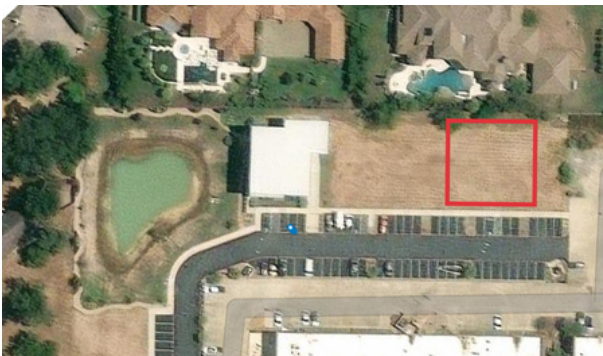


12796 Grant Rd, Cypress TX 77429

Pre-leasing 11,210SF

Property highlights

- A single-story building with a loft
- Ideal for medical, healthcare, retail, daycare, salon, gym, sports bar.
- Modern conceptual design meets functionality, Accessibility in a state-of-the-art setting.
- The base footprint is 9,210
- Built-to-suit available



Area highlights

- Space available for lease: 11,210 square feet
- Over 26,000 homes in 3 mile radius
- Parking ratio 5:1000
- Located across Hamilton Middle School and Elementary School
- Traffic count 22,000 CPD
- Lighted Intersection Grant Rd and Malcomson Rd
- Average HHI (1 mile radius) : \$134,611



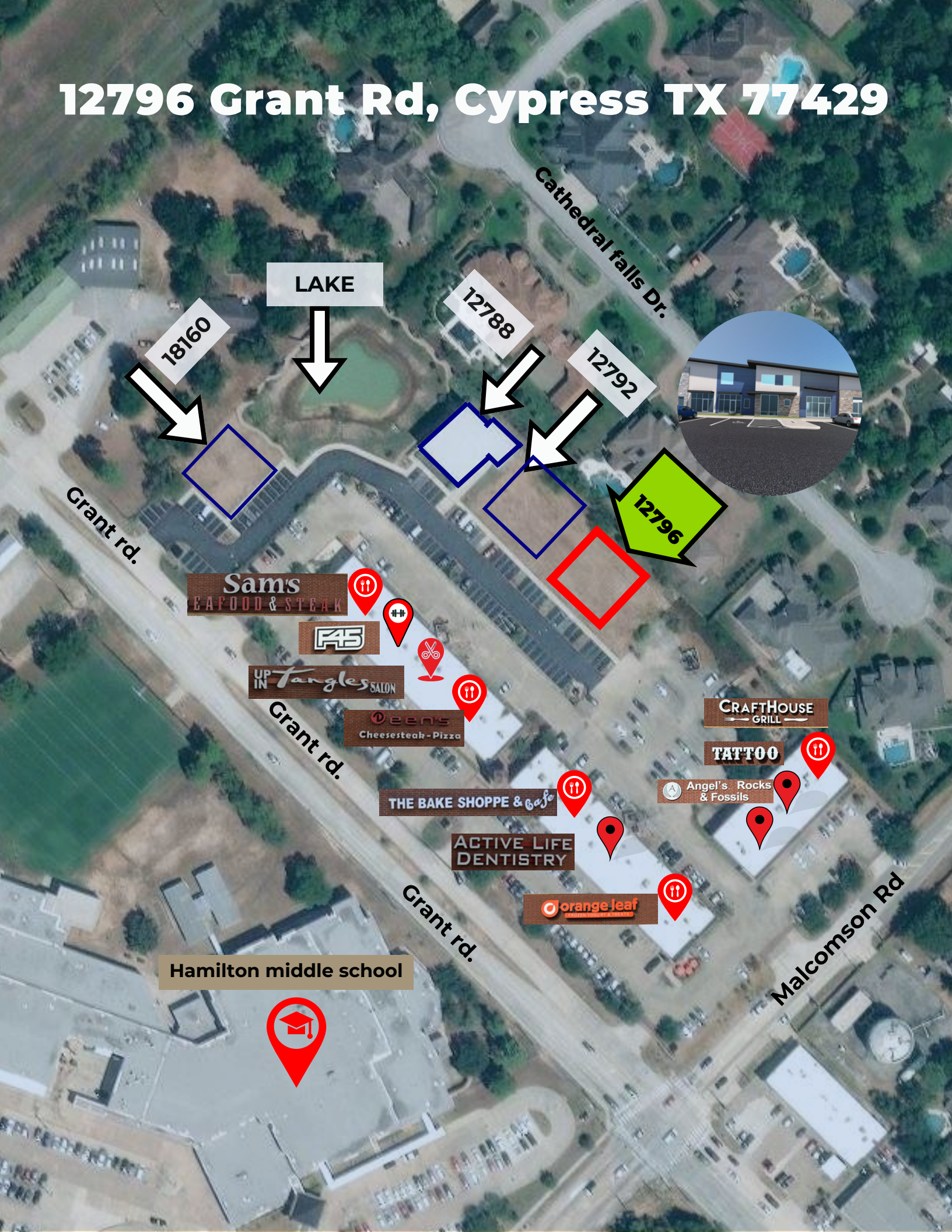
TARO CHELLARAM, CCIM
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EXPERT



12796 Grant Rd, Cypress TX 77429



LAKE

18160

12788

12792

12796

Cathedral falls Dr.

Grant rd.

Sams
EAFOOD & STEAK

F45

UP IN
Tangles
SALON

Deen's
Cheesesteak - Pizza

Grant rd.

THE BAKE SHOPPE & Cafe

ACTIVE LIFE
DENTISTRY

orange leaf

CRAFTHOUSE
GRILL

TATTOO

Angel's Rocks
& Fossils

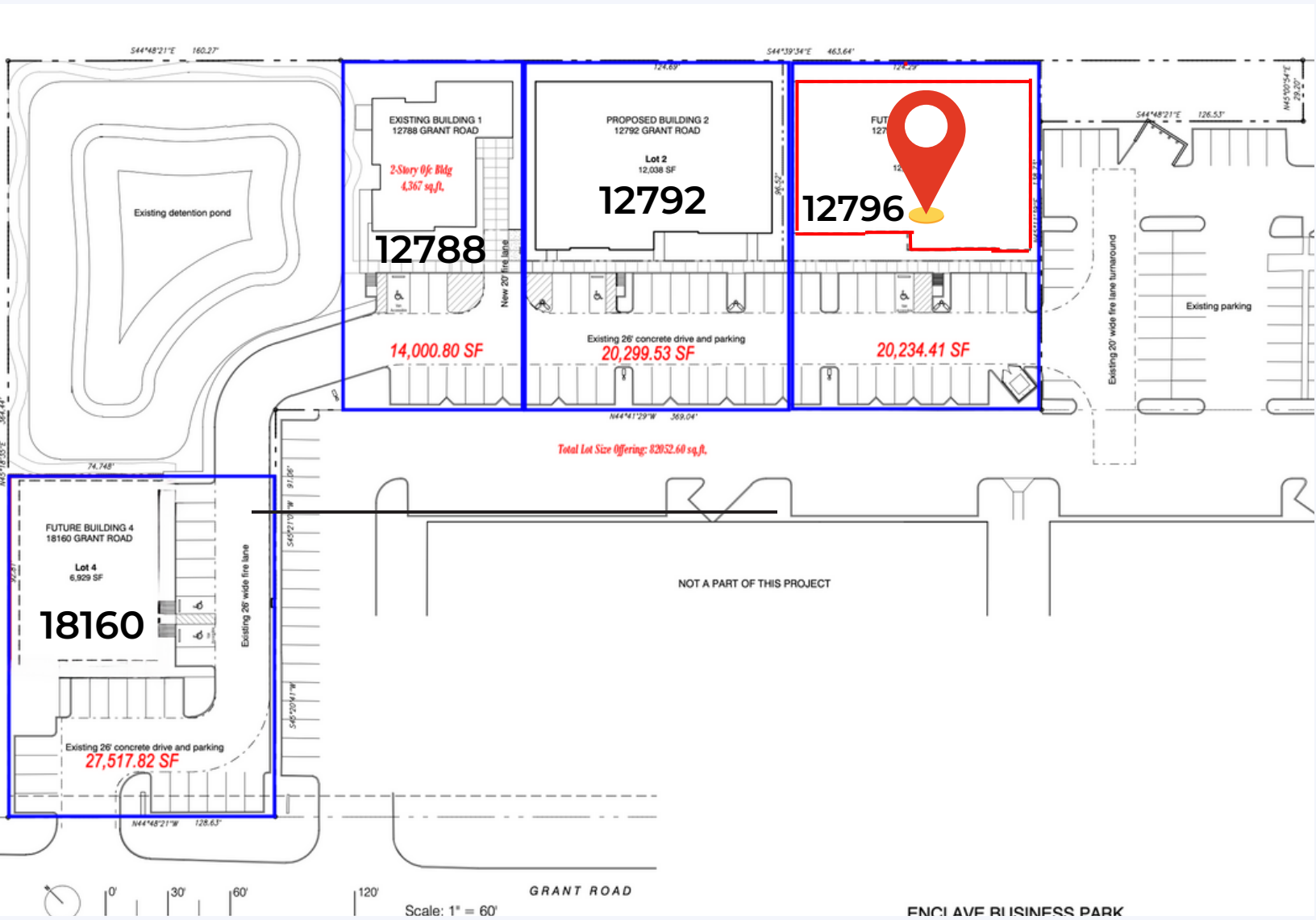
Hamilton middle school

Grant rd.

Malcomson Rd

SITE PLAN

12796 Grant Rd, Cypress TX 77429



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Location 12796 Grant Rd,
Cypress TX 77429

Lot size ±20,234.41 SF

Utilities MUD 18

Use Restrictions Retail/Commercial

Proposed Interior build-out Class - A

Schools Hamilton elementary and middle school

Proposed Use Single tenant office or medical

Detention 0.5 AC Offsite detention pond

GLA 11,210 SF



Galleria	24.1 miles
Loop 610	25.4 miles
IAH	23.7 miles
HEB	2.8 miles
Kroger	0.5 miles
Walmart	2.9 miles
McDonald's	0.8 miles
Subway	1.0 miles
Domino's Pizza	5.8 miles



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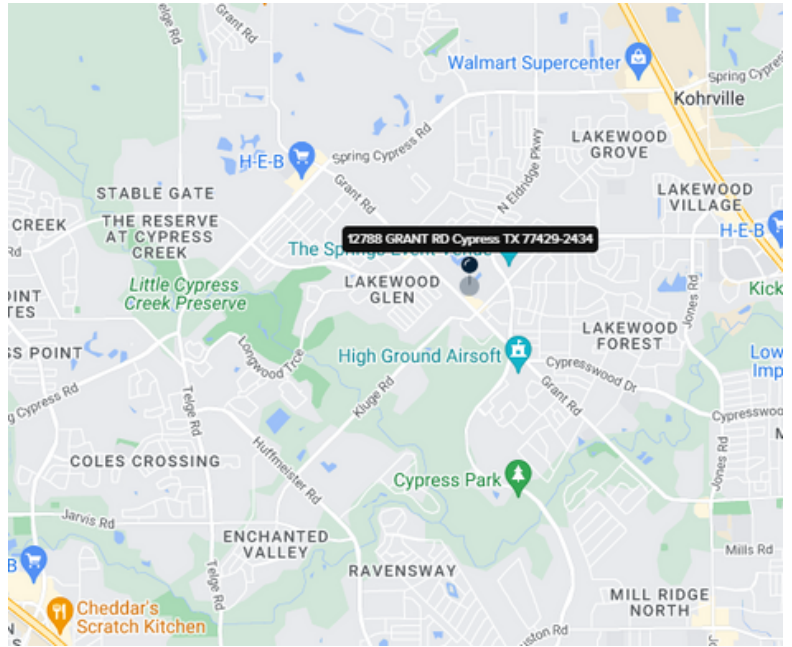


BROKERAGE | INVESTMENT ADVISORY | DEVELOPMENT | PROPERTY MANAGEMENT



POPULATION

1 Mile	2 Mile	3 Mile
10,533	41,0416	92,831



AVG INCOME

1 Mile	2 Mile	3 Mile
\$134,611	\$118,175	\$107,446



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AERIAL SITE VIEW



12796 Grant Rd.

"WE'RE HERE TO TURN YOUR DREAMS INTO REALITY."



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EXPERT





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

T C Global Commercial Real Estate P.O. Box 17591 Sugar Land, TX 77496
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IABS 1-0 Date

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