



PROPERTIES FOR SALE OR PRE-LEASE | DELIVERING Q3 2026

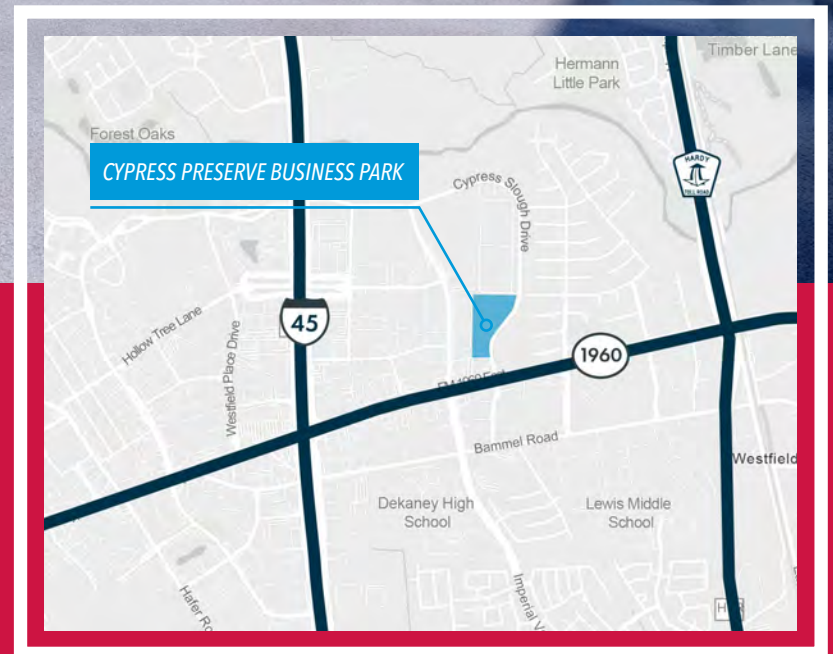
CYPRESS PRESERVE BUSINESS PARK

21535 - 21639 CYPRESS SLOUGH DR., HOUSTON, TX 77073

Thomas Monaghan / DIRECTOR / TMONAGHAN@LEE-ASSOCIATES.COM / D 713.744.7456

Thomas Leger / EXECUTIVE PRINCIPAL / TLEGER@LEE-ASSOCIATES.COM / D 713.744.7430

Matt Jorgensen / ASSOCIATE / MJORGENSEN@LEE-ASSOCIATES.COM / D 713.744.7479





BUILDING 1

21639 Cypress Slough Dr

Size	±15,680 SF
Office	BTS
Land	±0.99 AC
Power	600 Amps
Construction	Concrete tilt-wall
Clear height	24'
Dock high doors	3
Ramp	1
Sprinkler	ESFR

BUILDING 2

21625 Cypress Slough Dr

Size	±21,060 SF
Office	BTS
Land	±1.16 AC
Power	600 Amps
Construction	Concrete tilt-wall
Clear height	24'
Dock high doors	3
Ramp	1
Sprinkler	ESFR

BUILDING 3

21611 Cypress Slough Dr

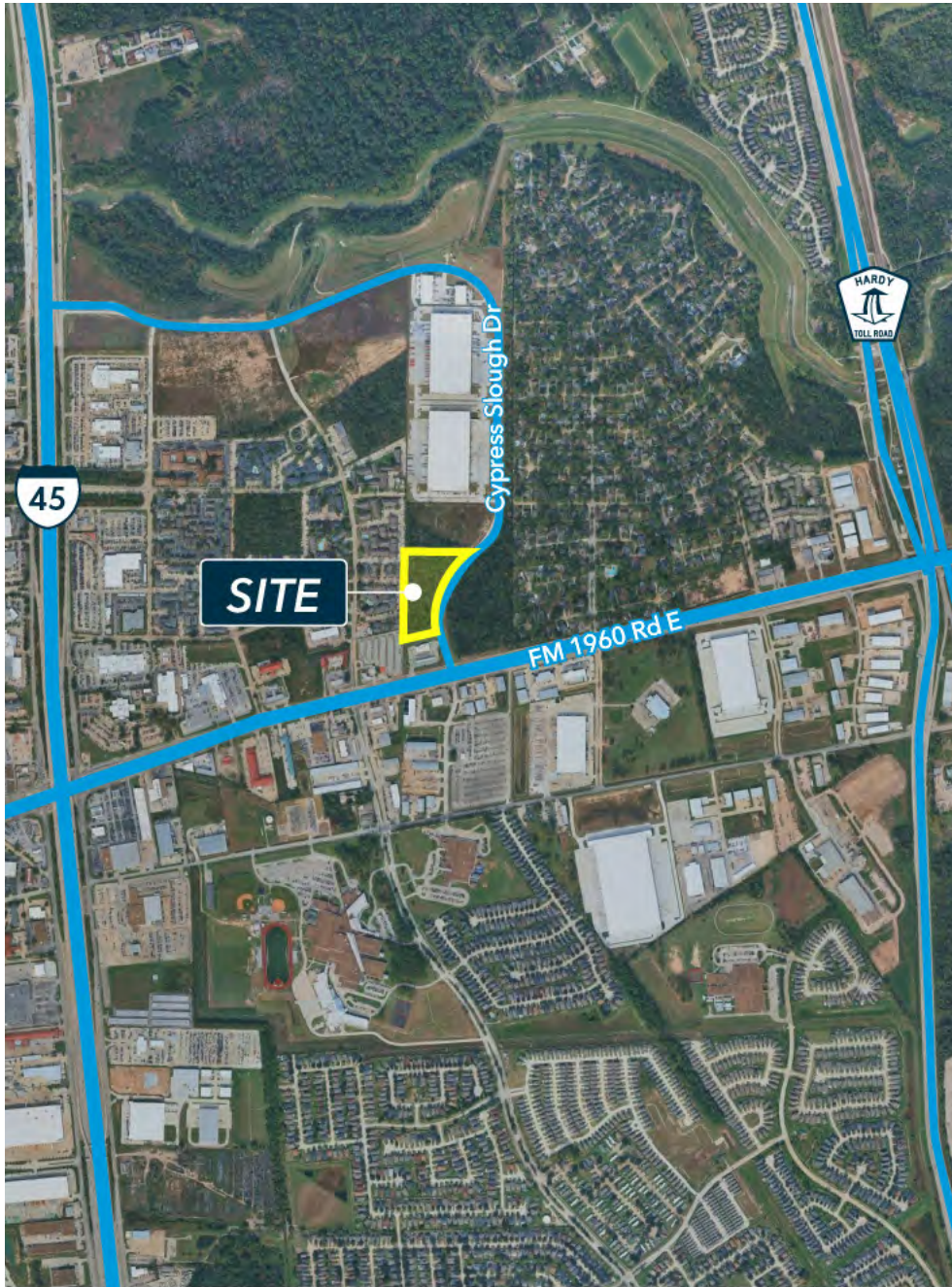
Size	±21,060 SF
Office	BTS
Land	±1.42 AC
Power	600 Amps
Construction	Concrete tilt-wall
Clear height	24'
Dock high doors	3
Ramp	1
Sprinkler	ESFR

BUILDING 4

21535 Cypress Slough Dr

Size	±46,800 SF
Office	BTS
Land	±2.56 AC
Power	1,000 Amps
Construction	Concrete tilt-wall
Clear height	32'
Dock high doors	7
Ramp	1
Sprinkler	ESFR

TOTAL SPACE: ±104,600 SF in Four buildings
TOTAL LAND SIZE: ±6.2 AC
LOADING: Dock-high, front load configuration
FLOODPLAIN: Not in Floodplain
LOCATION: 0.8 Miles to I-45



AERIAL

 LEE & ASSOCIATES

 TNRG THE NATIONAL REALTY GROUP, INC.



DISTANCE TO BELTWAY 8
7.9 miles, 10 minutes



DISTANCE TO PORT HOUSTON
32 miles, 30 minutes



DISTANCE TO DOWNTOWN
20 miles, 20 minutes



DISTANCE TO GEORGE BUSH INTERCONTINENTAL AIRPORT
8 miles, 12 minutes



DISTANCE TO GRAND PARKWAY
6 miles, 8 minutes

Thomas Monaghan / DIRECTOR / TMONAGHAN@LEE-ASSOCIATES.COM / D 713.744.7456

Thomas Leger / EXECUTIVE PRINCIPAL / TLEGER@LEE-ASSOCIATES.COM / D 713.744.7430

Matt Jorgensen / ASSOCIATE / MJORGENSEN@LEE-ASSOCIATES.COM / D 713.744.7479



713.744.7400

lee-associates.com/Houston

10497 Town and Country Way | Suite 700

Houston, TX 77024

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc. and Lee Proprietary Data.

© Copyright 2026 Lee & Associates all rights reserved.



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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DFW Lee & Associates, LLC - Houston Office, RS	9012596	contacthouston@lee-associates.com	(713)744-7400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493926	contacthouston@lee-associates.com	(713)744-7400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matt Jorgensen	812274	mjorgensen@lee-associates.com	(713)744-7479
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501