



# For Sale

## Blackhorse Office Condominiums

17820 - 17844 Mound Rd, Cypress, TX 77433



High-end, professional office condominium community under construction! Impressive location! Business park is in close proximity to Hwy 290 and the Grand Parkway! Operate your business in the fastest growing suburbs in Texas. Neighbors include Blackhorse Ranch, The Bridgeland, Cypress Creek Lakes masterplanned communities. **Call us regarding your office needs. We can help!**

### The Property

#### Highlights and Amenities

- **Work close to home!** High-quality, condo-style premium offices.
- **Choose from several standard floor plans** or custom build.
- **Designer grade finishes** including 8' wood grained fiberglass stained entry, double pane, low "E" glass windows, granite counters, solid core interiors door, crown molding, oversized base-Boards, 10' interior ceilings with/LED lighting. Energy efficient!
- **Community Conference Center** on site. Property Management Company oversees common areas, landscaping & maintenance.
- **Pre-wired for Alarm System**, 1" Fire Resistant Gypsum Firewall

### Offering Summary

**Price:** \$270 / SqFt  
**Premiums:** Tower: \$30,000  
Corner: \$5,000  
**Tax Rate 2.80097 CAM: \$3.17 / SqFt**

### Exclusively Listed By:

#### Pat Navarette

Licensed Broker, Texas Sage Properties  
Cell: 281.460.2205 Email: patwithtsp@gmail.com  
License: TREC # 483854

17150 N Eldridge Pkwy, Suite G, Tomball, TX 77377 | 832.559.1112 Office

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**Exceptional Location!** Located just minutes from the Northwest Freeway and the Grand Pkwy, near the intersection of Fry Road and Mound Road. Blackhorse provides Northwest Houston growth demands additional professional office space to accommodate business owners who want to be an integral part of the community. Northwest Freeway & the Grand Pkwy provide easy, quick access to the greater Houston area. **Make Blackhorse Office Condominiums your next office!**

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**Exhibit B**  
**Blackhorse Office**  
**Condominiums**  
Cypress, TX 77433



- AVAILABLE
- PENDING
- UNDER CONTRACT
- SOLD

17820 Mound Road	8,846 Sq Ft
17824 Mound Road	8,792 Sq Ft
17828 Mound Road	7,580 Sq Ft
17832 Mound Road	7,096 Sq Ft
17836 Mound Road	7,596 Sq Ft
17840 Mound Road	7,590 Sq Ft
17844 Mound Road	10,048 Sq Ft



July 26, 2022

### RW Development Company

**RW Development Company's** office complexes provide an opportunity for professionals and business owners to own quality office space in a professionally designed and managed office park environment at an affordable price. **Offices are delivered finished-out and ready for move-in!**

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**Standard Floor Plan Offered or Build to Suit**

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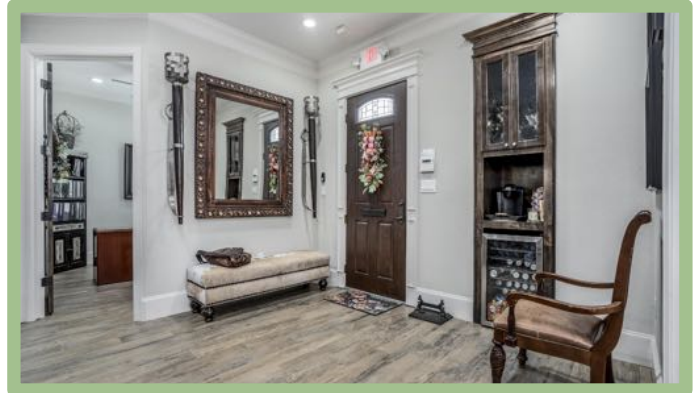
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## Blackhorse Office Condominiums

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Featured Reception Includes Upgrades



Featured Reception Includes Upgrades



Featured Office Includes Upgrades



Featured Conference Room Includes Upgrades

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Featured Large Conference Includes Upgrades



Featured Bull Pen Includes Upgrades



Featured Break Room Includes Upgrades



Featured Rest Room Includes Upgrades

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### Key Facts - Blackhorse Office Condominiums

	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Population</b>	3,707	86,846	200,737
<b>Median Age</b>	33.3	34.0	34.6
<b>Household</b>	1,341	27,422	64,258
<b>Average Household Size</b>	2.76	3.16	3.12
<b>Median Household Income</b>	\$114,386	\$117,939	\$120,322
<b>Total Businesses</b>	484	2,085	4,499
<b>Total Employees</b>	5,279	18,833	42,426
<b>Median Net Worth</b>	\$213,983	\$406,469	\$445,079
<b>Tapestry Segments</b>			
<b>Boomburbs</b>	2.5%	71.3%	66.9%
<b>Up and Coming Families</b>	97.5%	24.1%	14.7%
<b>Bright Young Professionals</b>	0.0%	3.7%	0.0%
<b>Professional Pride</b>	0.0%	0.0%	7.5%



## 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.

Sage Realtors Inc.	513414	Patwithtsp@gmail.com	(832) 559-1112
Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date