



For Sale

Cypress Next Business Park

18735 Mueschke Rd, Cypress, TX 77433



Welcome to Cypress Next Office Condominiums. Located in the heart of Cypress, Texas, near Mueschke Rd and Juergen Rd., and in close proximity to the Grand Parkway (99). This new 3 acre development with 6 condo-style building will allow local business owners and tenants the opportunity to work close to home and their kids, as Tomball ISD is adding three new schools close by. Customize to your exact needs! Units delivered turnkey, move-in ready! Call us for more info at 832-559-1112 or 281-460-2205!

The Property

Highlights and Amenities

- Standard size floor plans include: 648, 853, & 1,225 SqFt options. Community Conference Center on site.
- End cap premiums vary from \$10,000 - \$30,000
- New construction! Office units feature reception area, 2-4 private offices, restroom, and break room. **Pre-wired for Alarm.**
- **Exceptional Location:** Off The Grand Pkwy (99), closest crossroads are Mueschke Rd and Juergen Rd.
- **Property management** will maintain common areas, landscaping, trash, and building exterior.

Offering Summary

- Buildings 1&2: \$310.00 / SqFt**
- Buildings 3&4: \$300.00 / SqFt**
- Buildings 5&6: \$290.00 / SqFt**

Exclusively Listed By:

Pat Navarette

Licensed Broker, Texas Sage Properties

Cell: 281.460.2205

Email: patwithtsp@gmail.com

License: TREC # 483854

17820 Mound Road, Suite F, Cypress, TX 77433 | 832.559.1112 Office

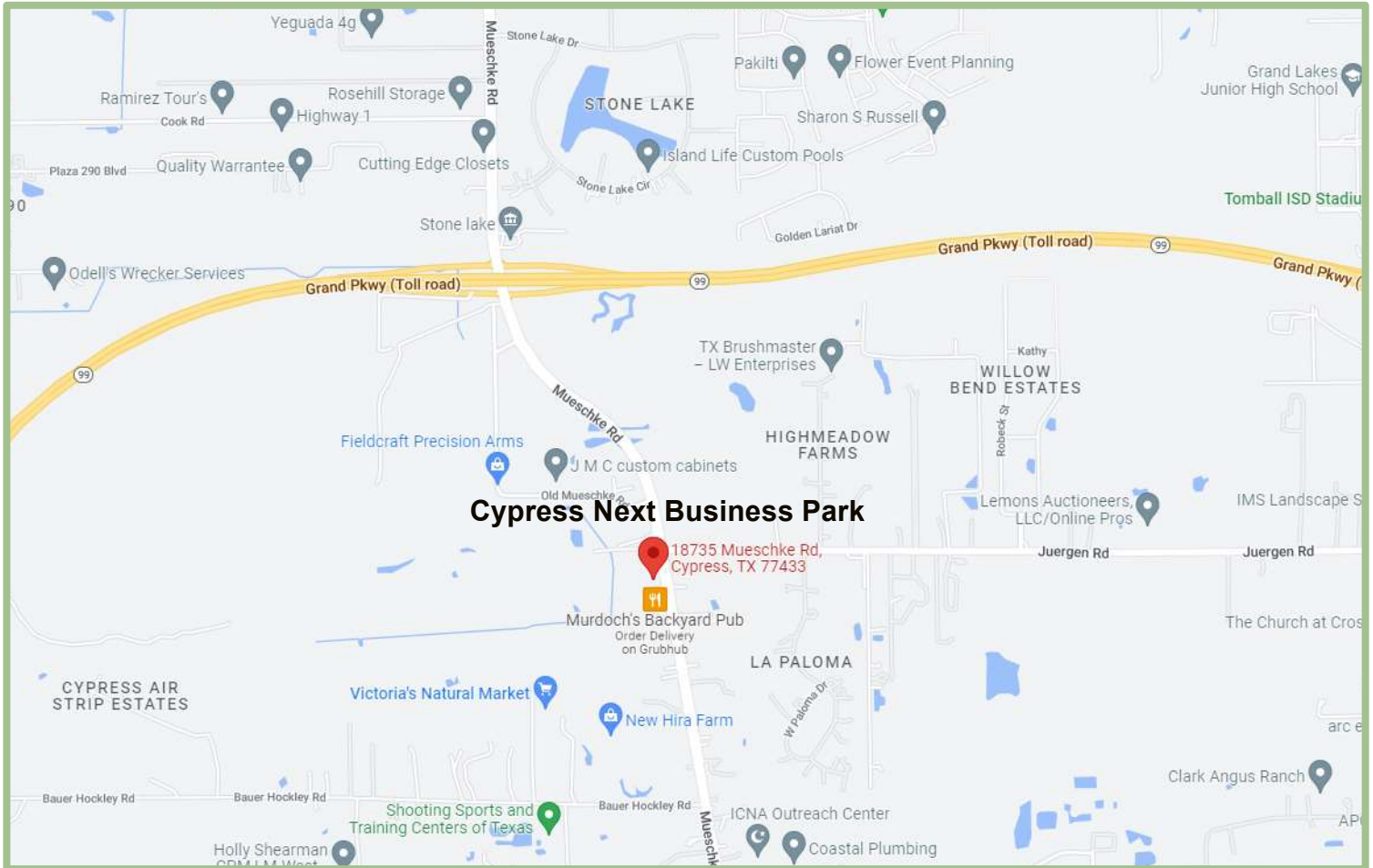
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Welcome to Cypress Next! A new 3 acre business park coming soon to the Cypress/Tomball community. Just a few minutes from three new Tomball schools currently breaking ground. Also easy access to The Grand Parkway (99). Work close to home!

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Welcome to Cypress Next a new office condominium location to suit your business needs. Only minutes from the Grand Parkway 99 located off the intersection of Mueschke Road and Juergen Road.

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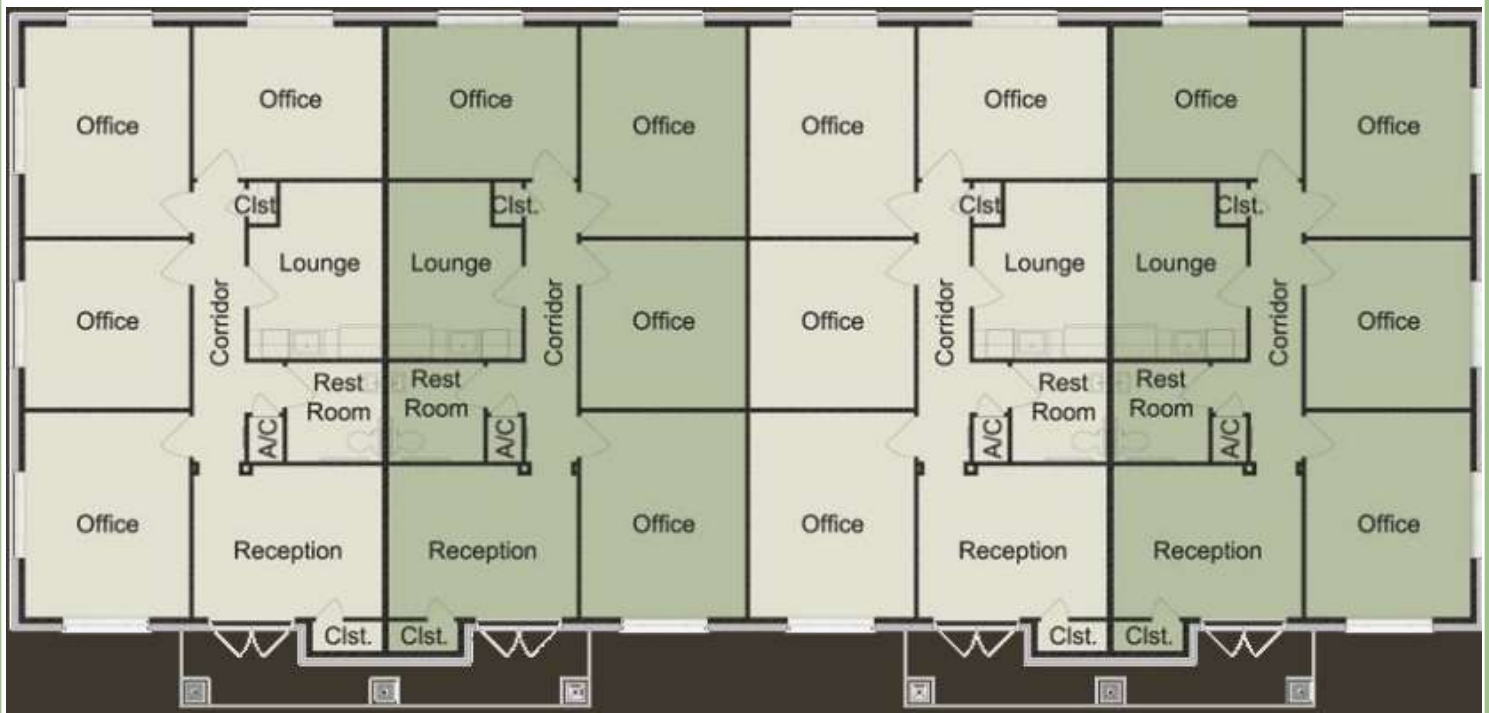
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- Building A, B, C, D, E: 4 - 1,225 SqFt Units.
- Building F: 2 - 1,225 SqFt Units, 1 - 648 SqFt Unit; 1 - 853 SqFt Unit
- Building F will included a Community Conference Center.

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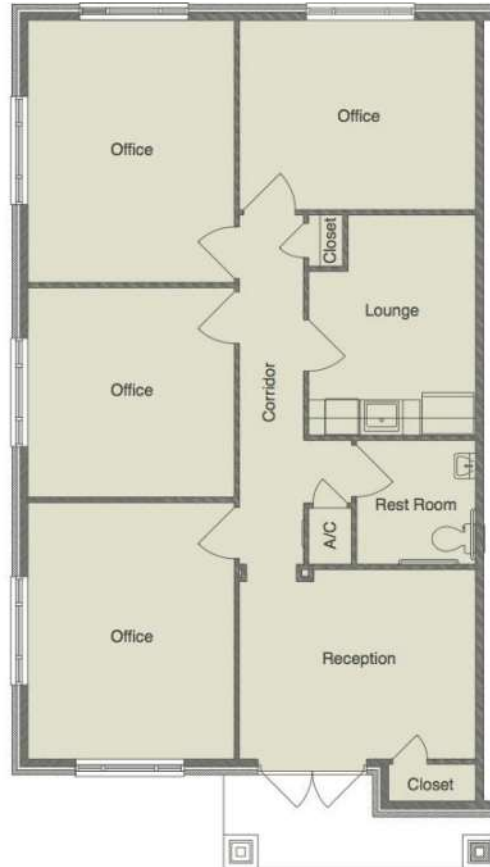
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Unit Floor Plan - 1,225 SqFt

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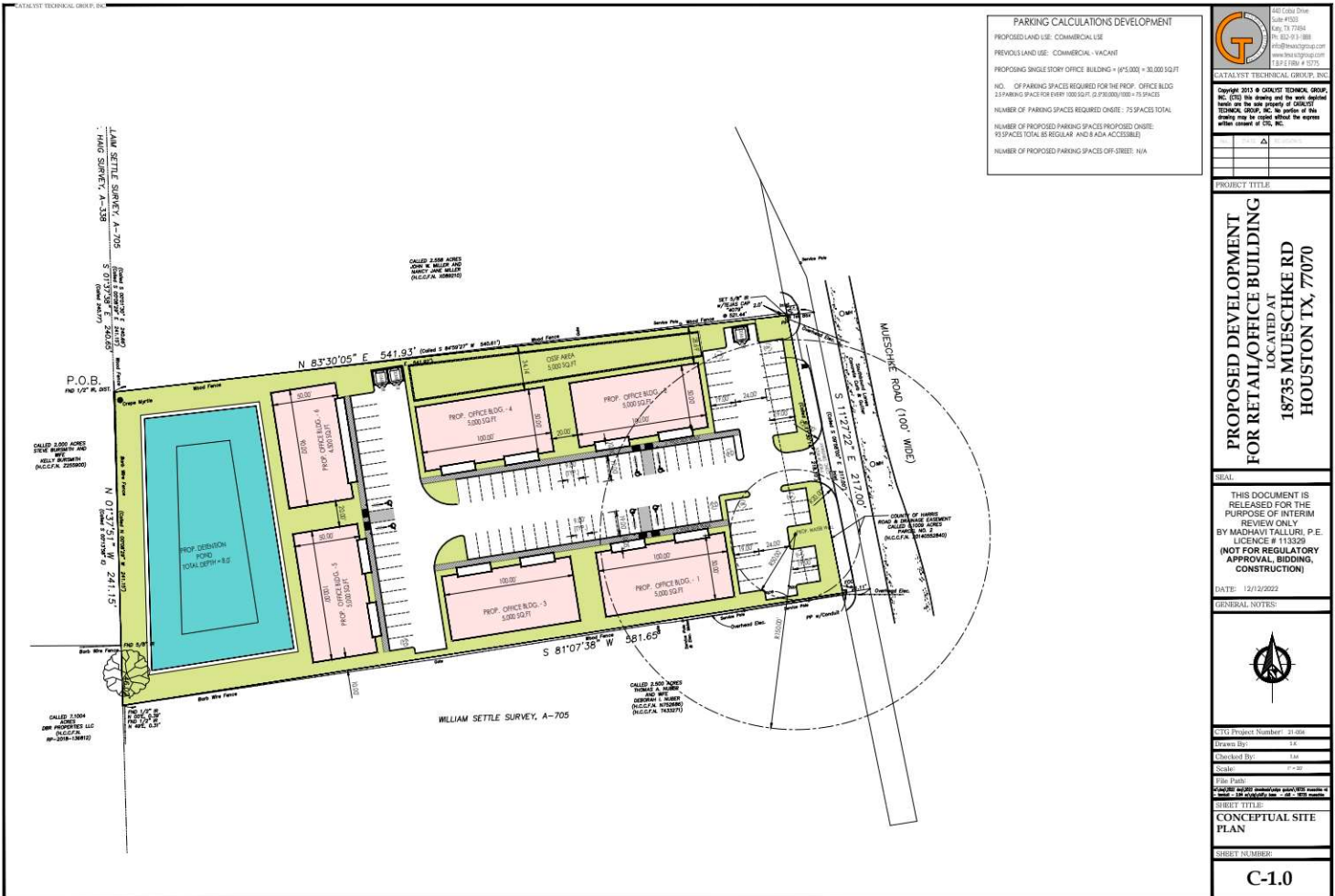
Key Facts - Cypress Next Business Park

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	651	20,004	85,612
Median Age	43.8	36.9	35.0
Household	232	6,253	27,094
Average Household Size	3.2.81	3.20	3.15
Median Household Income	\$117,325	\$129,546	\$109,977
Total Businesses	39	375	1,715
Total Employees	281	2,476	13,882
Median Net Worth	\$596,809	\$590,282	\$377,652
Tapestry Segments			
Boomburgs	35.6%	56.2%	51.1%
Up and Coming Families	0.0%	6.2%	18.1%
Professional Pride	0.0%	0.0%	0.0%
Savvy Suburbanites	0.0%	0.0%	0.0%
Workday Drive	0.0%	0.0%	0.0%
Green Acres	100.0%	34.8%	10.7%



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Beautiful New Offices available for PURCHASE! Choose between a different floor plans. Cypress Next features six buildings totaling to 29,160 SqFt.

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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.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- x A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- x A **SALESAGENT** 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):

- x Put the interests of the client above all others, including the broker's own interests;
- x Inform the client of any material information about the property or transaction received by the broker;
- x Answer the client's questions and present any offer to or counter-offer from the client; and
- x 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:

- x Must treat all parties to the transaction impartially and fairly;
- x 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.
- x 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:

- x The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- x 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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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patricia Ann Navarette	483854	Patwithtsp@gmail.com	(281) 460-2205
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patricia Ann Navarette	483854	Patwithtsp@gmail.com	(281) 460-2205
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date