

**SENIOR INDEPENDENT LIVING
COMMUNITY - 190 UNITS**

**#8201
6,066 SF
DO NOT DISTURB TENANT**

**#8303
6,050 SF**

CYPRESSWOOD DR - 20,776 VPD

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	1,128,311
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

LOUETTA RD - 37,473 VPD

CHAMPION FOREST DR - 19,134 VPD

CYPRESSWOOD DR - 20,776 VPD



#8303
6,050 SF

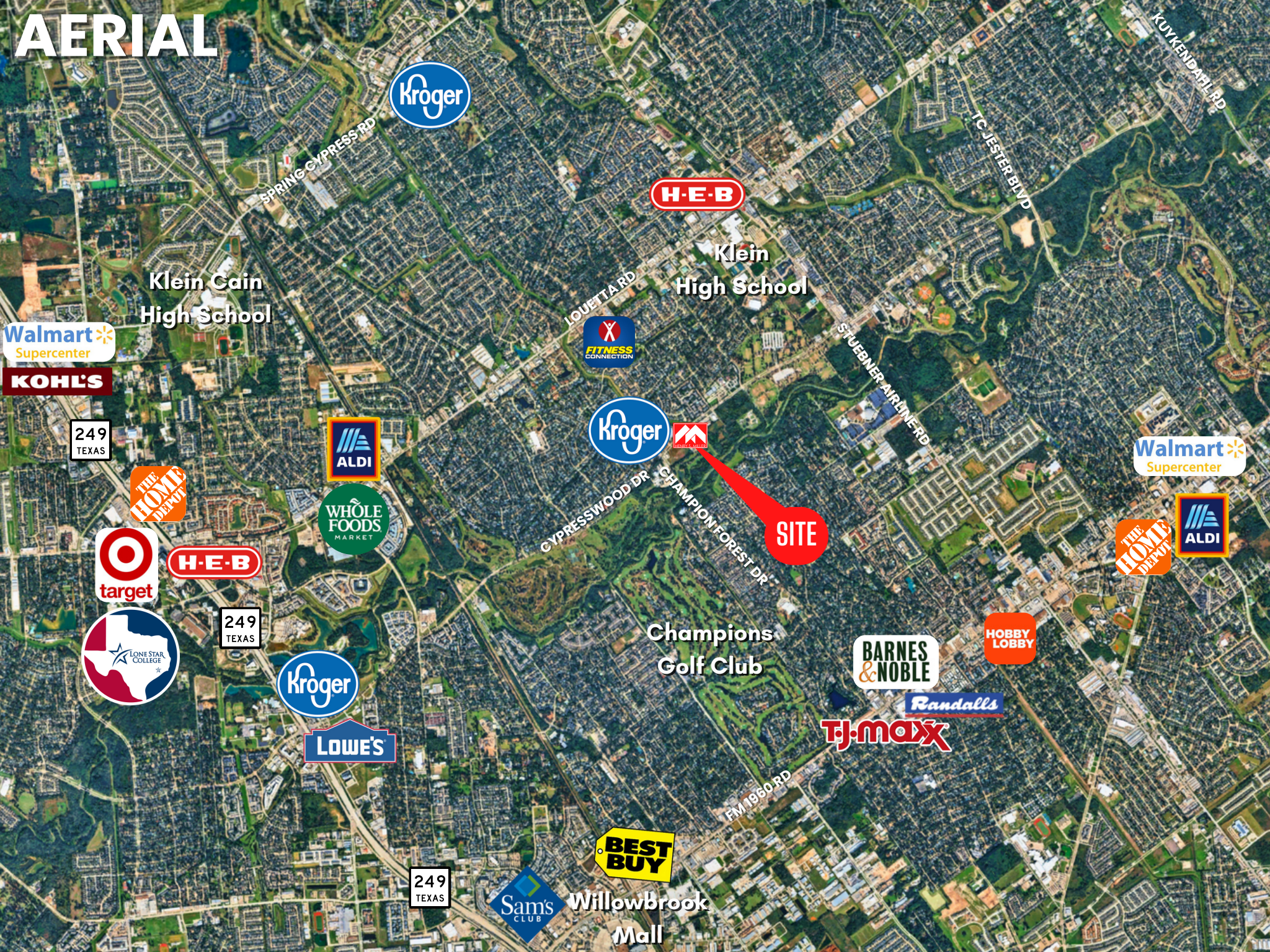
#8201
6,066 SF
DO NOT DISTURB TENANT

CYPRESSWOOD - 1,938
HOUSEHOLDS

SENIOR INDEPENDENT LIVING
COMMUNITY - 190 UNITS



AERIAL



Klein Cain High School

Klein High School



249 TEXAS



249 TEXAS



SITE

CYPRESSWOOD DR CHAMPION FOREST DR

Champions Golf Club



FM 1960 RD



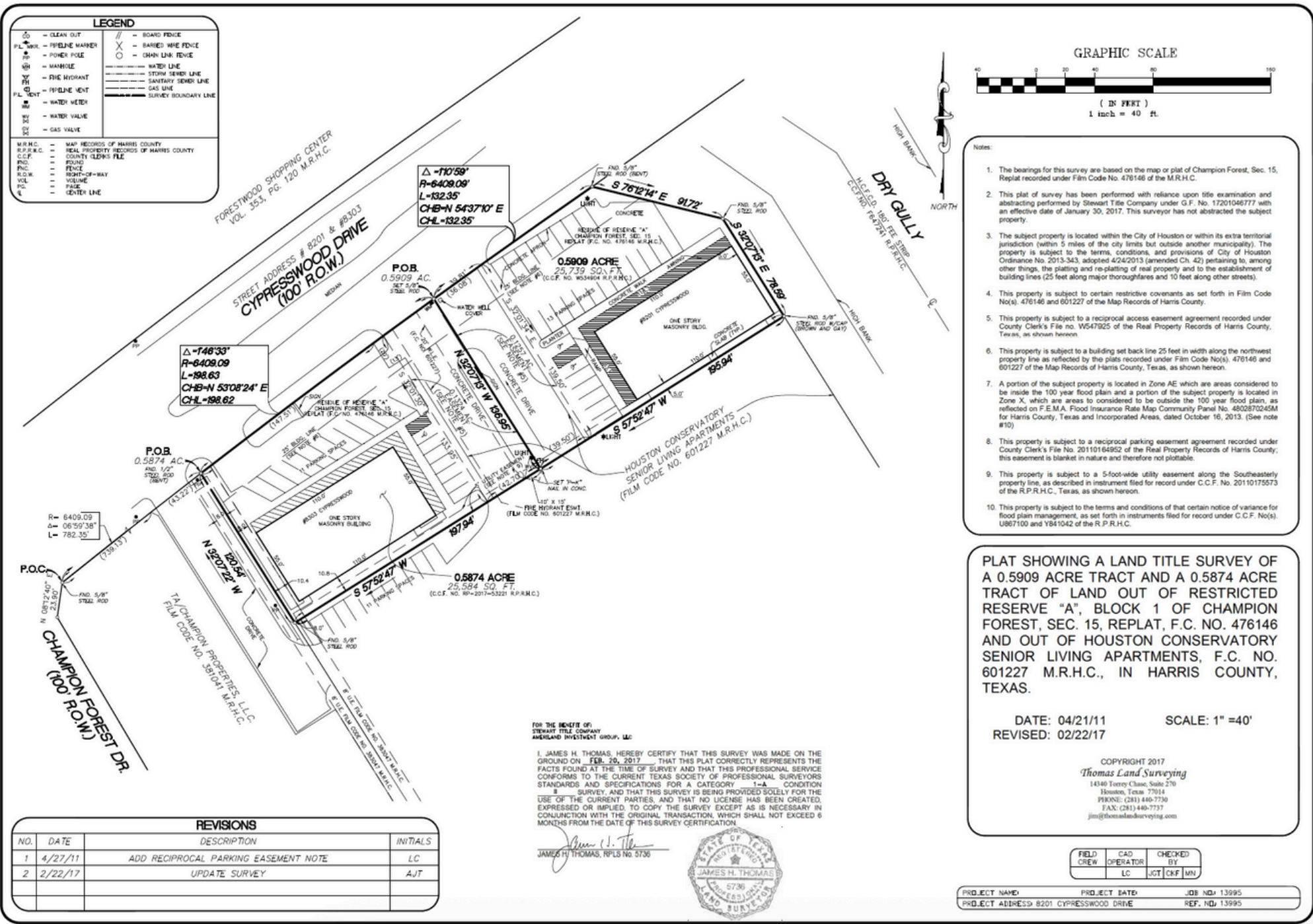
Willowbrook Mall

249 TEXAS



SURVEY

8201/8303 Cypresswood Dr, Spring, TX 77379



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.





SINCE 1914

CONTACT US

COLLIN LESTER

Senior Associate

(713) 829-3243 Direct

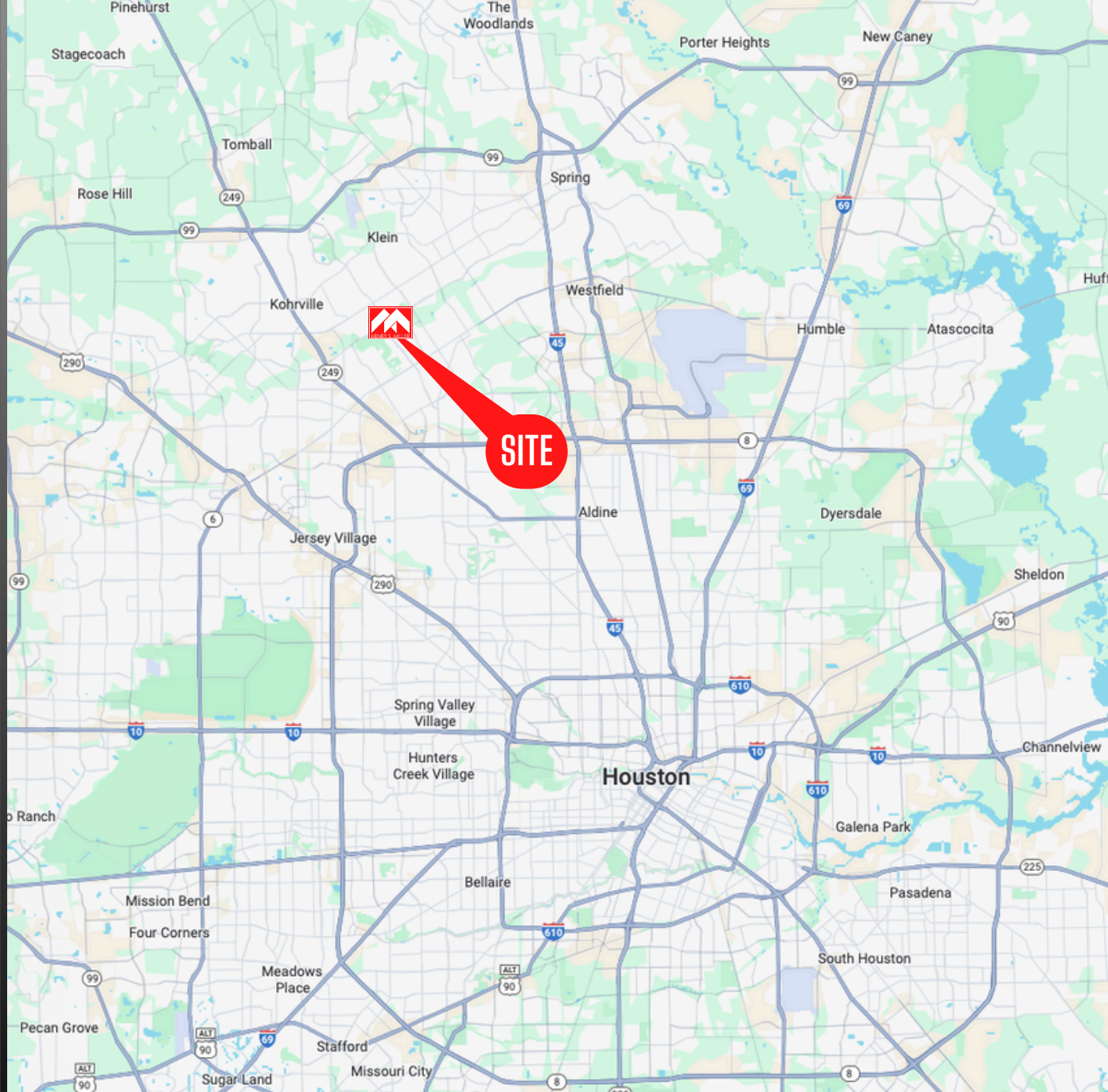
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **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 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' 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AFC Realty, LLC	9003354	713-386-1088
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Shawn Ackerman	462530	713-386-1088
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____