

FOR SALE



Cypressbrook
Company

1927 Pinewoods Way | Spring Texas

\$748,000

± 4,496 SF OFFICE | WAREHOUSE

1,996 SF Office - Fully Furnished with Conference Room
2,500 SF Warehouse (50x50) 4 Rolling Steel Doors

Kim
DeVos

kdevos@cypressbrook.com
(d) 832.403.2860

Lot size: .92AC

Office: 1,996 SF | Warehouse 2,500 SF

Price: \$748,000

Fully furnished office with six desks and chairs, conference room/break room table and chairs, refrigerator, cabinets, designer shutters and much more. (See pictures for details)

Server room

Two restrooms

Two covered parking spots

Roof (2011)

5-ton AC unit (2007)

60kW Generac natural gas generator

Well / Septic (Aerobic)

Beautifully landscaped

Security gate with remote/keypad entry

Exterior security cameras (accessible through Internet)

50x50 three bay warehouse

20' ceiling height

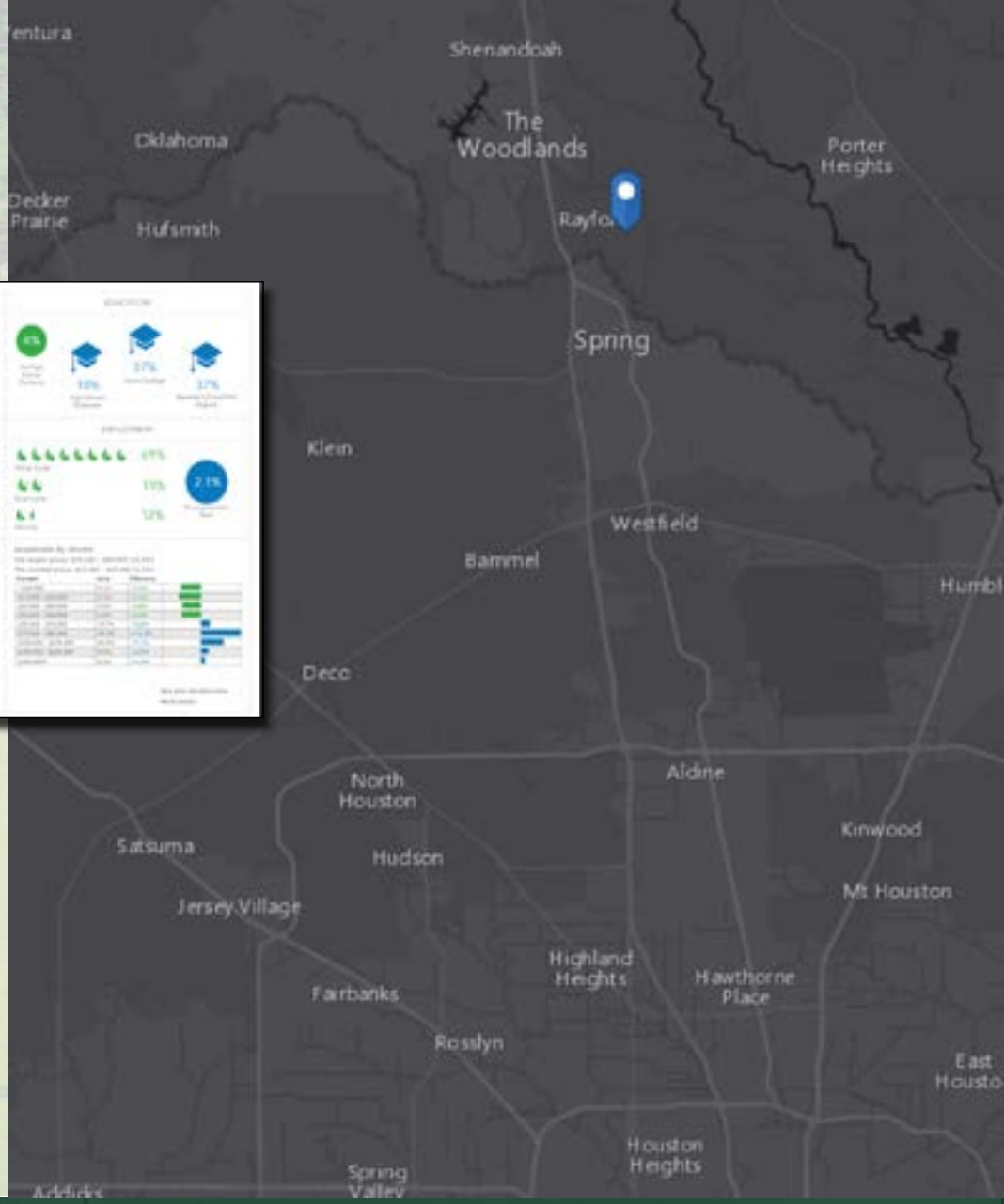
Three front rolling steel doors:

Two 16'W x 14'H | One 18'W x 14'H

One rear rolling steel door: 8'W x 8'H

Standard metal side door

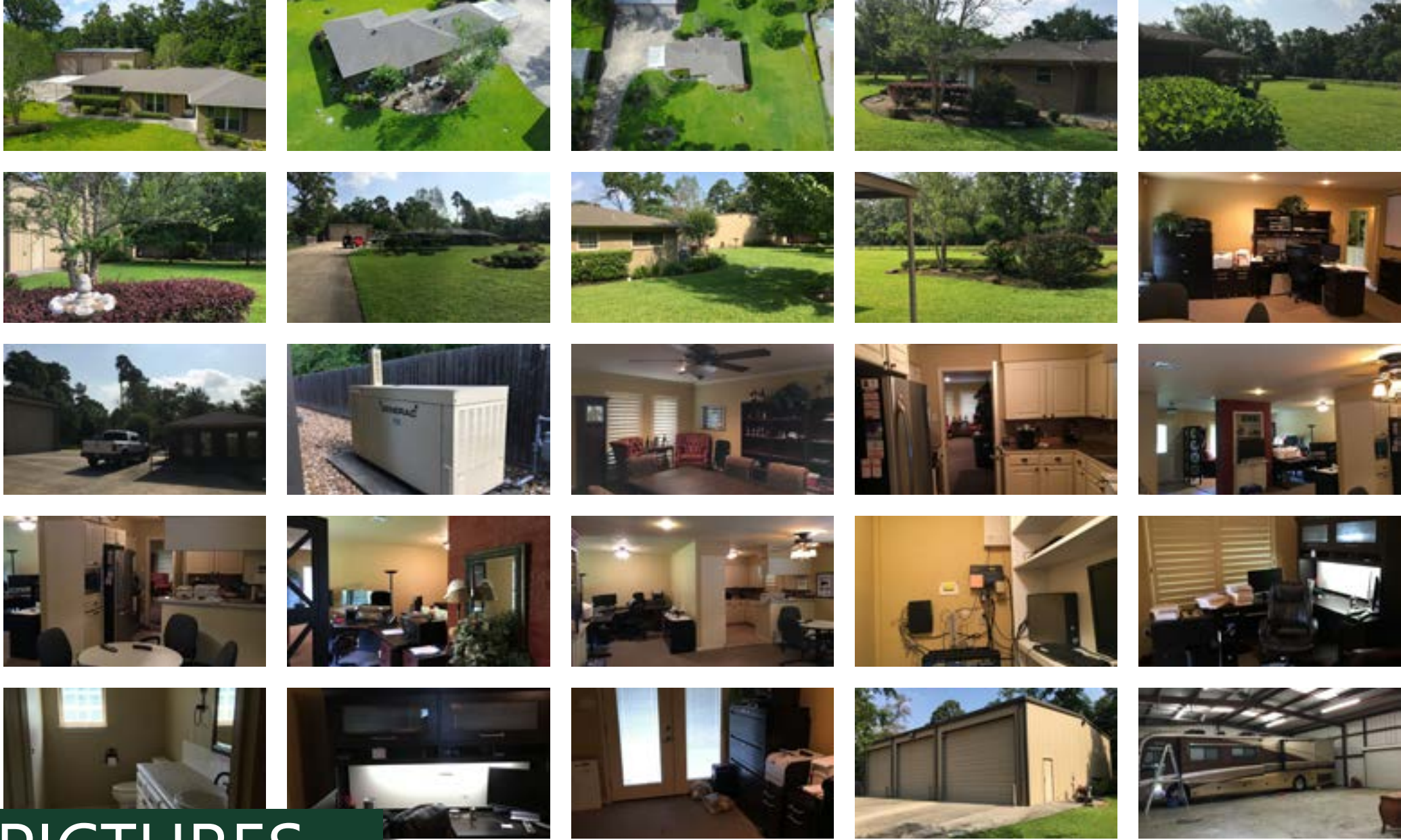
Three 50 amp RV connections (one per bay)



FEATURES

Virtual Flyer: www.bit.ly/pinewoods

Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com | woodlandscre.com

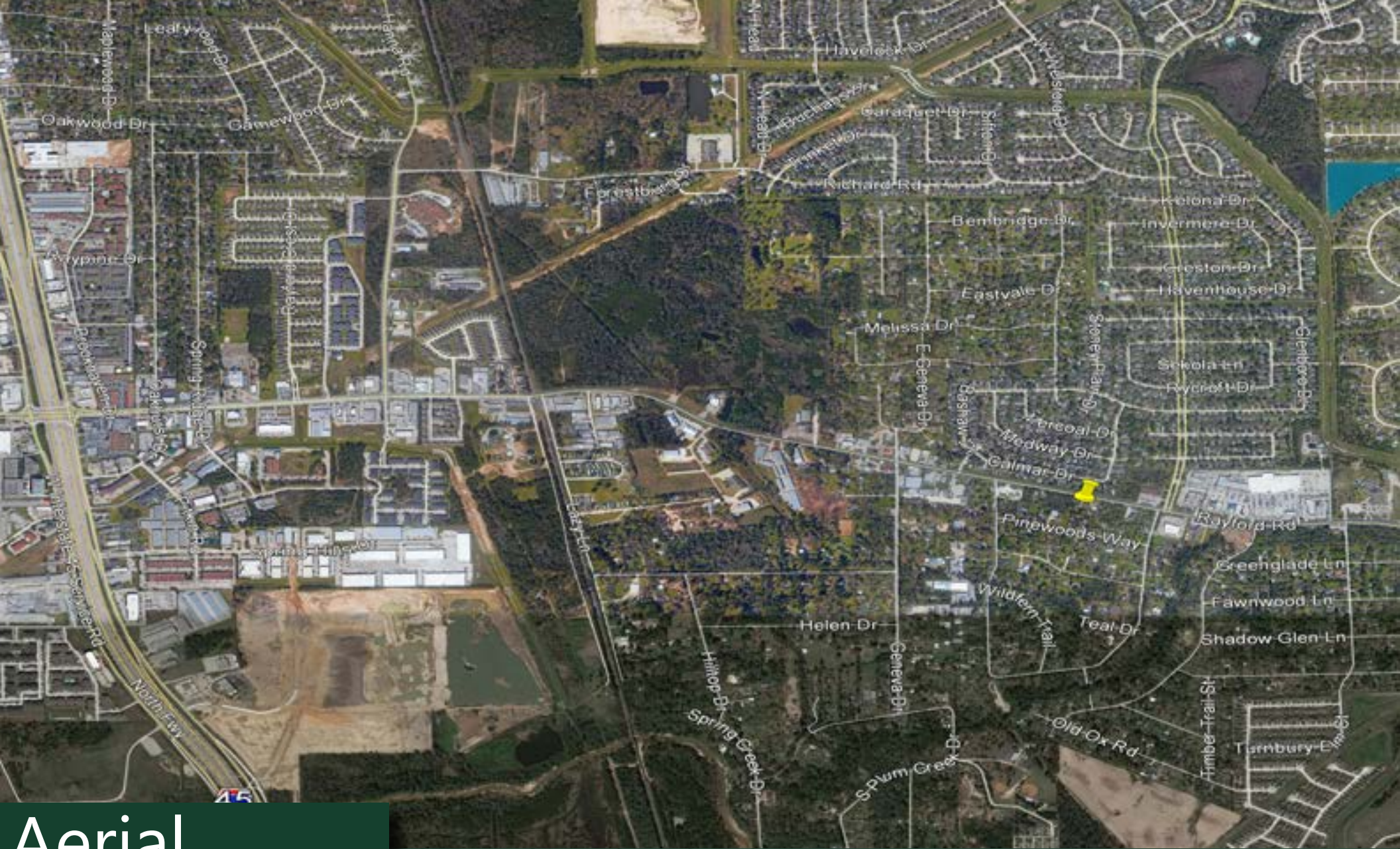


PICTURES

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Aerial

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Information About Brokerage Services

11-2-2015

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.

Cypressbrook Company	367491	mnoval11@cypressbrook.com	(832) 403-2860
Michael E. Movalli	License No.	Email	Phone
Licensed Broker/Broker Firm Name or Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kimberly DeVos	533677	kdevos@cypressbrook.com	(823) 403-2860
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
 LMBG 1-0
 Phone: (817) 911-0100 Fax: (817) 944-7142
 TDD: (817) 944-7142
 Website: www.trec.texas.gov



IABS

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