

OFFICE FOR SALE

11601 SPRING CYPRESS - A, B, D, E

4 UNITS OFFICE CONDOMINIUM



FOR SALE - STABILIZED OFFICE INVESTMENT

**KW COMMERCIAL | KWWD LLC**  
10055 Grogans Mill Rd., #410 The  
Woodlands, TX 77380



*PRESENTED BY:*

**MARK JOHNSON**  
CRE Agent  
cell: (832) 515-4106  
mljohn@kw.com  
467749, 0779345

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# OFFICE CONDOS FOR SALE OR LEASE - INVESTOR OR OWNER-OCCUPIER

11601 SPRING CYPRESS ROAD - A, B, D, E



## Property Highlights

- Four condo-style office units (total ±3,719 SF)
- Private offices (see floor plans for details) and reception areas
- Common area restrooms
- Kitchenettes in select units
- Reserved and ample surface parking (7 assigned space w handicap, plus open lot)
- Beautifully landscaped grounds
- Large central water feature
- Community conference room
- Professional, well-maintained environment
- Flexible spaces for startups, established businesses, or expansion

Sale Price:	\$1,053,000.00
Building SF:	0
Price / SF Sale / Lease:	\$283.14/SF
Occupancy:	4 / 4
Floors:	1
Available SF:	3,719
Lot Size:	18,331 SF per tax record
Year Built:	2007
Renovated:	roof & HVAC renovated 2023
Cap Rate:	6.75%
Parking:	8 with handicap; plus open parking lot >5 aval.



## Property Overview

11601 Spring Cypress Rd is a fully leased, stabilized office investment comprising four office condominium units—A (1,107 SF), B (1,136 SF), D (738 SF), and E (738 SF)—within Houston's sought-after FM 1960 / Hwy 249 submarket. The property is stabilized with NNN leases at a 6.75% cap rate, offering predictable cash flow and minimal landlord expense exposure. Units A and B are leased separately, while Units D and E are combined, collectively providing 15 private offices, private entrances, and a security system, well-suited for professional, medical, or service users. The asset benefits from a prime, highly accessible location and close proximity to a shared community conference room. Recent improvements include new flooring, fresh ceiling and wall paint, HVAC replacements for Units A and B, and a roof replaced by the HOA in 2017. HOA fees cover water, trash service, and exterior insurance. Units may be acquired individually or as a portfolio, delivering a turnkey investment opportunity in a strong commercial corridor.

- Highways: Less than 0.5 miles to Hwy 249; 2 miles to Grand Parkway (TX-99); direct access to FM 1960
- Airports: ~25 miles to George Bush Intercontinental Airport (IAH); ~35 miles to William P. Hobby Airport (HOU)
- Downtown Houston: ~28 miles southeast
- Neighborhood: Surrounded by master-planned communities, retail centers, restaurants, and medical offices
- Business Landmarks: Near Tomball Town Center, Lone Star College, and major employers in the FM 1960/249 corridor

**KW COMMERCIAL | KWWD LLC**  
10055 Grogans Mill Rd., #410  
The Woodlands, TX 77380



Each Office Independently Owned and Operated

**MARK JOHNSON**  
CRE Agent  
C: (832) 515-4106  
mljohn@kw.com  
467749, 0779345

# PROPERTY PHOTOS

11601 SPRING CYPRESS ROAD - A, B, D, E



**KW COMMERCIAL | KWWD LLC**  
10055 Grogans Mill Rd., #410  
The Woodlands, TX 77380

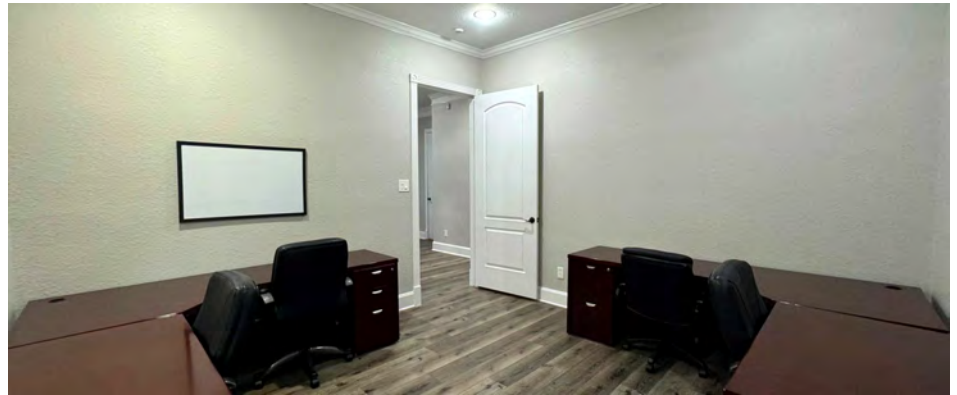
**MARK JOHNSON**  
CRE Agent  
C: (832) 515-4106  
mljohn@kw.com  
467749, 0779345



Each Office Independently Owned and Operated

# PROPERTY PHOTOS

11601 SPRING CYPRESS ROAD - A, B, D, E



**KW COMMERCIAL | KWWD LLC**  
10055 Grogans Mill Rd., #410  
The Woodlands, TX 77380



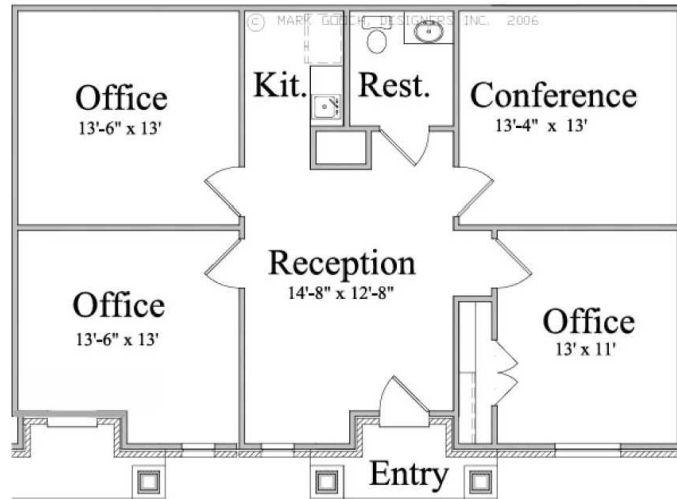
Each Office Independently Owned and Operated

**MARK JOHNSON**  
CRE Agent  
C: (832) 515-4106  
mljohn@kw.com  
467749, 0779345

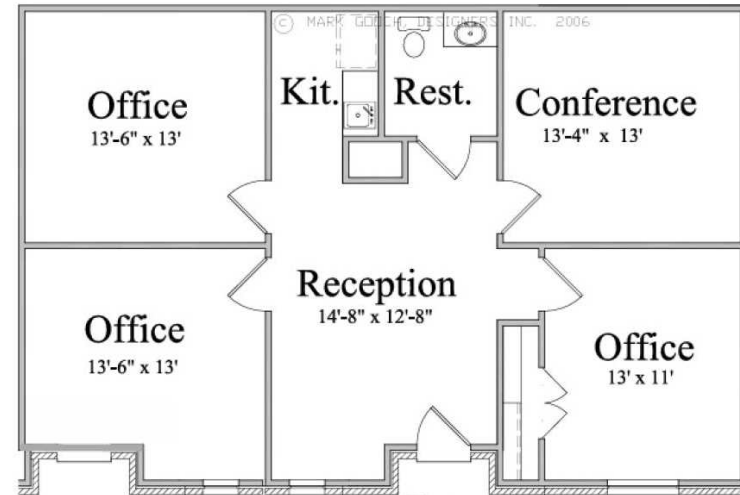
# FLOOR PLANS

11601 SPRING CYPRESS ROAD - A, B, D, E

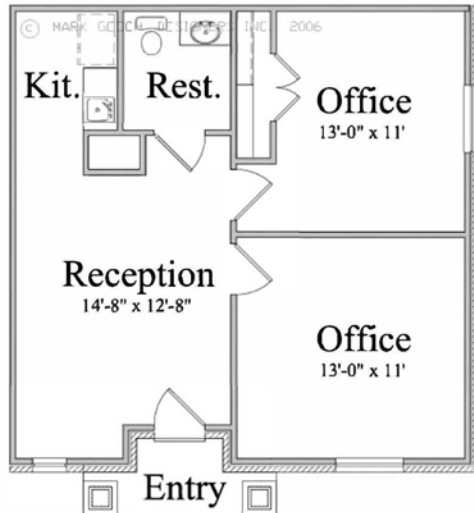
**11601 Spring Cypress Road, Suite A Layout**



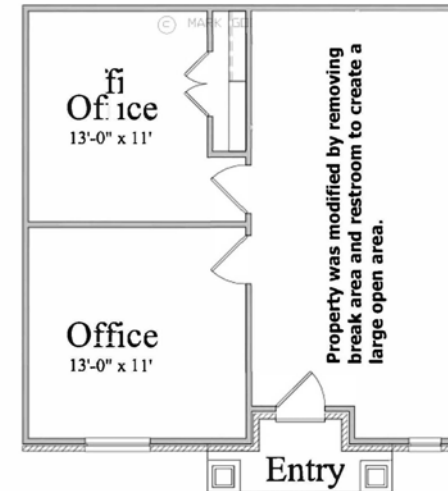
**11601 Spring Cypress Road, Suite B Layout**



**11601 Spring Cypress, Suite D**



**11601 Spring Cypress, Suite E**



**KW COMMERCIAL | KWWD LLC**  
 10055 Grogans Mill Rd., #410  
 The Woodlands, TX 77380



Each Office Independently Owned and Operated

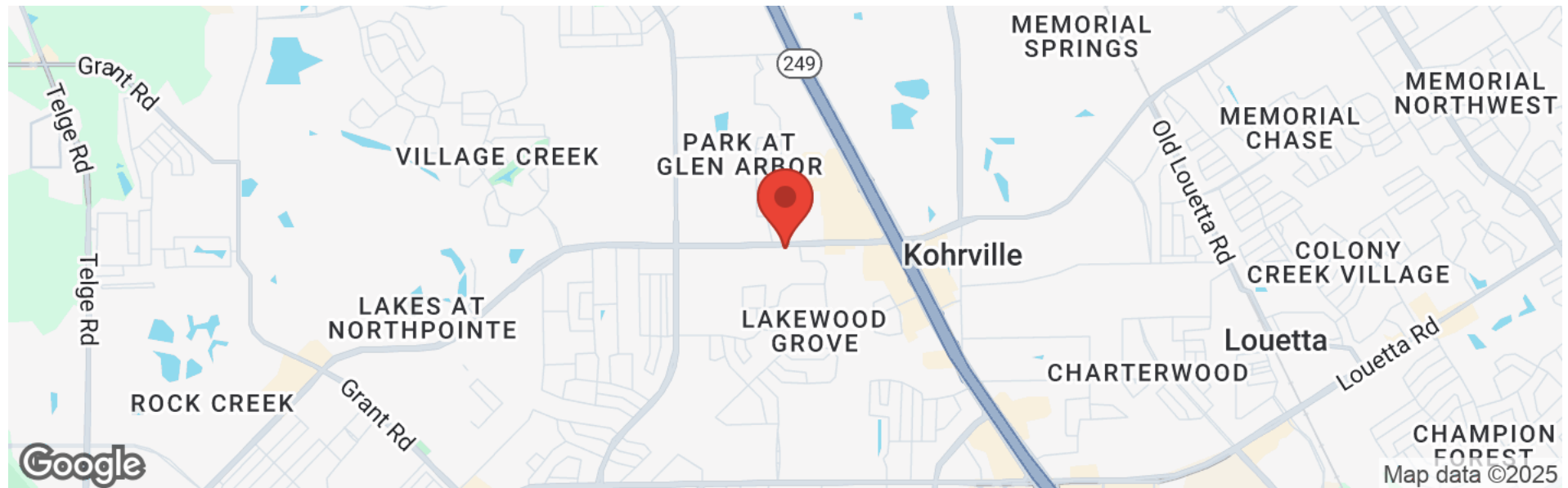
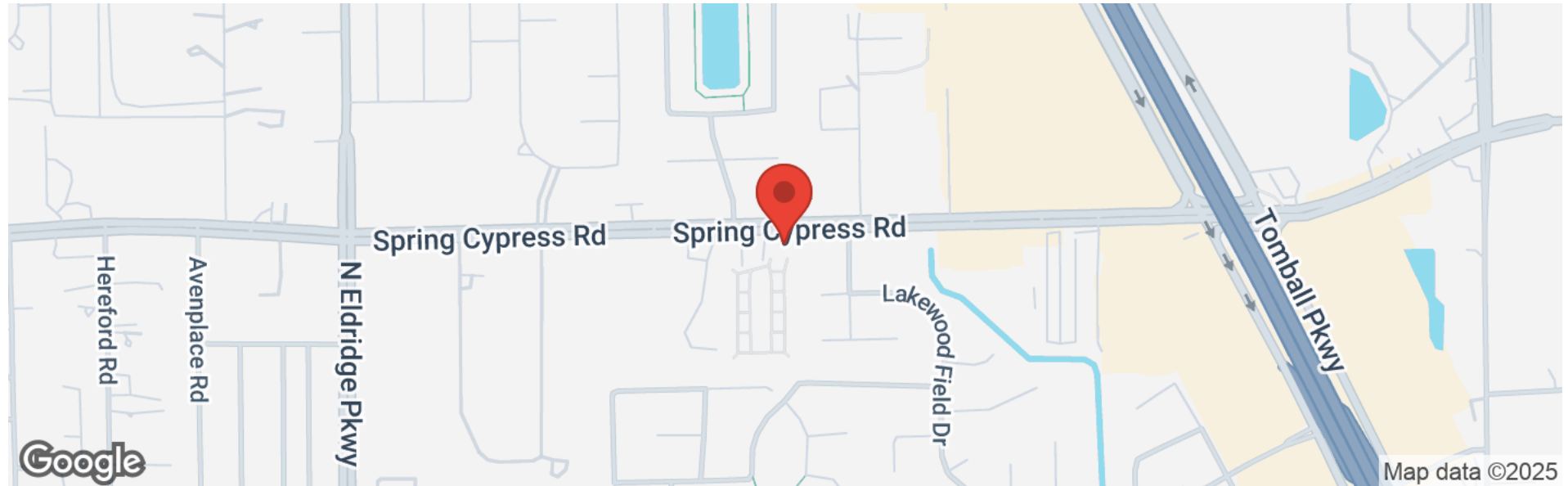
**MARK JOHNSON**  
 CRE Agent  
 C: (832) 515-4106  
 mljohn@kw.com  
 467749, 0779345

11601 SPRING CYPRESS ROAD - A, B, D, E



# LOCATION MAPS

11601 SPRING CYPRESS ROAD - A, B, D, E



**KW COMMERCIAL | KWWD LLC**  
10055 Grogans Mill Rd., #410  
The Woodlands, TX 77380

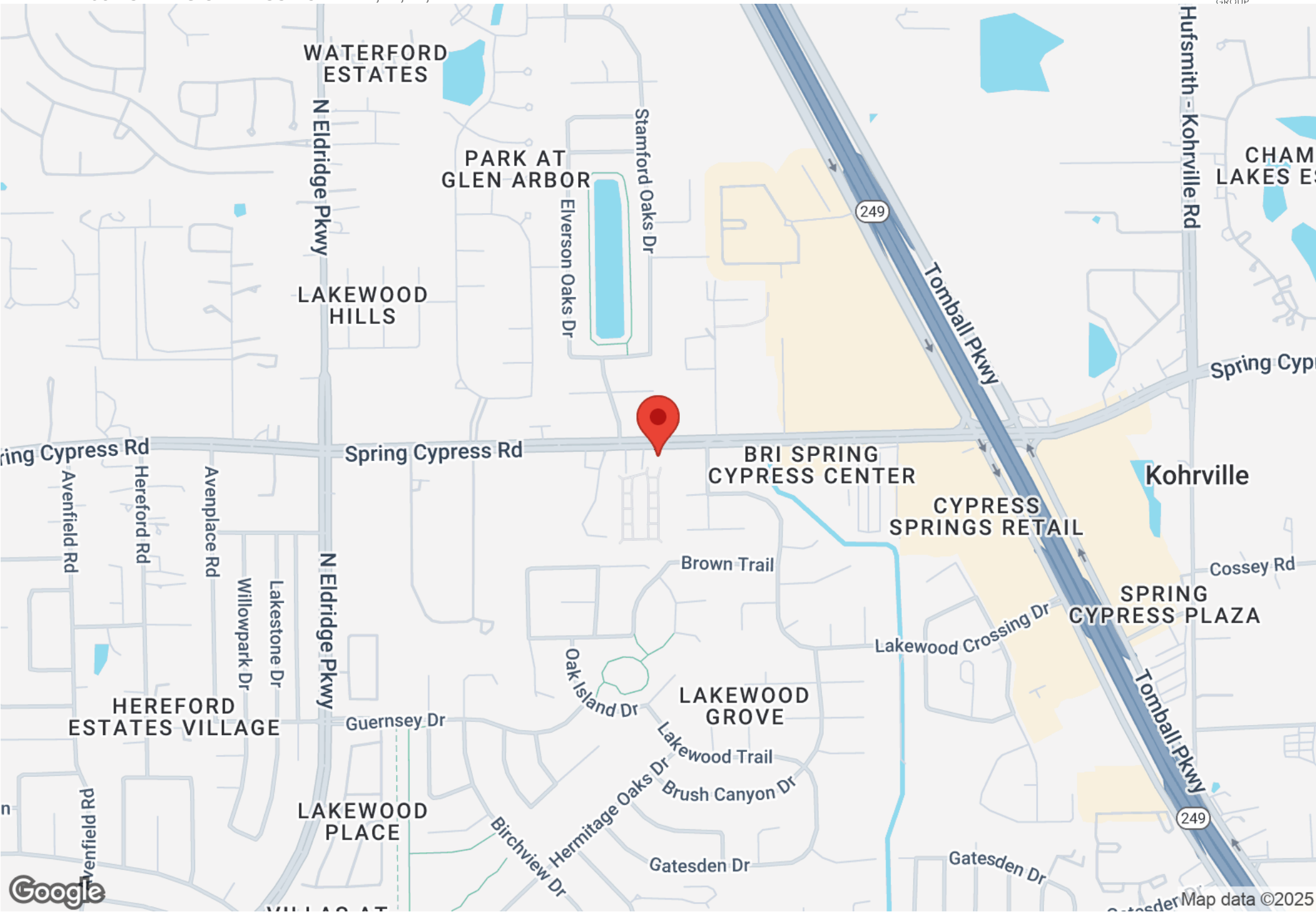


Each Office Independently Owned and Operated

**MARK JOHNSON**  
CRE Agent  
C: (832) 515-4106  
mljohn@kw.com  
467749, 0779345

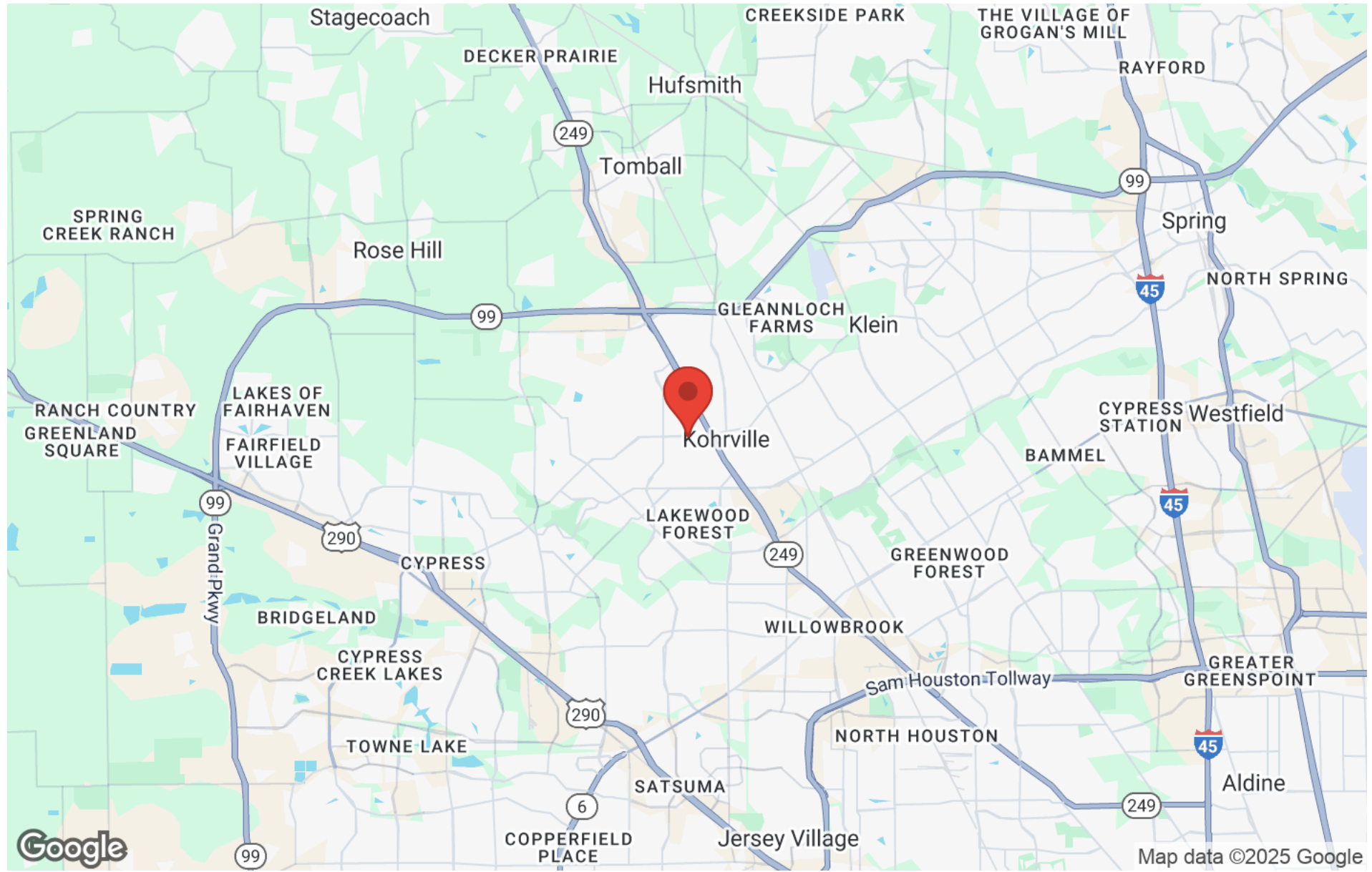
# BUSINESS MAP

11601 SPRING CYPRESS ROAD - A, B, D, E



# REGIONAL MAP

11601 SPRING CYPRESS ROAD - A, B, D, E



**KW COMMERCIAL | KWWD LLC**  
10055 Grogans Mill Rd., #410  
The Woodlands, TX 77380

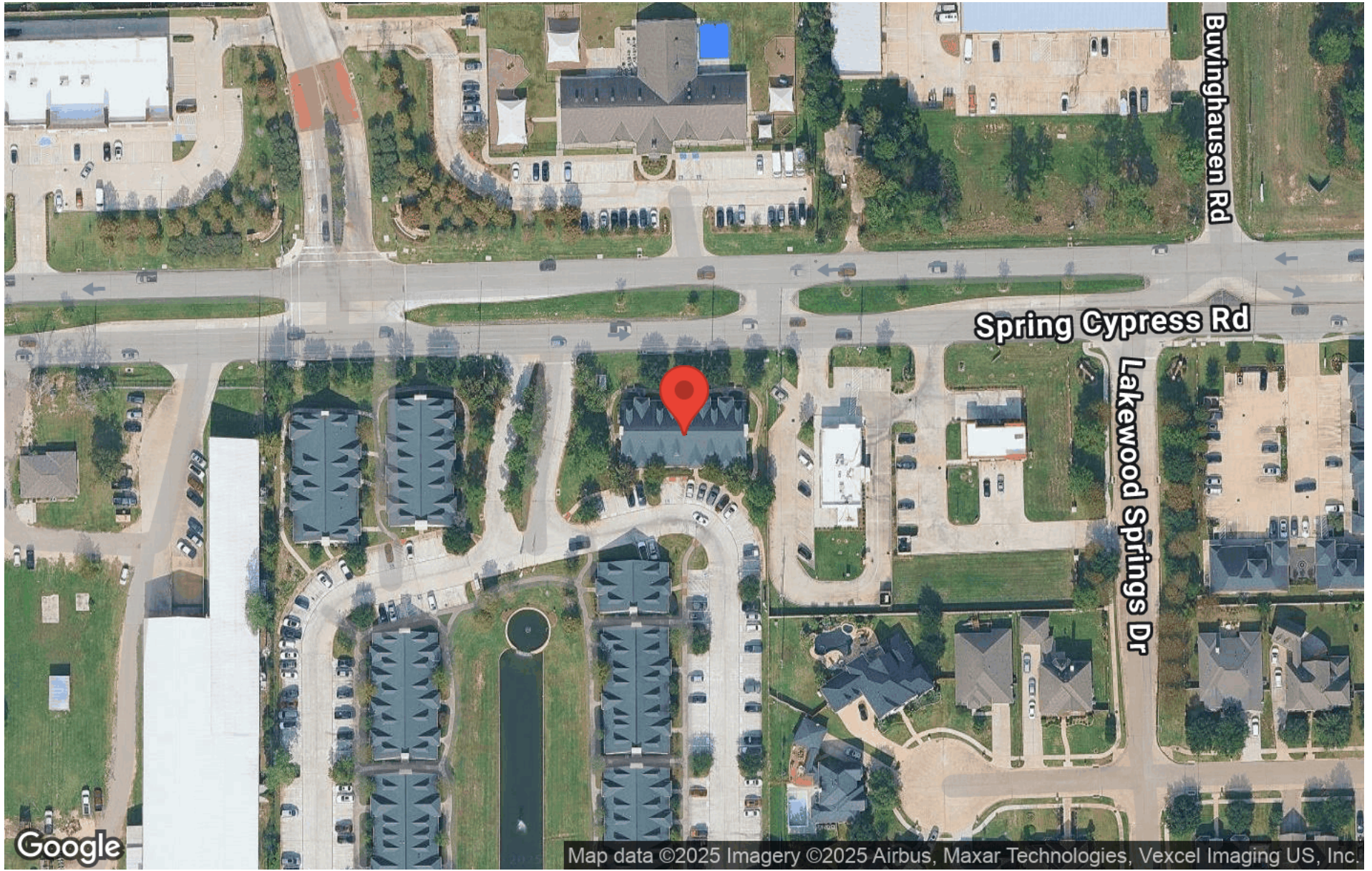


Each Office Independently Owned and Operated

**MARK JOHNSON**  
CRE Agent  
C: (832) 515-4106  
mljohn@kw.com  
467749, 0779345

# AERIAL MAP

11601 SPRING CYPRESS ROAD - A, B, D, E



**KW COMMERCIAL | KWWD LLC**  
10055 Grogans Mill Rd., #410  
The Woodlands, TX 77380

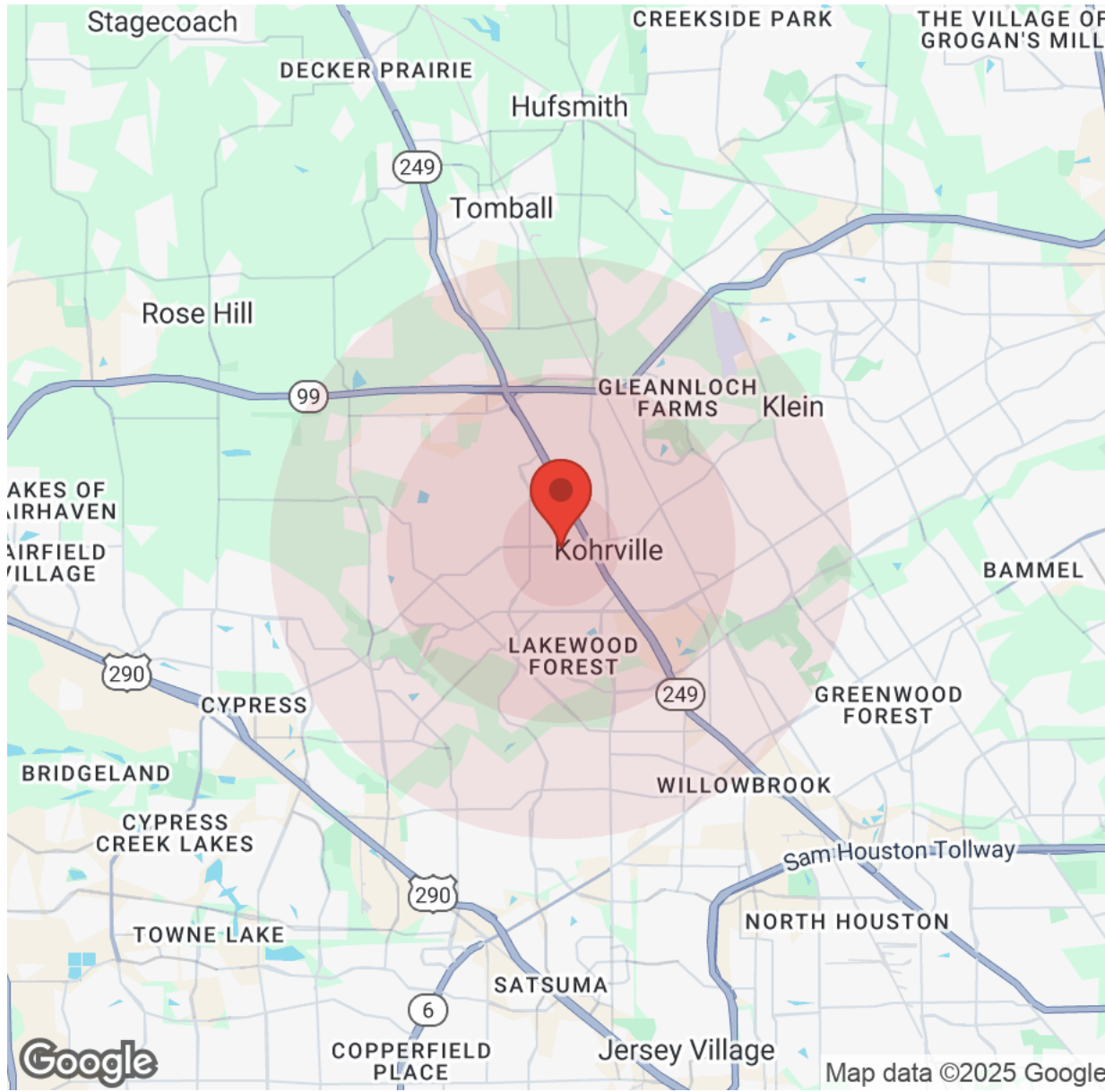


Each Office Independently Owned and Operated

**MARK JOHNSON**  
CRE Agent  
C: (832) 515-4106  
mljohn@kw.com  
467749, 0779345

# DEMOGRAPHICS

11601 SPRING CYPRESS ROAD - A, B, D, E



Population	1 Mile	3 Miles	5 Miles
Male	5,251	51,414	121,048
Female	5,706	53,530	127,243
Total Population	10,957	104,944	248,291

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,304	22,911	53,093
Ages 15-24	1,241	12,939	31,005
Ages 25-54	4,152	41,829	97,876
Ages 55-64	1,314	11,776	27,799
Ages 65+	1,945	15,489	38,519

Race	1 Mile	3 Miles	5 Miles
White	5,154	47,246	107,113
Black	1,246	13,286	35,431
Am In/AK Nat	9	105	248
Hawaiian	2	31	99
Hispanic	2,970	30,444	74,537
Asian	1,344	11,680	25,773
Multi-Racial	207	1,941	4,569
Other	25	210	497

Income	1 Mile	3 Miles	5 Miles
Median	\$97,130	\$112,666	\$99,359
< \$15,000	236	1,688	4,728
\$15,000-\$24,999	62	1,186	2,982
\$25,000-\$34,999	272	1,219	3,866
\$35,000-\$49,999	339	2,461	7,679
\$50,000-\$74,999	676	5,125	13,944
\$75,000-\$99,999	524	4,732	11,446
\$100,000-\$149,999	748	7,600	16,625
\$150,000-\$199,999	473	5,865	11,467
> \$200,000	768	7,150	15,966

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,445	40,244	96,941
Occupied	4,099	37,026	88,703
Owner Occupied	2,805	26,232	59,694
Renter Occupied	1,294	10,794	29,009
Vacant	346	3,219	8,238

**KW COMMERCIAL | KWWD LLC**  
 10055 Grogans Mill Rd., #410  
 The Woodlands, TX 77380



Each Office Independently Owned and Operated

**MARK JOHNSON**  
 CRE Agent  
 C: (832) 515-4106  
 mljohn@kw.com  
 467749, 0779345

---

11601 SPRING CYPRESS ROAD - A, B, D, E



**MARK JOHNSON**

CRE Agent  
C: (832) 515-4106  
mljohn@kw.com  
467749, 0779345

KW Commercial | KWWD LLC  
10055 Grogans Mill Rd., #410 The Woodlands, TX 77380

Mark is a commercial agent with over 35 years in global logistics and industrial warehousing. On the client side he leased, built out and managed over 12M SF. The son of a residential and commercial builder, Mark seeks to focus on the needs of these clients and bring value to their specific plans, whether that is land acquisition, tenant rep, leasing or property sales.

Mark is diligent, engaging, knowledgeable and focused on finding alignment. Deals are made commercially when there is a "win - win".



**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:
  - 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.

**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.

KWWD, LLC	467749	kirw22@kw.com	281-364-1588
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Lori Tillman	403587	Loriltillman@kw.com	281-364-4888
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Paula London	658750	Paula@kwwoodlands.com	281-364-3793
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mark Johnson	0779345	mjohn@kw.com	(832) 515-4106
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2

**KW COMMERCIAL | KWWD LLC**  
 2201 Lake Woodlands Dr  
 The Woodlands, TX 77380



Each Office Independently Owned and Operated

**MARK JOHNSON**  
 CRE Agent  
 C: (832) 515-4106  
 mjohnson@SCLMcre.com  
 467749, 0779345

# DISCLAIMER

11601 SPRING CYPRESS ROAD - A, B, D, E



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr  
The Woodlands, TX 77380



Each Office Independently Owned and Operated

## PRESENTED BY:

### MARK JOHNSON

CRE Agent  
C: (832) 515-4106  
mljohnson@SCLMcre.com  
467749, 0779345

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.