



TC Global Commercial
 Real Estate
 Brokerage • Investment Advisory
 Development • Property Management

COMMERCIAL REAL ESTATE

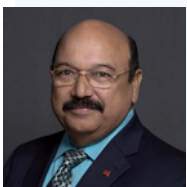
BROKERAGE | INVESTMENT ADVISORY | DEVELOPMENT | PROPERTY MANAGEMENT

**PROPERTIES FOR
 SALE/BUILD-TO-SUIT**

**MULTI-PROPERTY
 SITE 82,052 SF**

12788-18160 Grant Rd, Cypress TX 77429

Acquire or Lease Space in one-of-a-kind property located in the stabilized high-growth Cypress area. 4 unique investment opportunities await!



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CCIM EXPERT



12788-18160 Grant Rd, Cypress TX 77429

Property Details:

Located on Grant Road, the four properties totaling 82,052 SF offer unique business opportunities to investors, with excellent visibility in a high-density, high household income residential area. The area is predominantly comprised of **Affluent and High Ranking Quality of Lifestyle**.

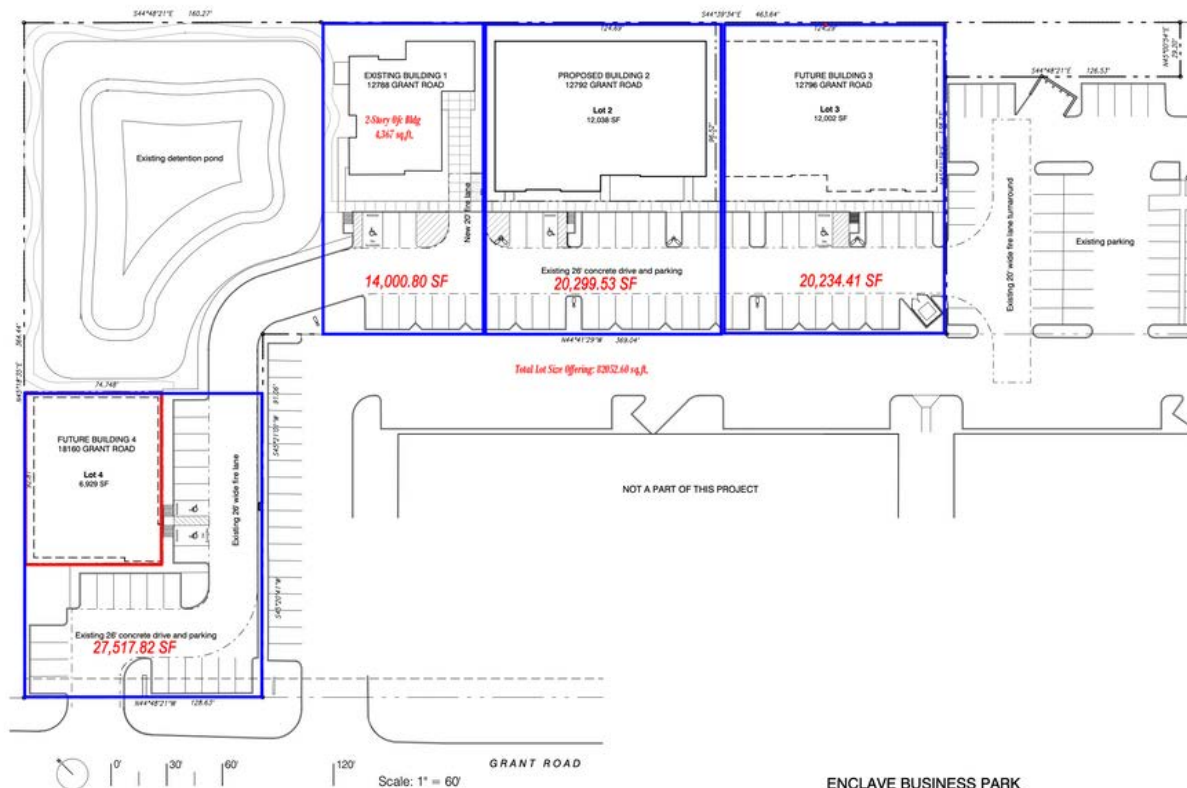
Property Specifications:

Front Vacant Pad - 6,900+ SF

Back Office Building - 4,300+ SF

Back Vacant Lot 1 - 12,000+ SF

Back Vacant Lot 2 - 12,000+ SF



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Property Highlights:

- Existing Utility Connections On Site.
- Off-site Detention Pond.
- Situated in Harris Co & Cy-Fair ISD.
- Enclave Business Park is the final phase of Lakewood Center Development
- High Average HH Income Area.
- Easy Access To Freeways & Retail.
- Affluent & High Ranking Quality of Lifestyle

Property Highlights:

- Average Annual Household Income - \$160k.
- The area is above the 80% percentile per sf annual visitors - (12 mo
- Less than 5 Miles to SH 249, Vintage Park, & St. Luke's Hospital.
- Average traffic of over 14,000 vehicles per day on Grant Road.
- Across Hamilton Middle School



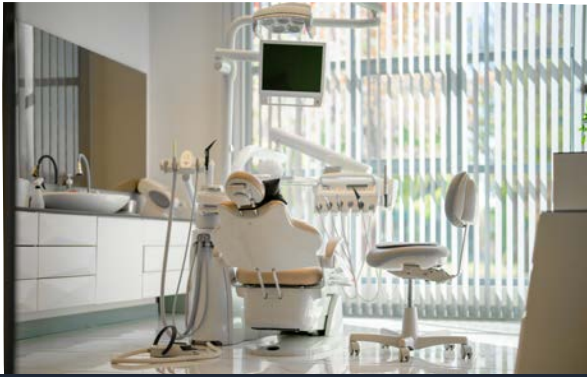
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VACANT PAD (FRONT FACING, BUILD-TO-SUIT)

IDEAL USE: QSR, Office, Bank, Dental clinic etc.



Dental Clinic



QSR

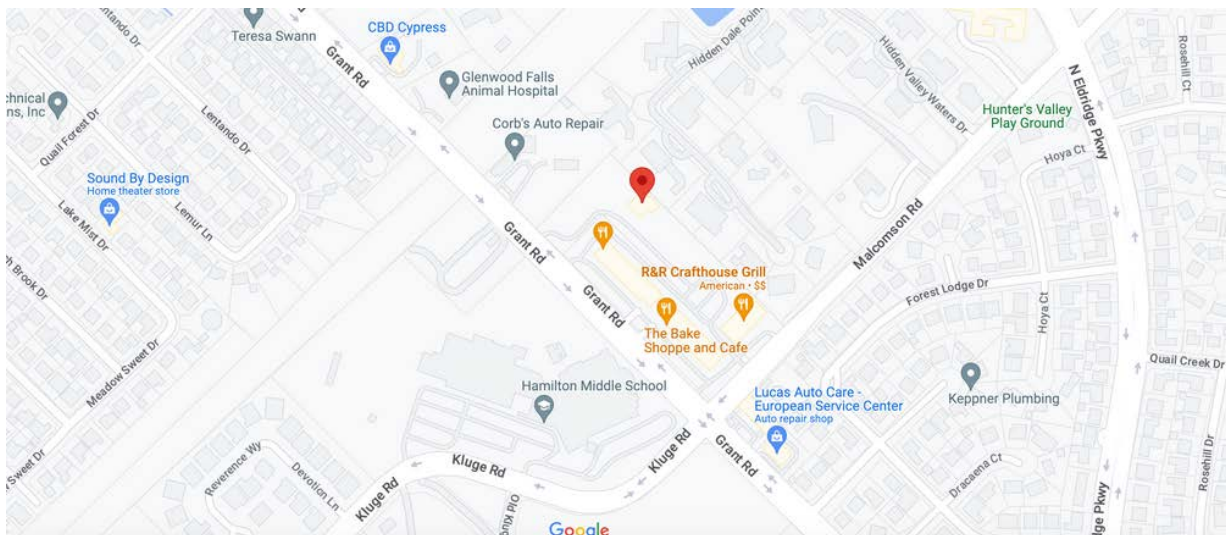


Bank



Office

Note: Above photos used for representative purpose only.



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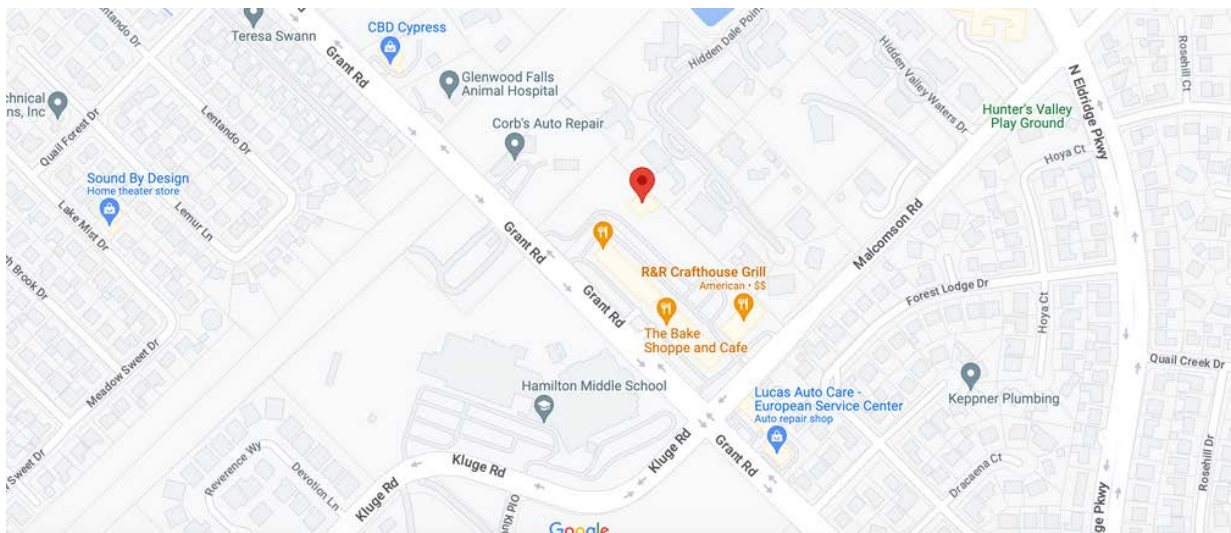
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2-STOREY OFFICE BUILDING

IDEAL USE: Office space for use immediately.
Will be sold as second generation.



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VACANT LOTS (2 LOTS NEXT TO THE BACK)

IDEAL USE: Daycare, school, kids playground, tutoring etc.



Daycare



School

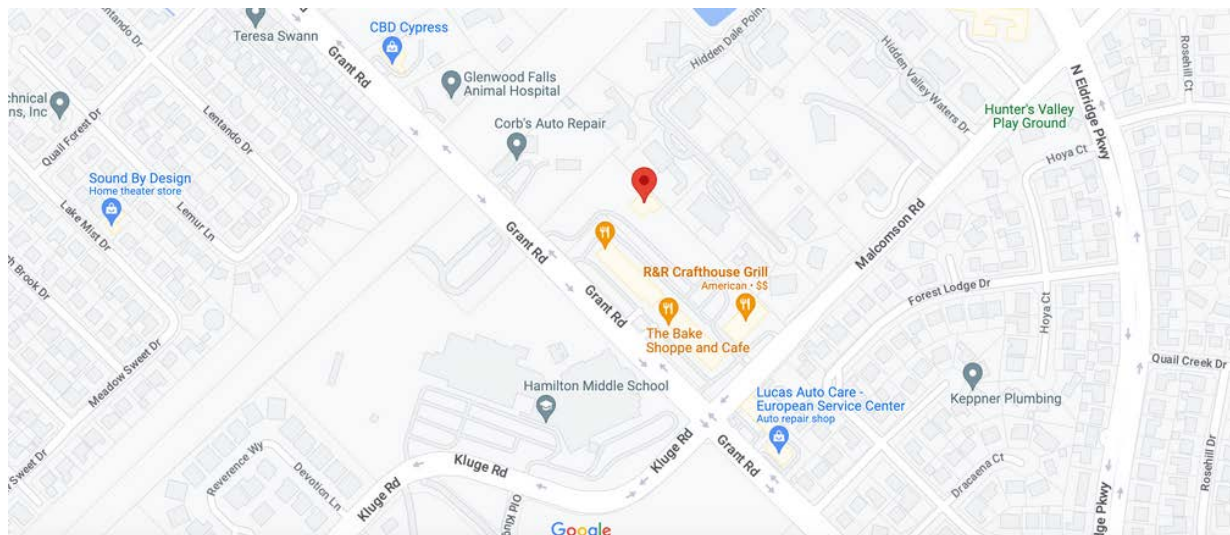


Kids Playground



Tutoring Center

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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.

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.

TC Global Realty, LLC	9007283	info@tcglobalcommercial.com	(832)858-3855
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date
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