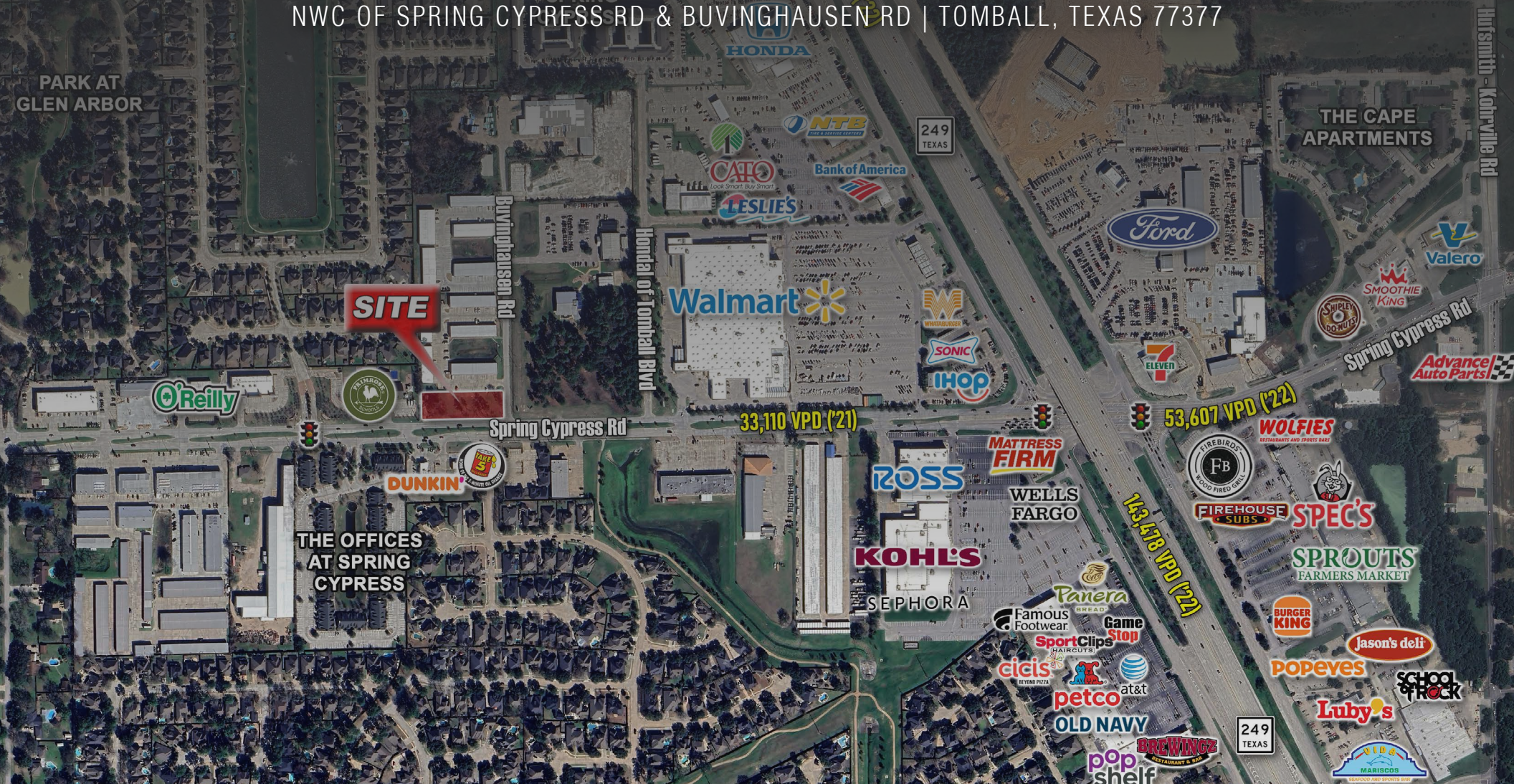


SPRING CYPRESS PAD

NWC OF SPRING CYPRESS RD & BUYINGHAUSEN RD | TOMBALL, TEXAS 77377



AM-CRE

LAKWOOD GROVE NIMA GHEDAMI | P: 323.481.3484 | E: nima@am-cre.com

ADAM MANESH | P: 832.493.8696 | E: adam@am-cre.com

HCA Houston Healthcare

WWW.AM-CRE.COM

The information contained herein has been obtained from sources believed reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

LifeStorage

PROPERTY HIGHLIGHTS

LOCATION NWC Spring Cypress Rd & Buvinghausen Rd
Tomball, Texas, 77377

AVAILABLE 34,391 SF

ZONING C2 - Real, Vacant Commercial

PRICE Call for Pricing

TRAFFIC COUNTS (TXDOT)

33,110 VPD ('21)
Spring Cypress Rd

143,478 VPD ('22)
State Highway 249

PROPERTY HIGHLIGHTS

- ▶ Corner pad with over 300 feet of frontage on Spring Cypress Road
- ▶ Great visibility, area density and traffic counts
- ▶ Less than 1/2 a mile away from Hwy 249 and just minutes to TX-99 and Beltway 8
- ▶ Nearby retailers include Walmart, Kohl's, Ross, Sprouts, Spec's, Petco, Old Navy, PopShelf, O'Reilly, Auto Zone, Advance Auto Parts, Walgreens and many more



TOMBALL DEMOGRAPHICS

2023 TOTAL POPULATION

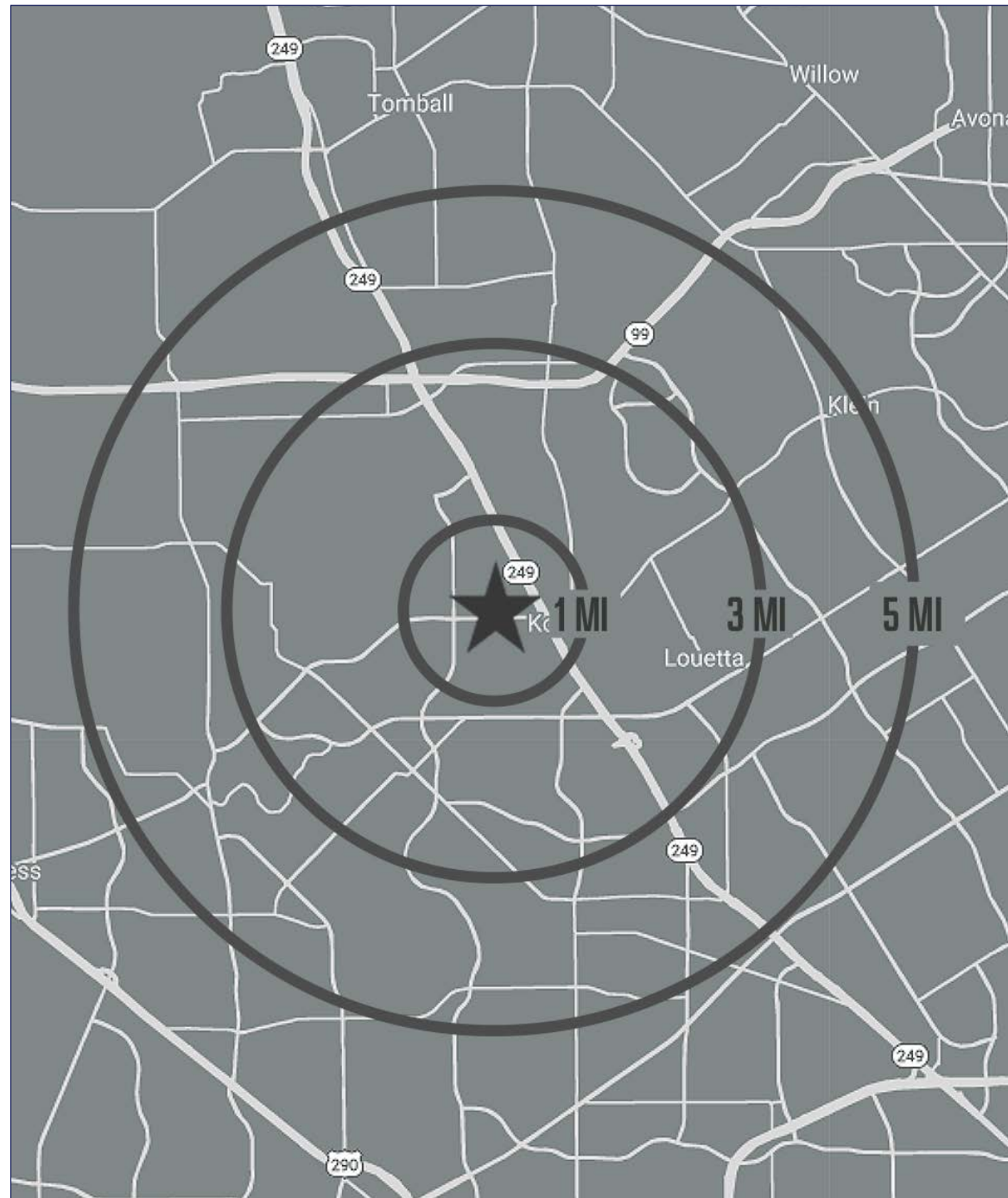
1 MILE	3 MILES	5 MILES
9,878	105,478	244,383

DAYTIME POPULATION

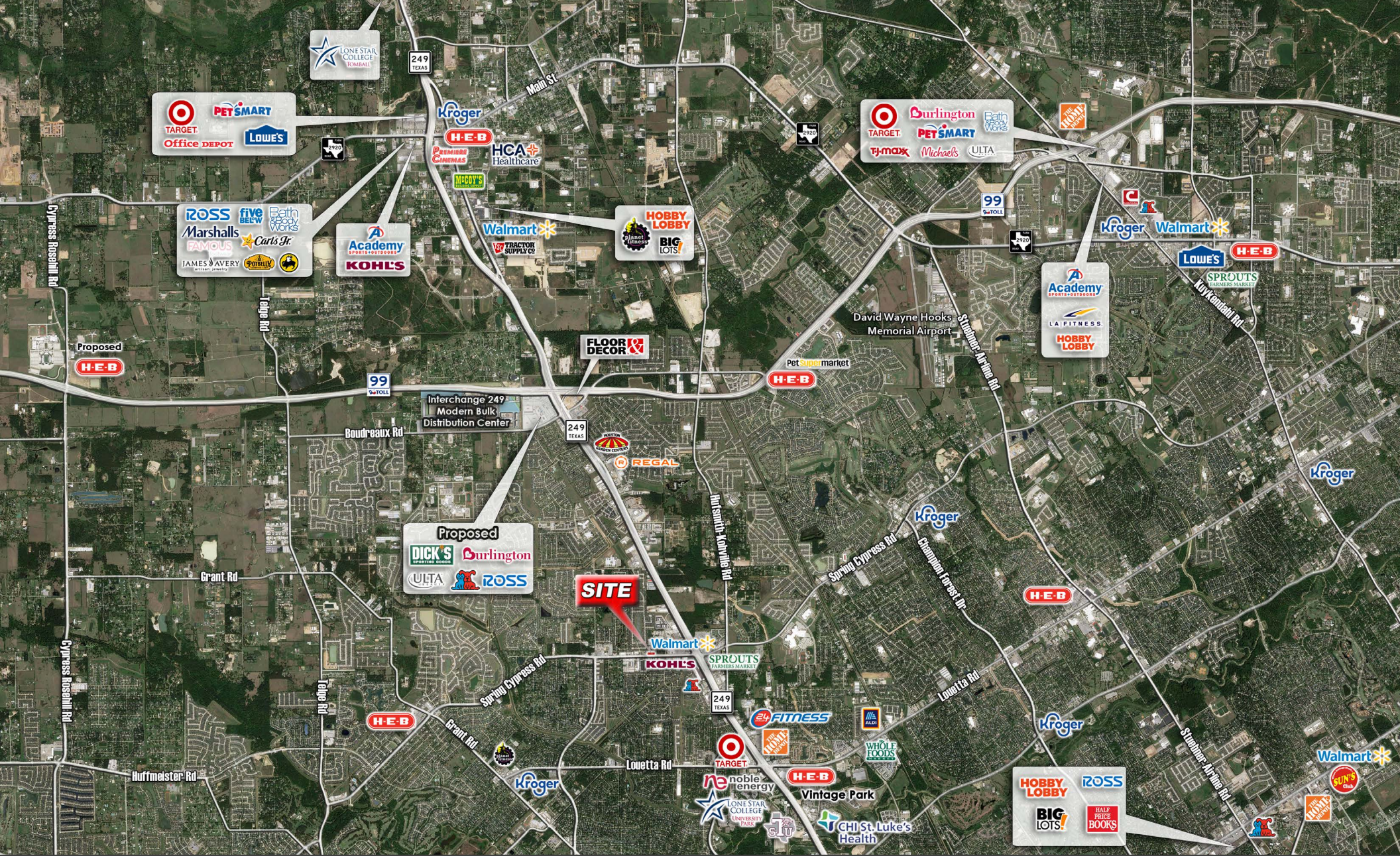
1 MILE	3 MILES	5 MILES
11,189	85,860	207,296

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$135,736	\$137,428	\$129,930



MARKET AERIAL



INTERSECTION AERIAL





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.

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.

Afshin Abbasmanesh (Adam Manesh)

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

617956

License No.

adam@am-cre.com

Email

832.493.8696

Phone

Nima Ghedami

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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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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