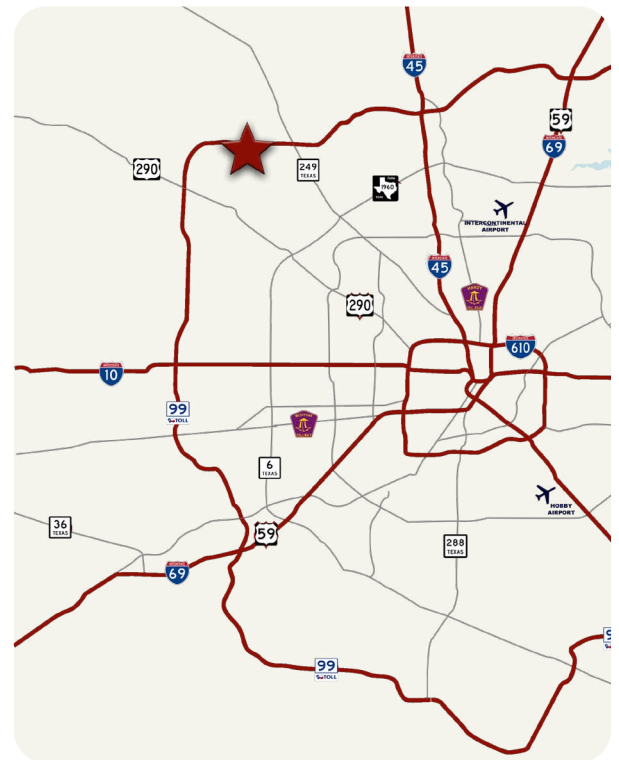




SITE INFORMATION

- Land: ±2.02 ACRES with 446' of frontage on Cypress Rosehill
- Corner location with great visibility
- Installed security system
- MOVE IN READY!
- All buildings have keypad access
- Improvements:
 - 18514 Cypress Rosehill Rd.
 - ±1,200 SF Warehouse
 - 1 roll up door
 - ±2,100 SF Main Building
 - Completely taken down to the studs in 2021 and fully renovated
 - Back porch leads to a crushed granite “fire pit/picnic” area with a walkway to the smaller office building
 - 18512 Cypress Rosehill Rd
 - ±644 SF small office building
 - Renovated in 2021
 - Private driveway and parking
- Ideal use is boutique office space, medical, retail, salon, etc.
- Situated in Harris County & Tomball ISD
- Call for pricing



DEMOGRAPHICS

	POPULATION	DAYTIME POP.	AVG. HH INCOME
3 Miles	25,391	19,136	\$171,599
5 Miles	117,270	92,025	\$172,007
7 Miles	244,429	203,505	\$158,779

CONTACT

CHRISTY BOWEN

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Christy@FoxGraham.com

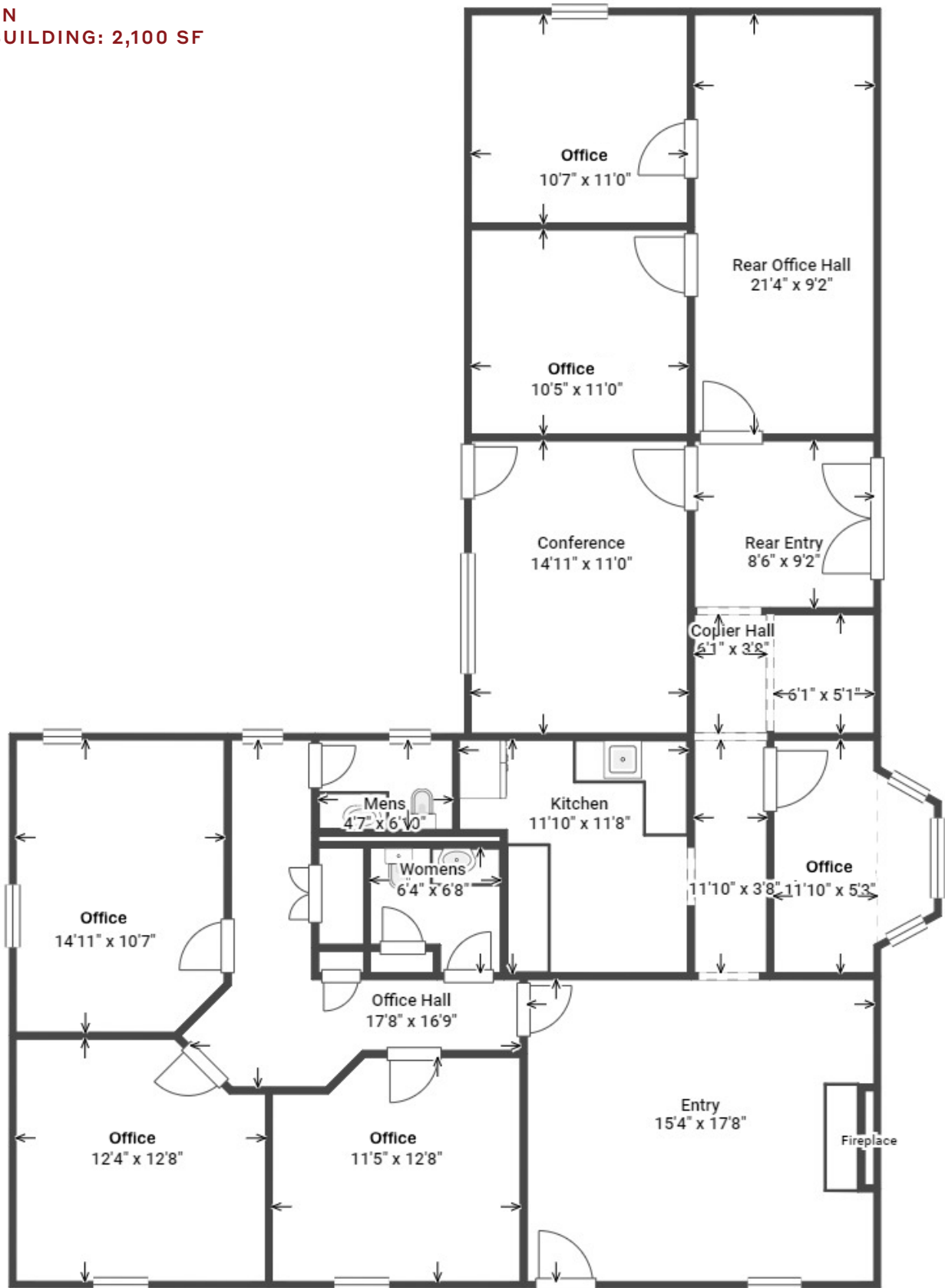
KYLE FOX

281.855.1300 x2

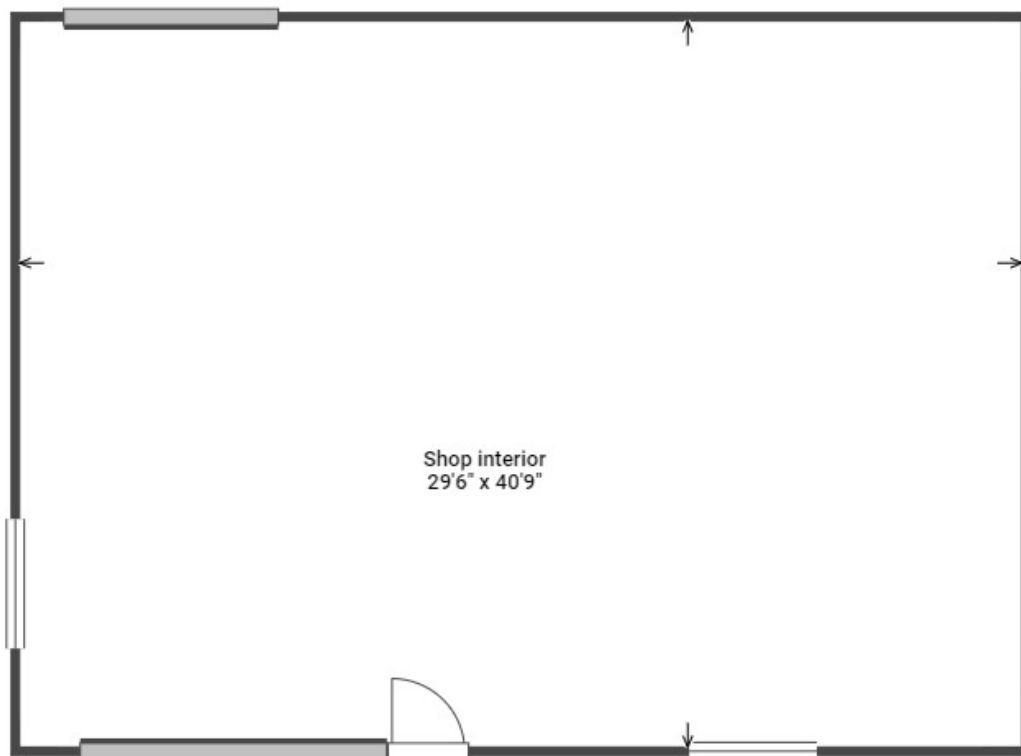
Kyle@FoxGraham.com

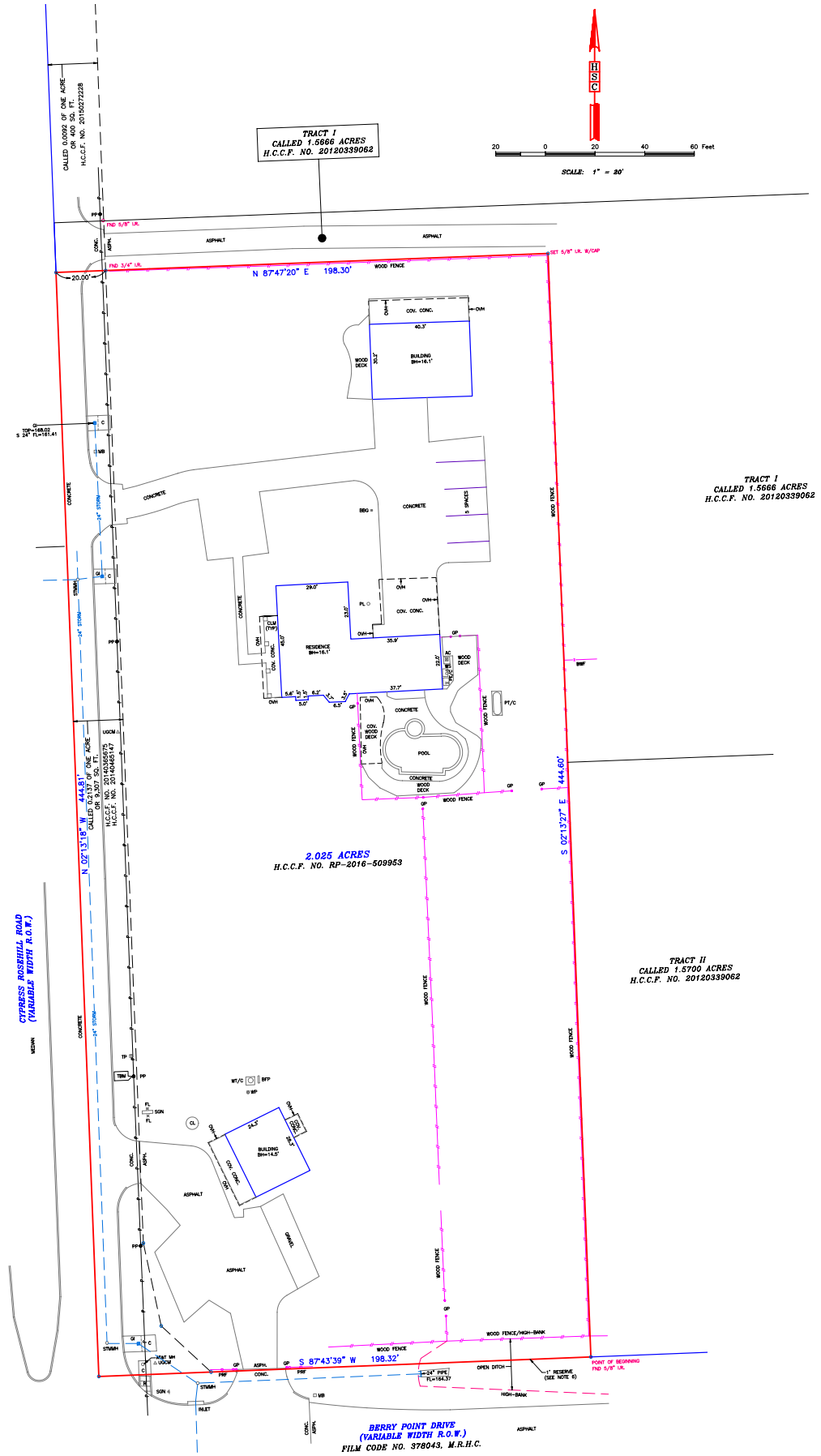


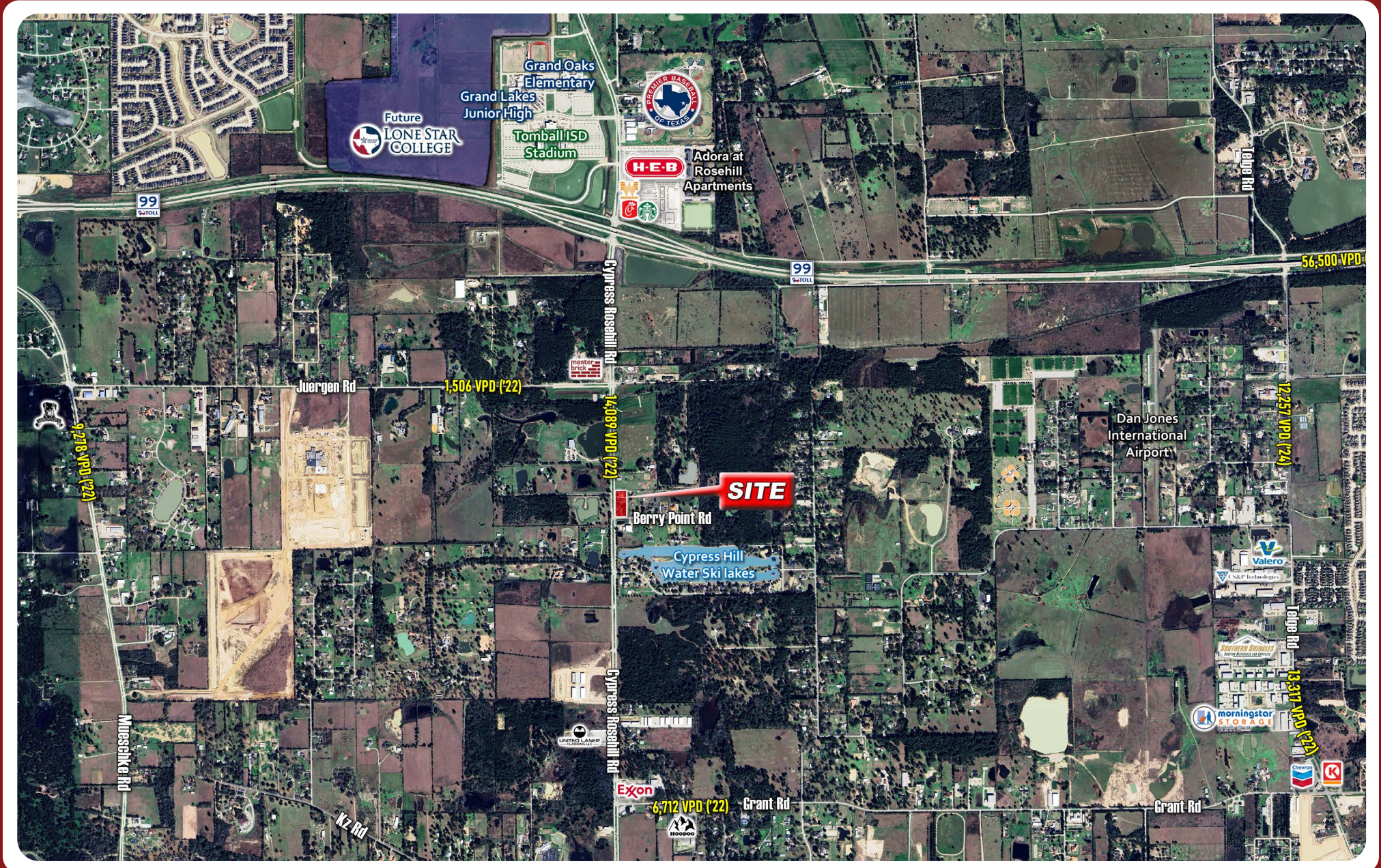
SITE PLAN
OFFICE BUILDING: 2,100 SF

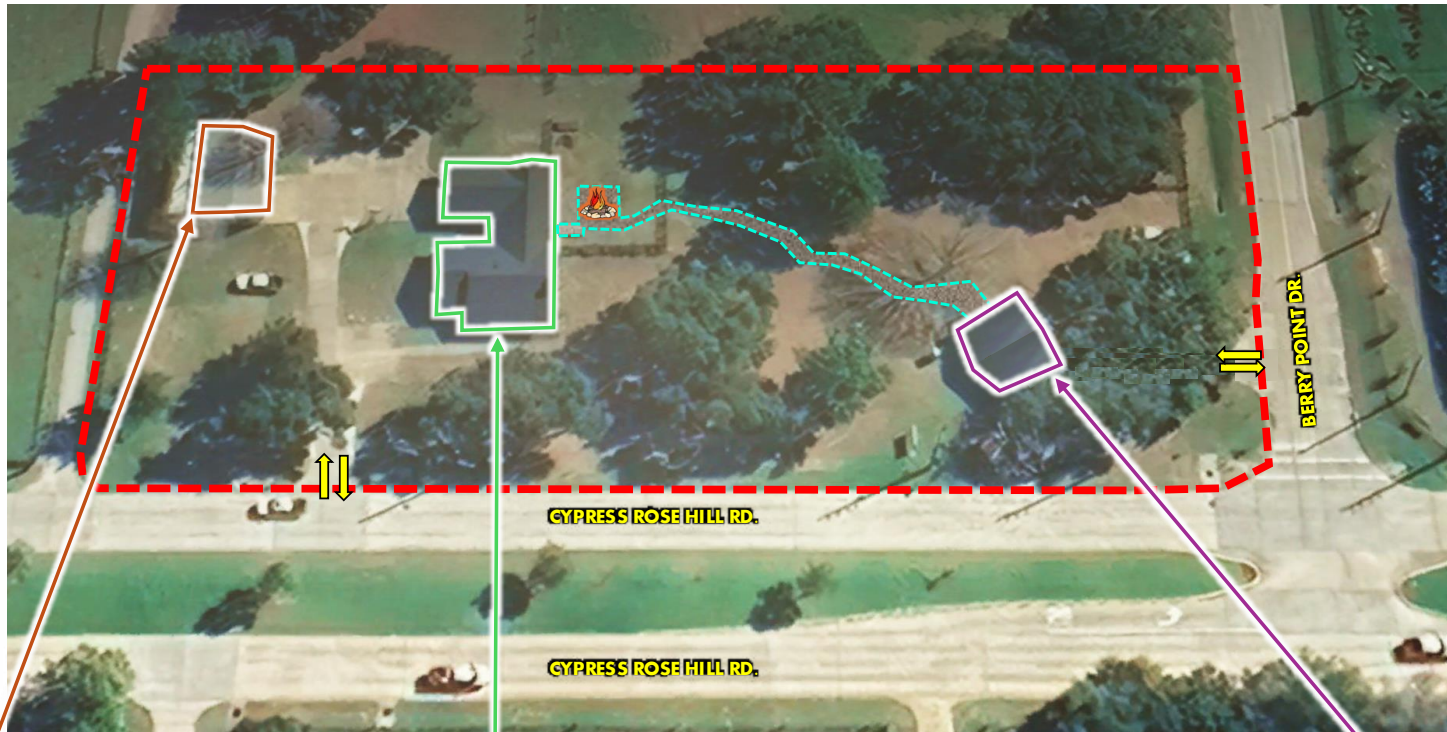


SITE PLAN:
SMALL OFFICE BUILDING: 644 SF
WAREHOUSE: 1,200 SF









WAREHOUSE

±1,200 SF

- 1 ROLL-UP DOOR
- COVERED STORAGE AREA ON NORTHERN SIDE

MAIN BUILDING:

18514 CYPRESS ROSEHILL

±2,100 SF

- RENOVATED IN 2021
- CONFERENCE ROOM, FULL KITCHEN, NICE ENTRY/SHOWROOM AREA, MULTIPLE OFFICES
- AMPLE PARKING
- KEYPAD ACCESS
- LARGE FRONT PORCH
- BACK DOOR LEADS TO A FIRE PIT AREA AND CRUSHED GRANITE WALKWAY TO SMALLER OFFICE BUILDING
- LANDSCAPING/TREES CLEANED UP AND MANICURED

2ND OFFICE:

18512 CYPRESS ROSEHILL

±644 SF

- RENOVATED IN 2021
- CONFERENCE ROOM, OFFICE, KITCHEN, RESTROOM
- PRIVATE DRIVEWAY & PARKING
- KEYPAD ACCESS
- NICE FRONT PORCH



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.

2-10-2025



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. **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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date