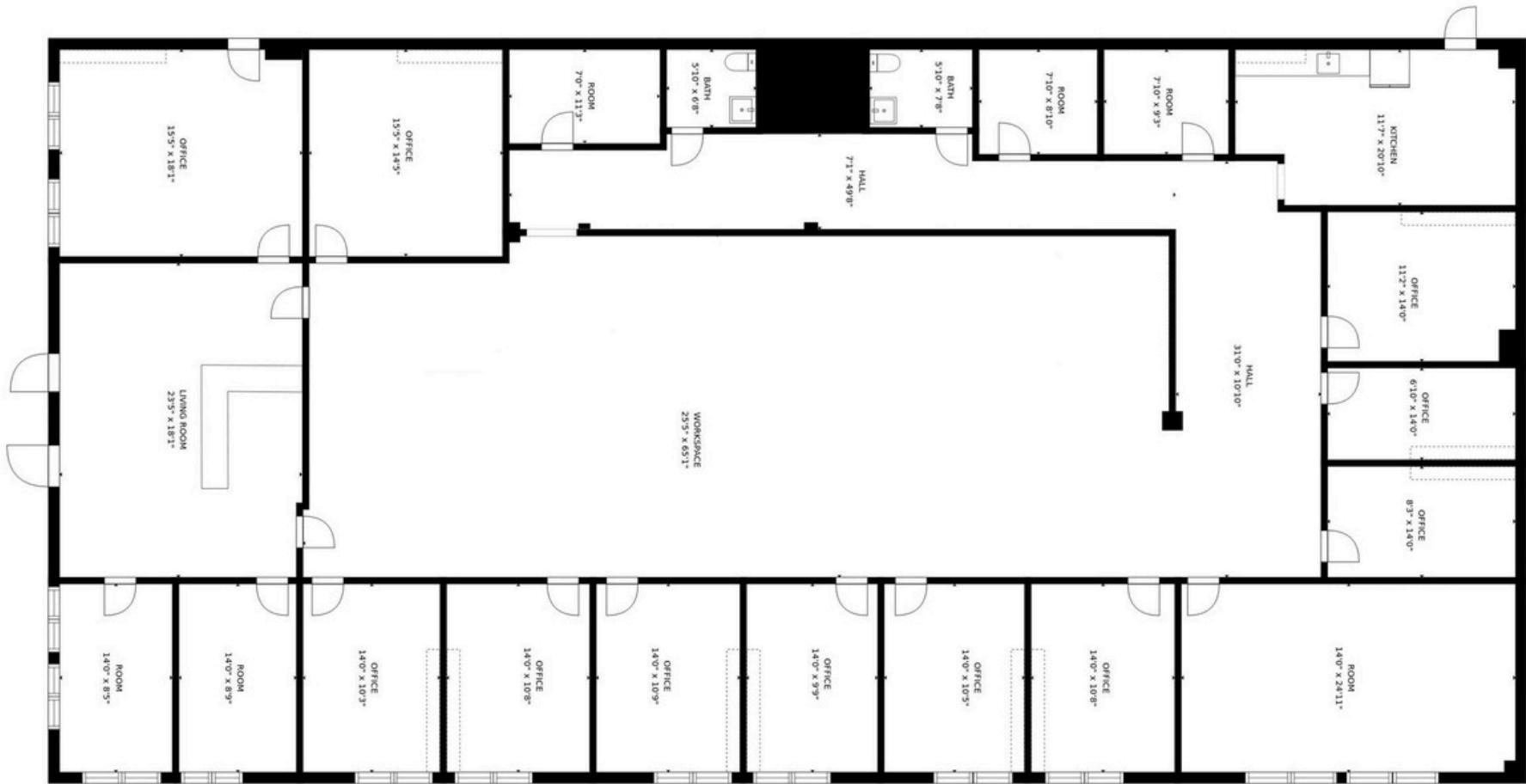


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN

8303 Cypresswood Dr, Spring, TX 77379

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## CONTACT US

### COLLIN LESTER

Senior Associate

(713) 829-3243 Direct

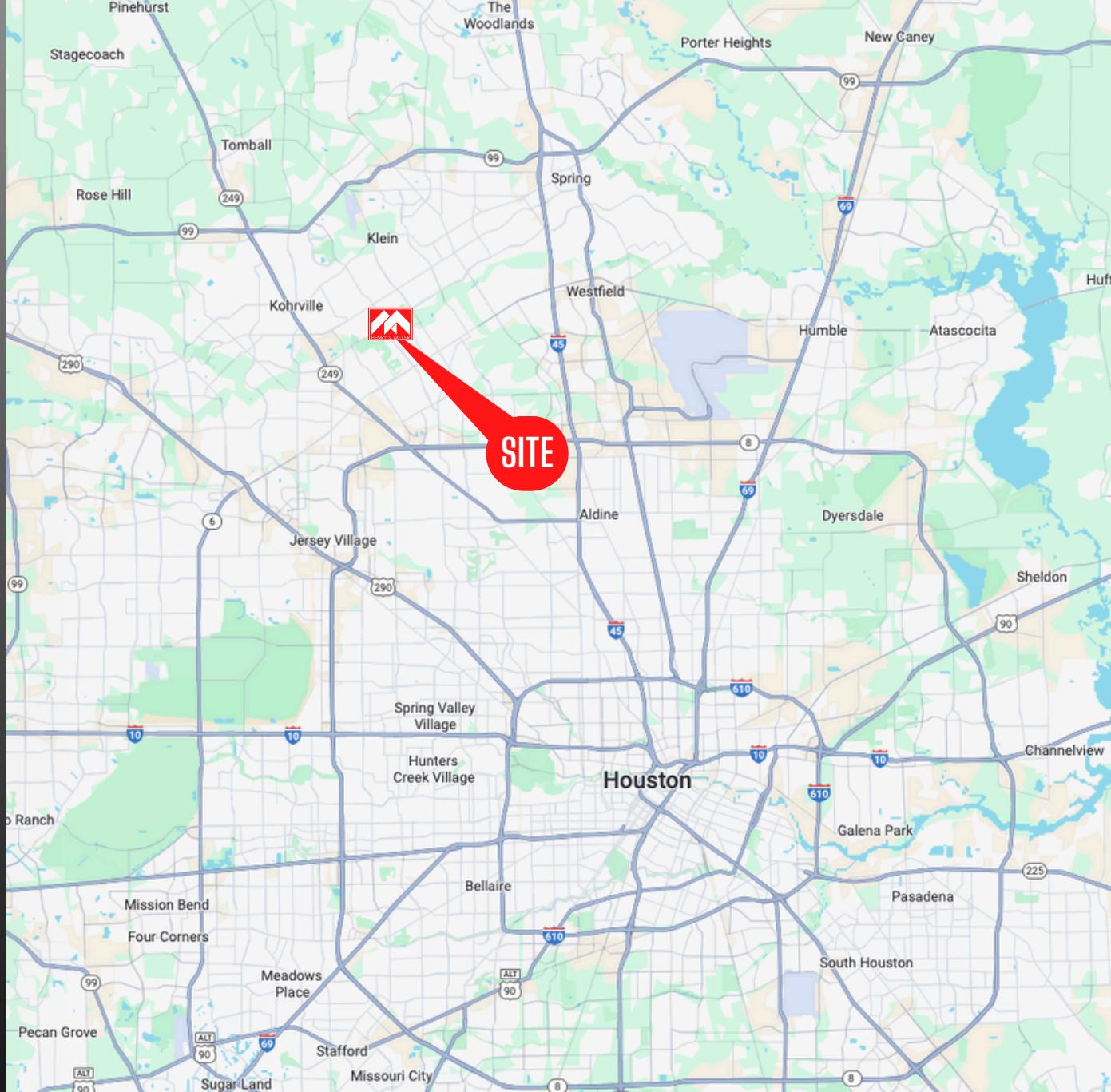
[collinlester@henrysmiller.com](mailto:collinlester@henrysmiller.com)

### HENRY S. MILLER – HOUSTON

900 Threadneedle St, Suite 120

Houston, Texas 77079

[www.henrysmiller.com](http://www.henrysmiller.com)



NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

**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 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 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. An owner's agent fees are not set by law and are fully negotiable.

**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 or subagent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 ESTABLISHED:**

- 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.

<b>AFC Realty, LLC</b>	<b>9003354</b>	<b>shawnackerman@henrysmitter.com</b>	<b>713-386-1088</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Shawn Ackerman</b>	<b>462530</b>	<b>shawnackerman@henrysmitter.com</b>	<b>713-386-1088</b>
Designated Broker of Firm	License No.	Email	Phone
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