

FOR SALE

PRICE REDUCED! \$1,880,000

+/-10,136 SF BUILDINGS ON +/- 4.32 AC
17018 GRANT RD., CYPRESS, TX 77429



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PROPERTY HIGHLIGHTS



Location

17018 Grant Rd.
Cypress, TX 77429



Asking Price

\$1,880,000



Size

+/- 10,136 SF Building
Area on +/- 4.32 AC

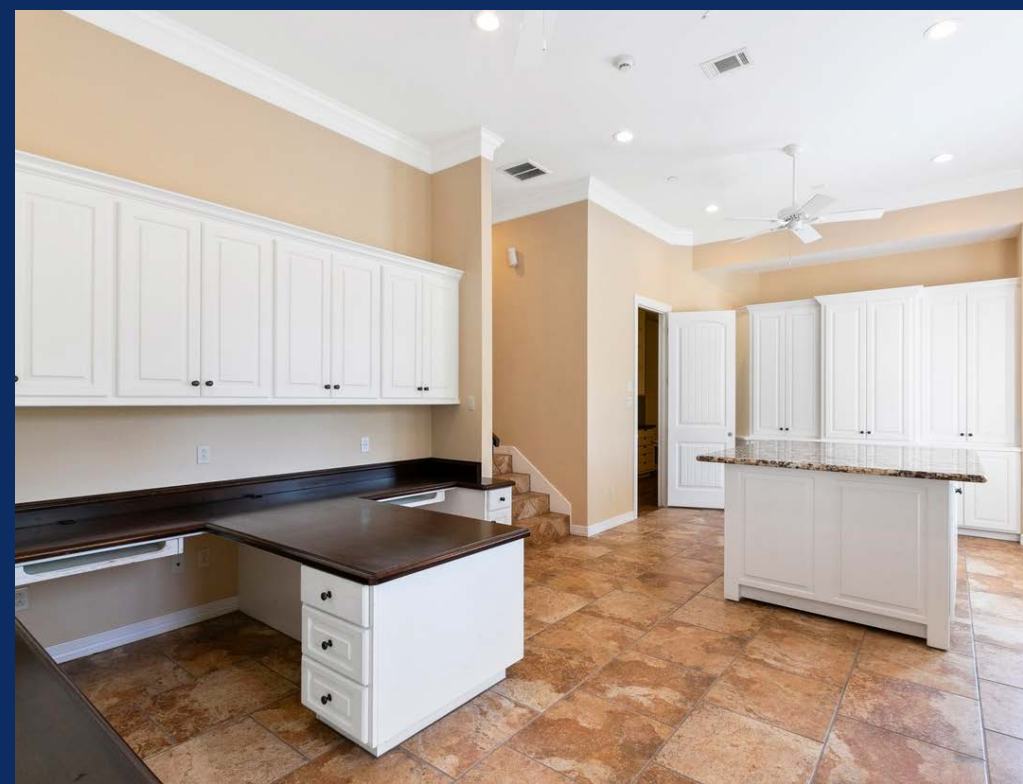
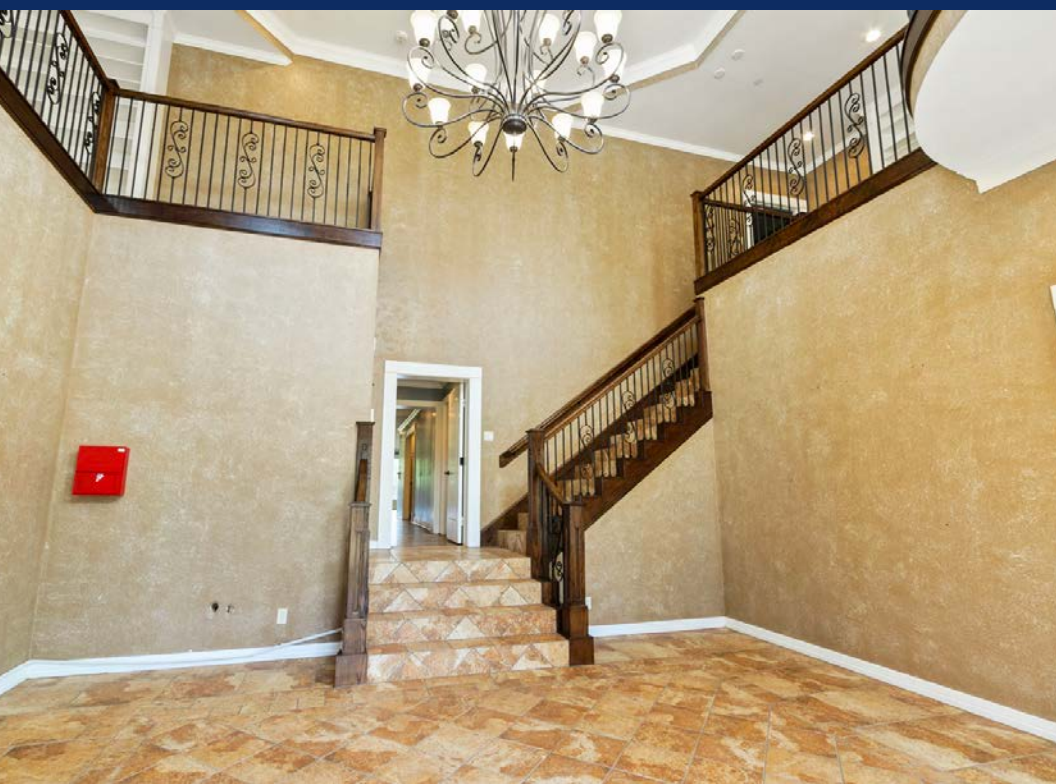
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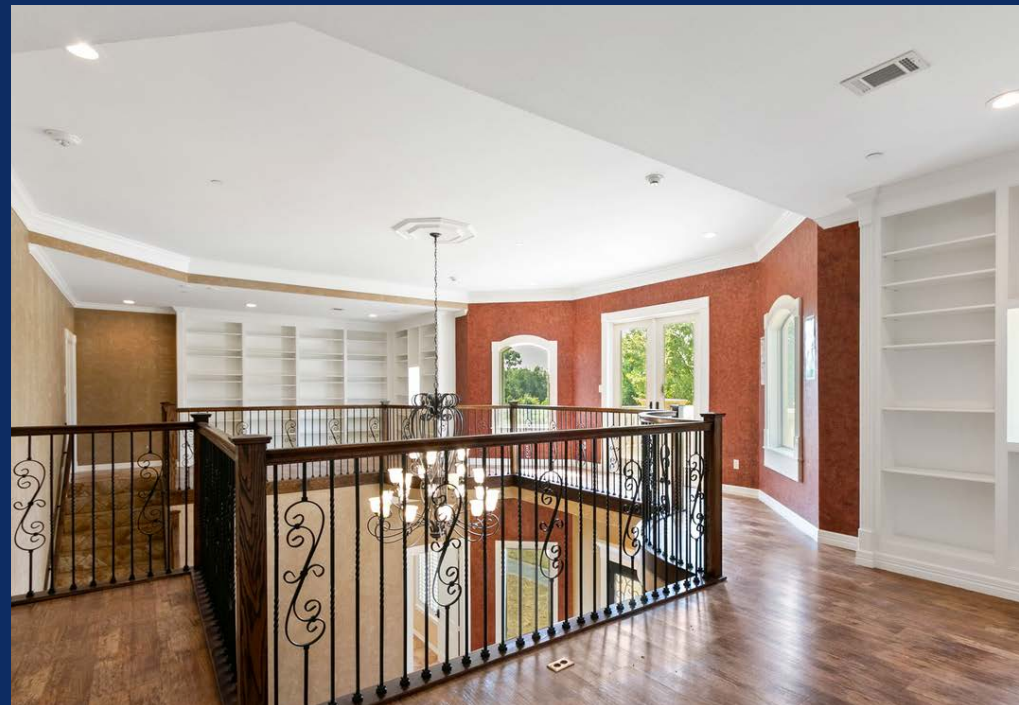
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- Beautiful +/-4.32 acre property with multiple buildings for sale on Grant Road in Cypress, TX. Ideal for specialized office campus, assisted living facility, or charter school.
- The main building is +/- 8,188 SF with an elevator. Each floor has as follows:
 - Downstairs: 8 offices, 9 restrooms, large open living room/kitchen, 2 work/computer rooms, and game room
 - Upstairs: Large work room, library, restroom and 2 offices
- The smaller building is +/- 1,948 SF with a kitchen, 3 individual rooms, living room, 4 restrooms, closets and a large laundry room
- The property has excellent visibility on Grant Road and is only +/- 1.10 miles to Cypress-Rosehill Rd. The Grand Parkway (99) is approximately 3 miles away.
- Well and Septic on site.
- Click here: [Entire property photo portfolio](#)
- Full demographic package available upon request.



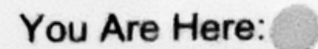






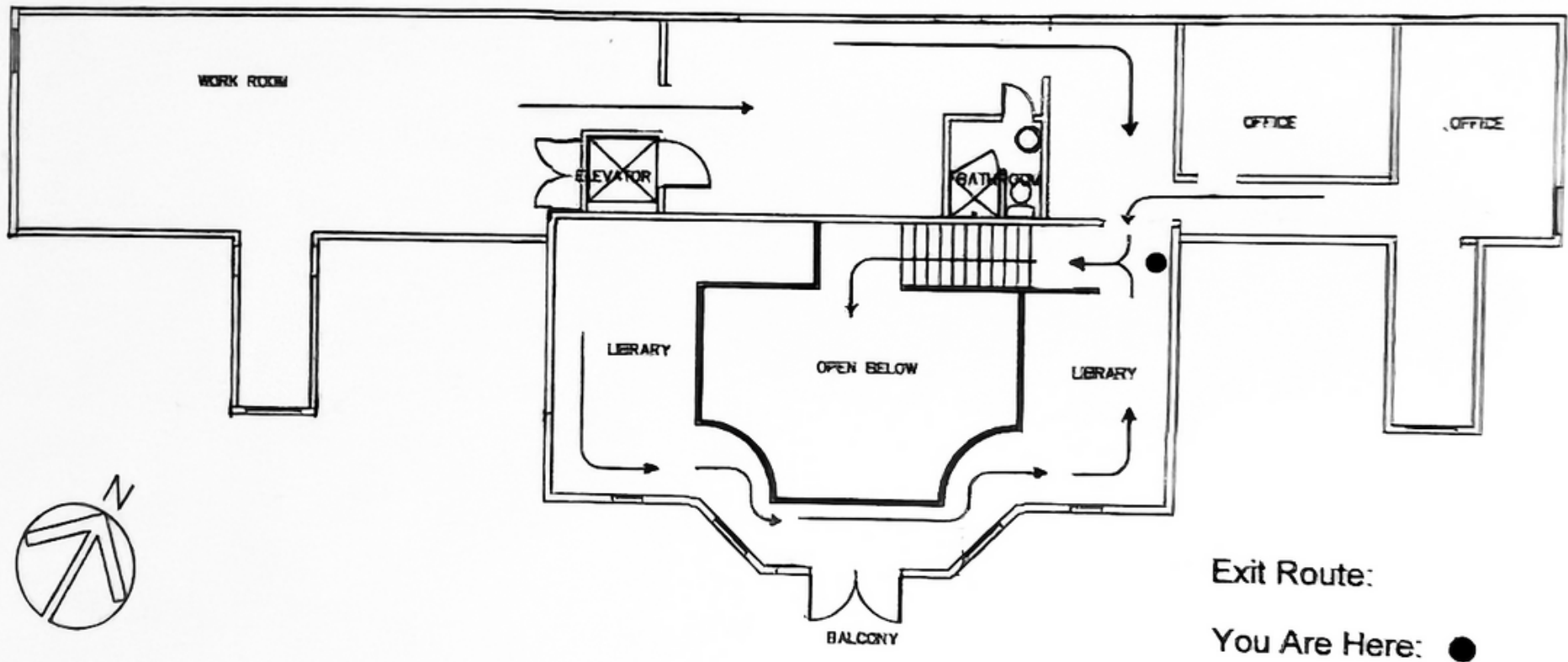


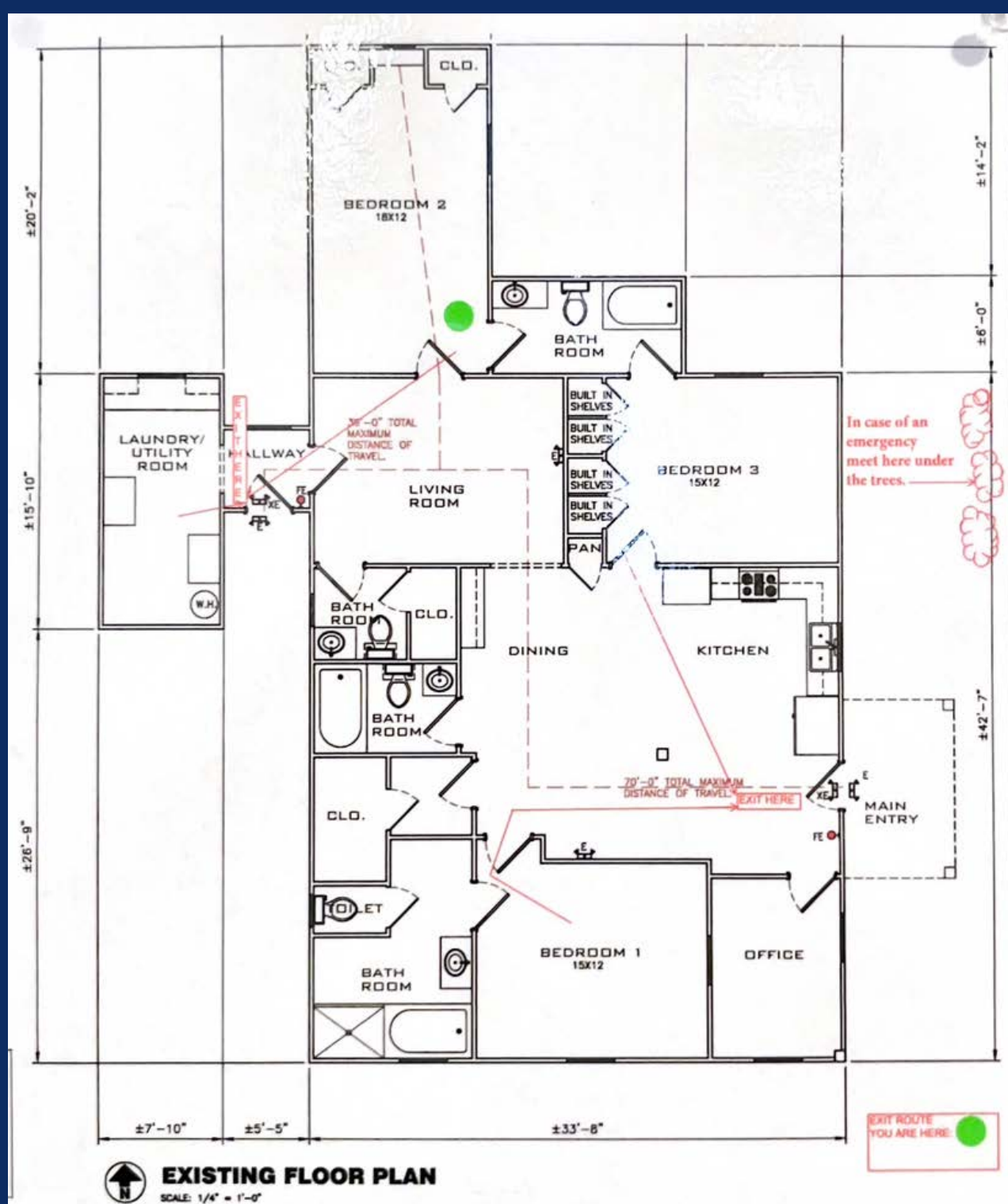




Fire Exit Plan

ARCHITECTURAL FLOOR PLAN – LEVEL TWO

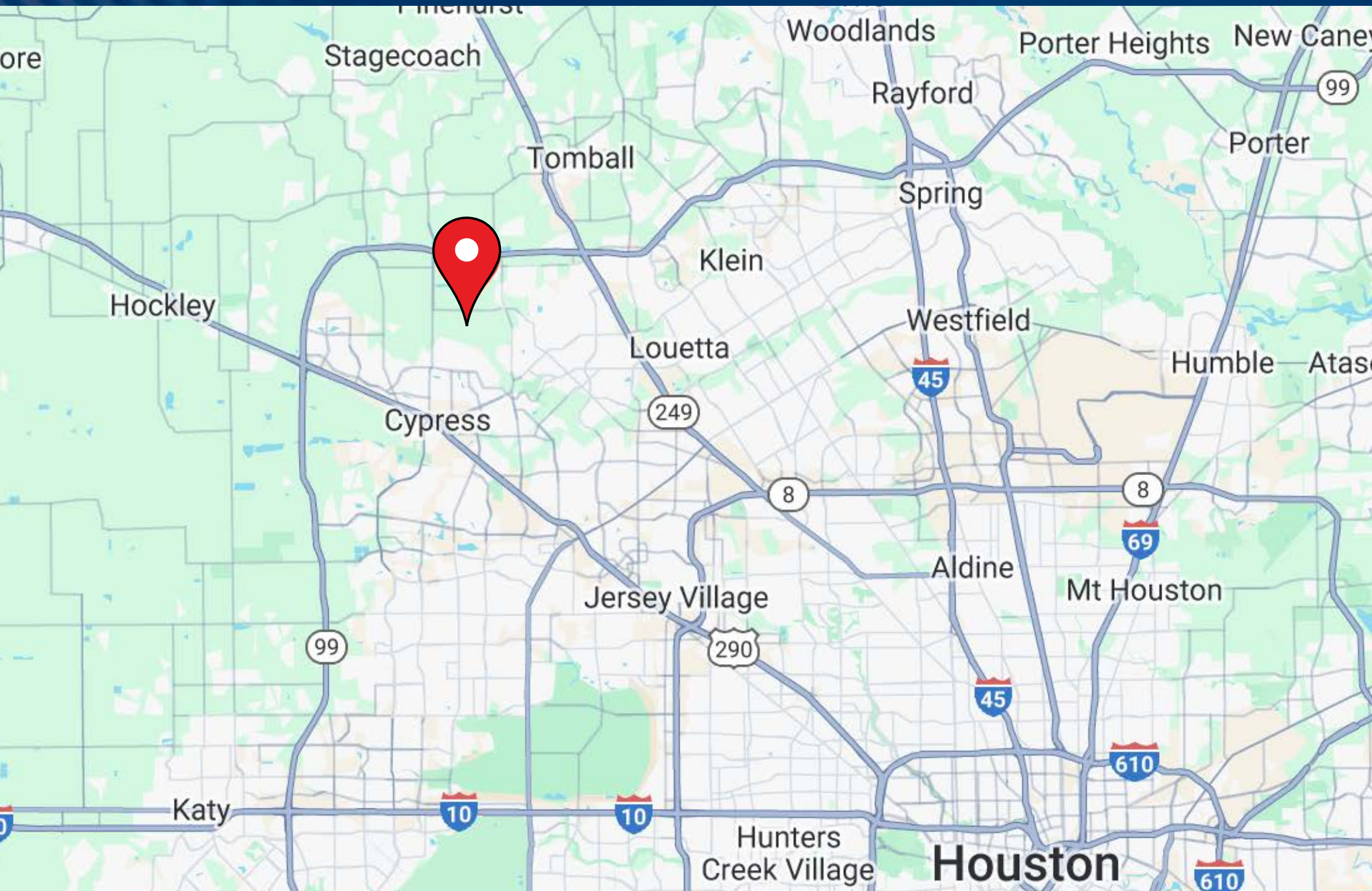




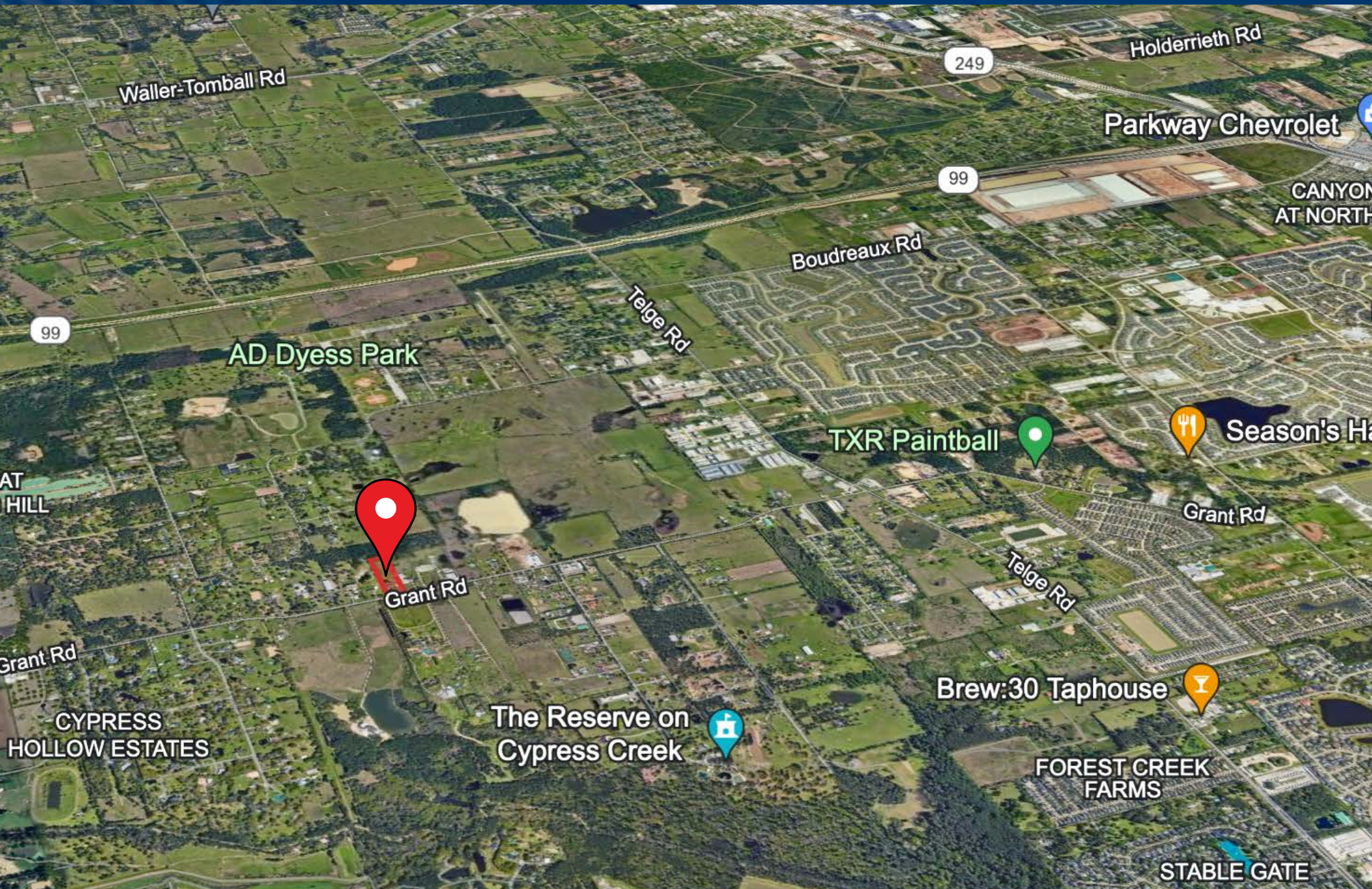
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

LOCATION MAP



MARKET AERIAL



DEMOGRAPHIC SUMMARY

17018 Grant Rd, Cypress, Texas, 77429

Ring of 3 miles

KEY FACTS

44,298

Population



14,030

Households

36.4

Median Age

\$104,770

Median Disposable Income

EDUCATION

4.1%

No High School Diploma



51.0%

Bachelor's/Grad / Prof Degree

16.5%

High School Graduate



28.4%

Some College/ Associate's Degree

44,298

2023 Total Population (Esri)

INCOME



\$125,954

Median Household Income



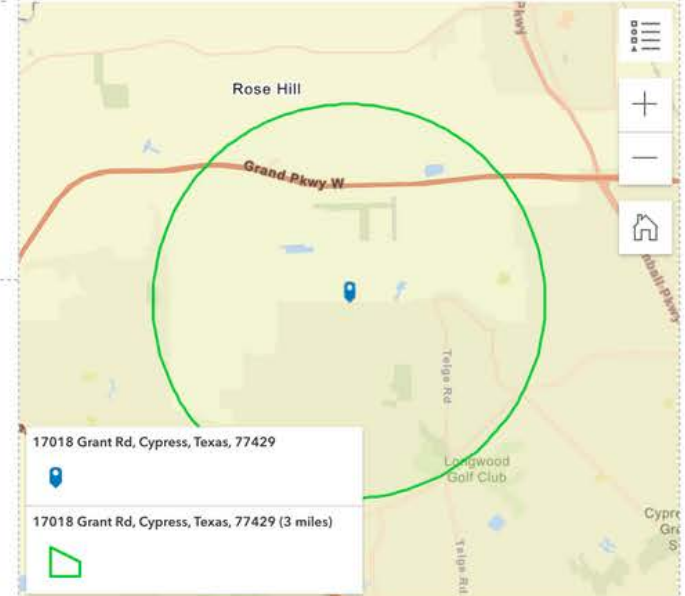
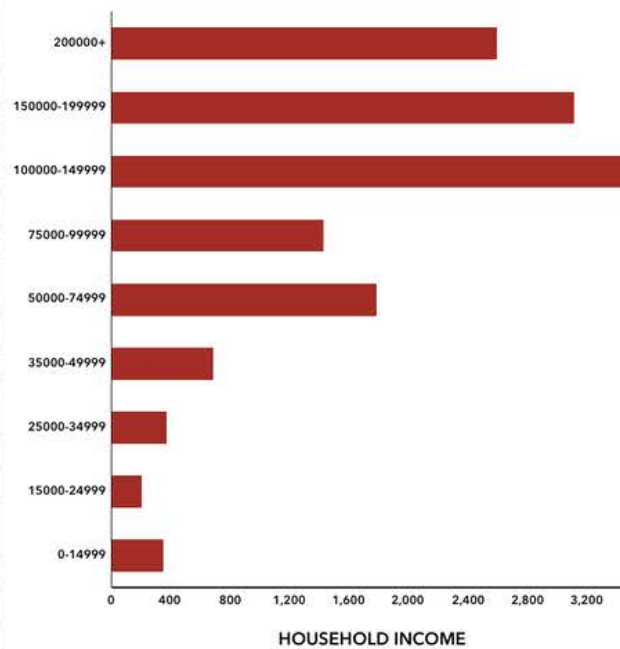
\$47,412

Per Capita Income



\$584,785

Median Net Worth



EMPLOYMENT



78.5%

White Collar



12.6%

Blue Collar



9.6%

Services

2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



Information About Brokerage Services

11-2-2015

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.

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:

- 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 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.

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Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone



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