

FOR LEASE

11,195 SF Industrial Building
12307 Woodworth Dr Cypress, TX 77429



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COMMERCIAL
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Future Building

Phase 2 includes Buildings #2 & 3. Both are currently under construction to be completed September 2026

AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	SPACE USE	AVAILABILITY
Building 1	11,195 SF	Negotiable	Upon Request	Industrial	Available
Building 2	10,000 SF	Negotiable	Upon Request	Industrial	September 2026
Building 3	10,000 SF	Negotiable	Upon Request	Industrial	September 2026t

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PHASE 2 DEVELOPMENT

**Rendered Photo
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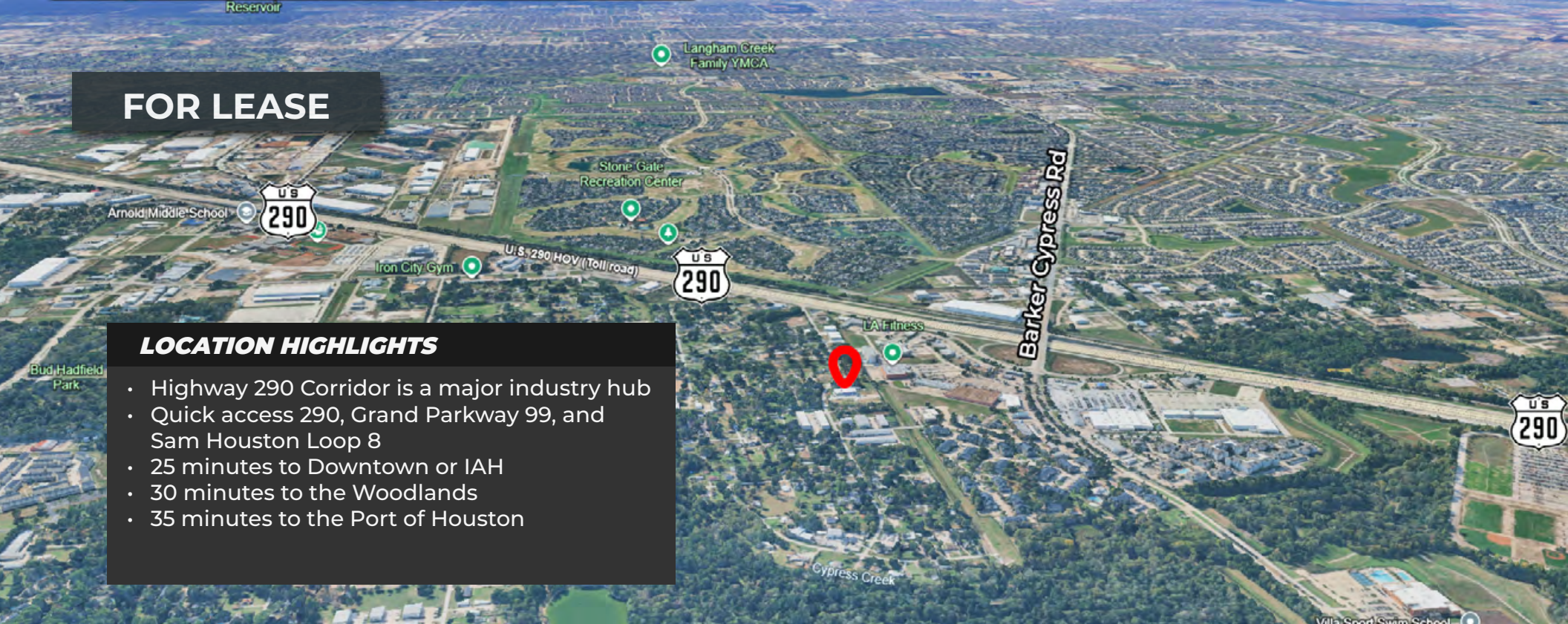
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LOCATION HIGHLIGHTS

- Highway 290 Corridor is a major industry hub
- Quick access 290, Grand Parkway 99, and Sam Houston Loop 8
- 25 minutes to Downtown or IAH
- 30 minutes to the Woodlands
- 35 minutes to the Port of Houston



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BUILDING 1

Building SqFt	11,195 SqFt
Office	3,750 SqFt - 12 Offices
Warehouse	7,445 SqFt
Power	3 Phase
Clear Height	20' Eave Height
Column Spacing	Clear Span
Grade Height Doors	14'x12' and 12'x12'
Year Built	2021
HVAC	In Offices
Utilities	Septic & City Water



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BUILDING 2 & 3

- 10,000 SF Freestanding Warehouse
- 1,000 SF offices Built-to-Suit
- 2x Grade-Level roll up doors
- 3 Phase power
- 20ft Clear Height at Eaves
- Clear span column spacing
- Building is 127ft x 81ft
- Shared Truck Dock/Pit
- Septic & City Water
- Construction completion in September 2026

Truck Dock/Pit

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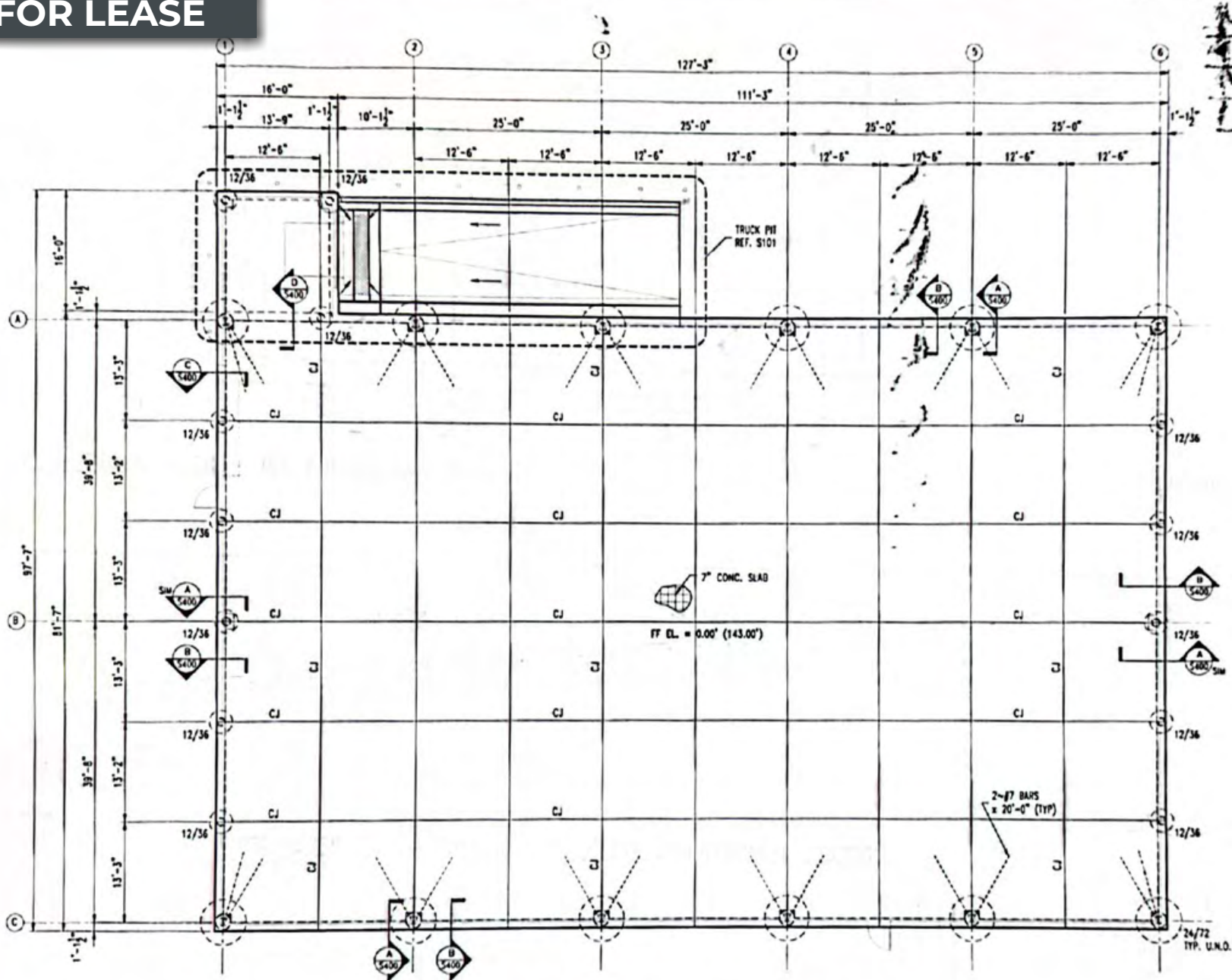
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CONSTRUCTION PLANS

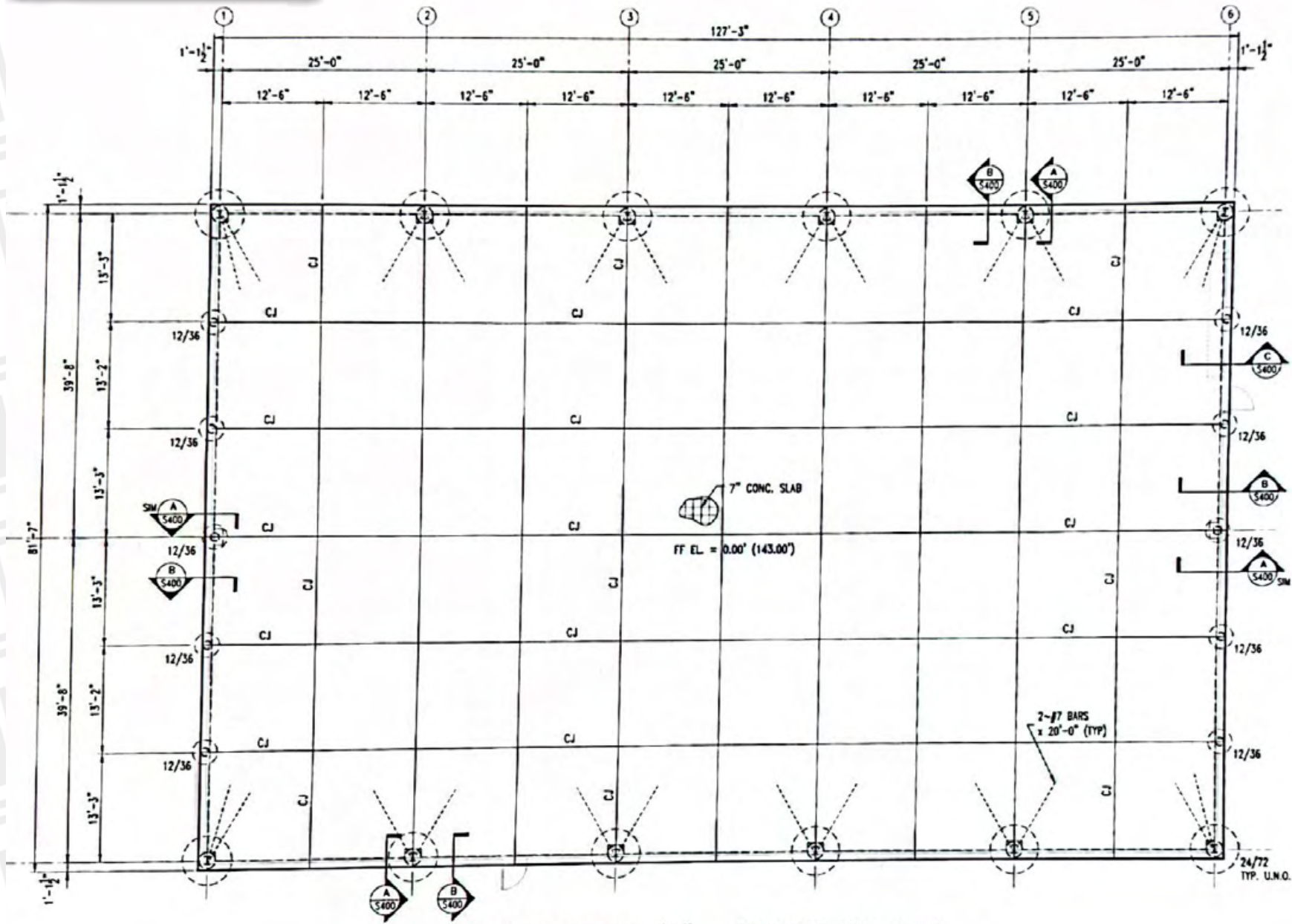


WAREHOUSE "A" - FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

LEGEND
B - BELL
SHA - SHAFT
C - COLUMN

FOR LEASE

CONSTRUCTION PLANS

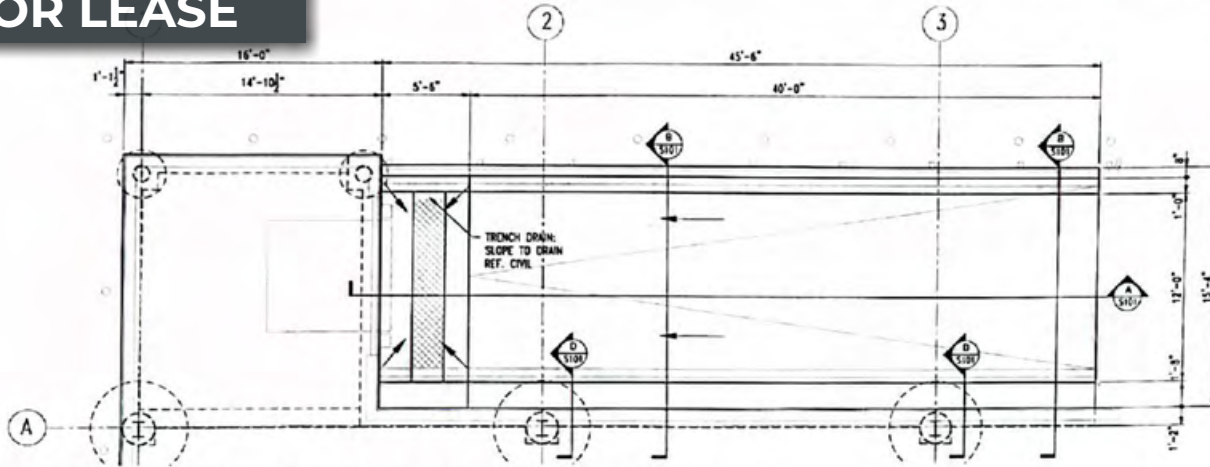


WAREHOUSE "B" - FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

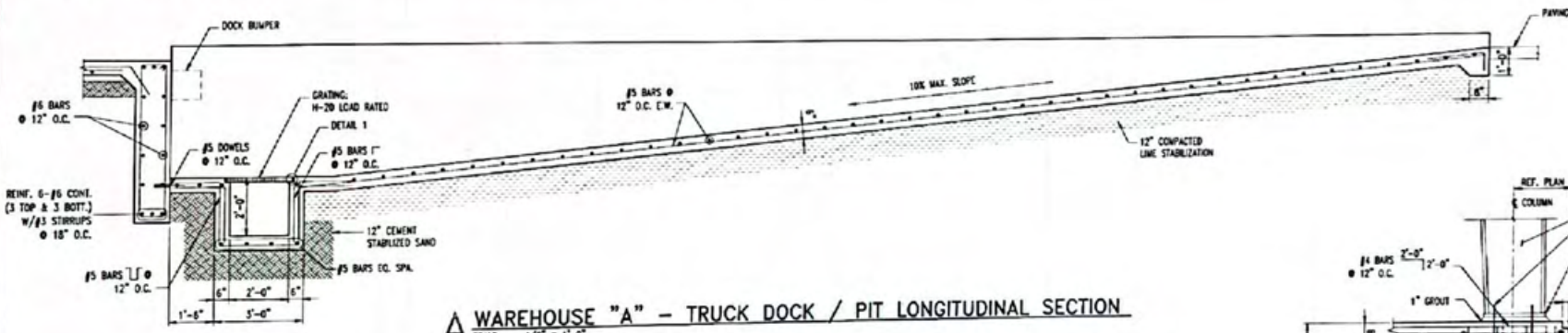
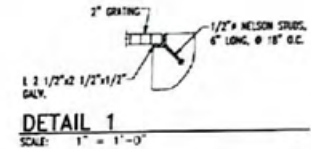
LE
1/4"
1"
CI

FOR LEASE

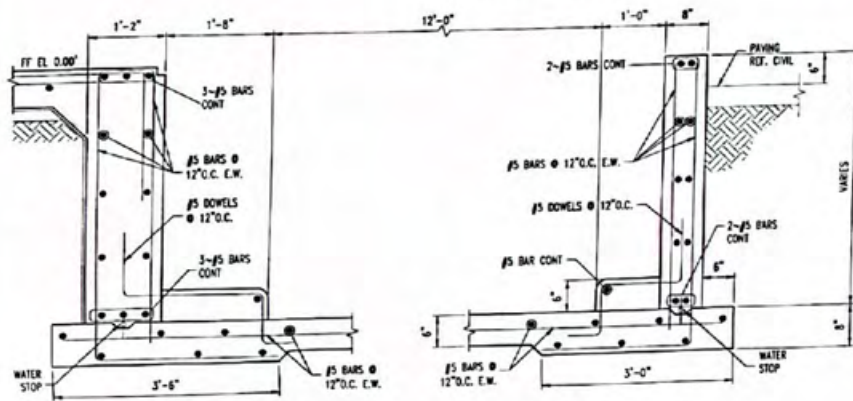
CONSTRUCTION PLANS



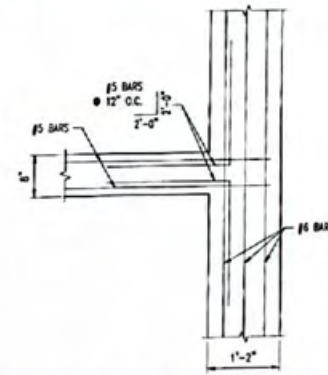
WAREHOUSE "A" - TRUCK DOCK / PIT FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



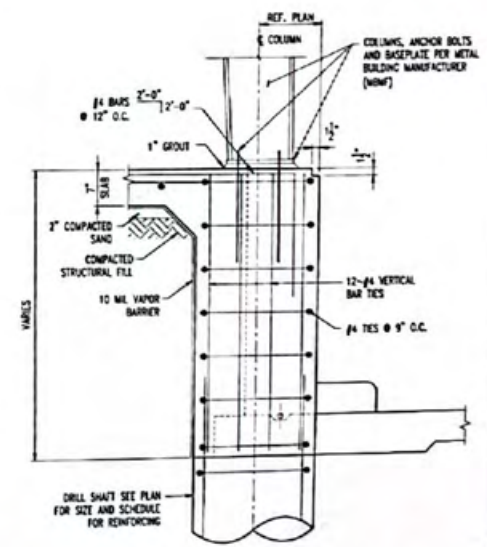
WAREHOUSE "A" - TRUCK DOCK / PIT LONGITUDINAL SECTION
SCALE: 1/2" = 1'-0"



WAREHOUSE "A" - TRUCK PIT WALL SECTION
SCALE: 1" = 1'-0"

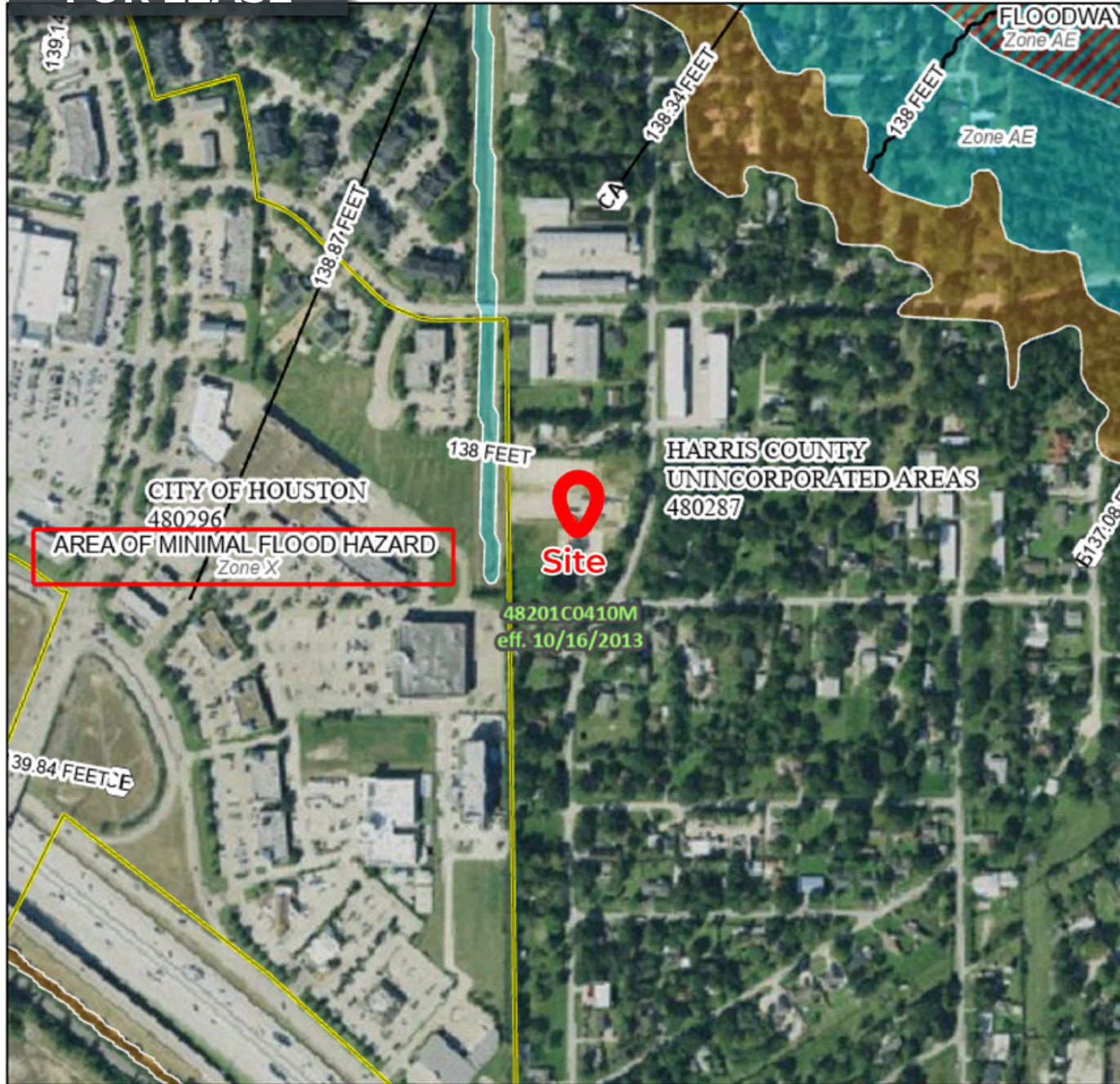


WAREHOUSE "A" - TRUCK PIT WALL TO BUILDING GRADE BEAM CONNECTION
SCALE: 1" = 1'-0"



TRUCK PIT WALL COLUMN PEDESTAL SECTION
SCALE: 1" = 1'-0"

National Flood Hazard Layer FIRMette FOR LEASE



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/9/2026 at 8:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000 95°39'46"W 29°57'4"N

Basemap Imagery Source: USGS National Map 2023

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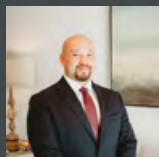


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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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:
 - 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:

- 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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