



100% LEASED OFFICE CONDOMINIUM INVESTMENT
7.4% CAP RATE | FOUR UNITS | THREE TENANTS

11601 SPRING CYPRESS ROAD | TOMBALL, TEXAS
3,719 SF | 100% OCCUPIED | OFFICE



- Four office condominium units totaling 3,719 SF and occupied by three unrelated tenants.
- Separately platted units provide flexibility for future ownership and disposition strategies.
- Recent improvements include HVAC replacements in 2022 and 2025 and interior remodeling completed in 2023.
- Limited current supply. CoStar reports 12.8% vacancy for 3-Star office in the FM 1960/Hwy 249 submarket, with no office space currently under construction.
- Personal guaranties support the existing tenancy. Detailed lease and guaranty information is available in the confidential OM.

Confidential offering memorandum, lease information and financials are available to qualified buyers upon execution of a confidentiality

PATRICK BUCKHOFF
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23309 Kuykendahl Road
Tomball, TX 77375
CommercialSpaceHouston.com
832.560.2100

Each Office Independently Owned and Operated.

PROPERTY SUMMARY

11601 SPRING CYPRESS ROAD, UNITS A, B, D & E

11601 Spring Cypress Road
Tomball, TX 77377



Property Summary

Building SF:	3,719 SF
Property Type:	Office Condominium
Units:	4, Units A, B, D & E
Occupancy:	100%
Year Built:	2007
Cap Rate:	7.4%

Property Overview

11601 Spring Cypress Road includes four office condominium units totaling 3,719 rentable square feet. The property is 100% leased to three unrelated tenants and is being offered together as a single investment.

The single-story masonry building was constructed in 2007. Each unit has a separate entrance, restroom and dedicated HVAC system. HVAC equipment serving Unit B was replaced in 2022 and Unit A in 2025, and the interiors were remodeled in 2023.

The units are separately platted with individual appraisal district accounts. The property owners association maintains the grounds, parking and building exterior.

Detailed lease terms, tenant information, financial performance and due diligence materials are available in the confidential offering memorandum. NDA required.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY PHOTOS

11601 SPRING CYPRESS ROAD, UNITS A, B, D & E

11601 Spring Cypress Road
Tomball, TX 77377

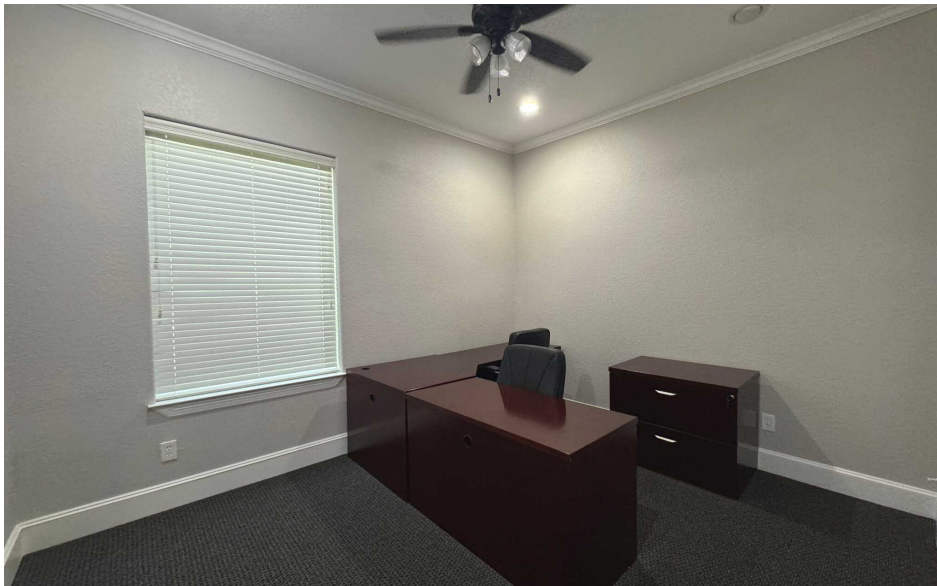


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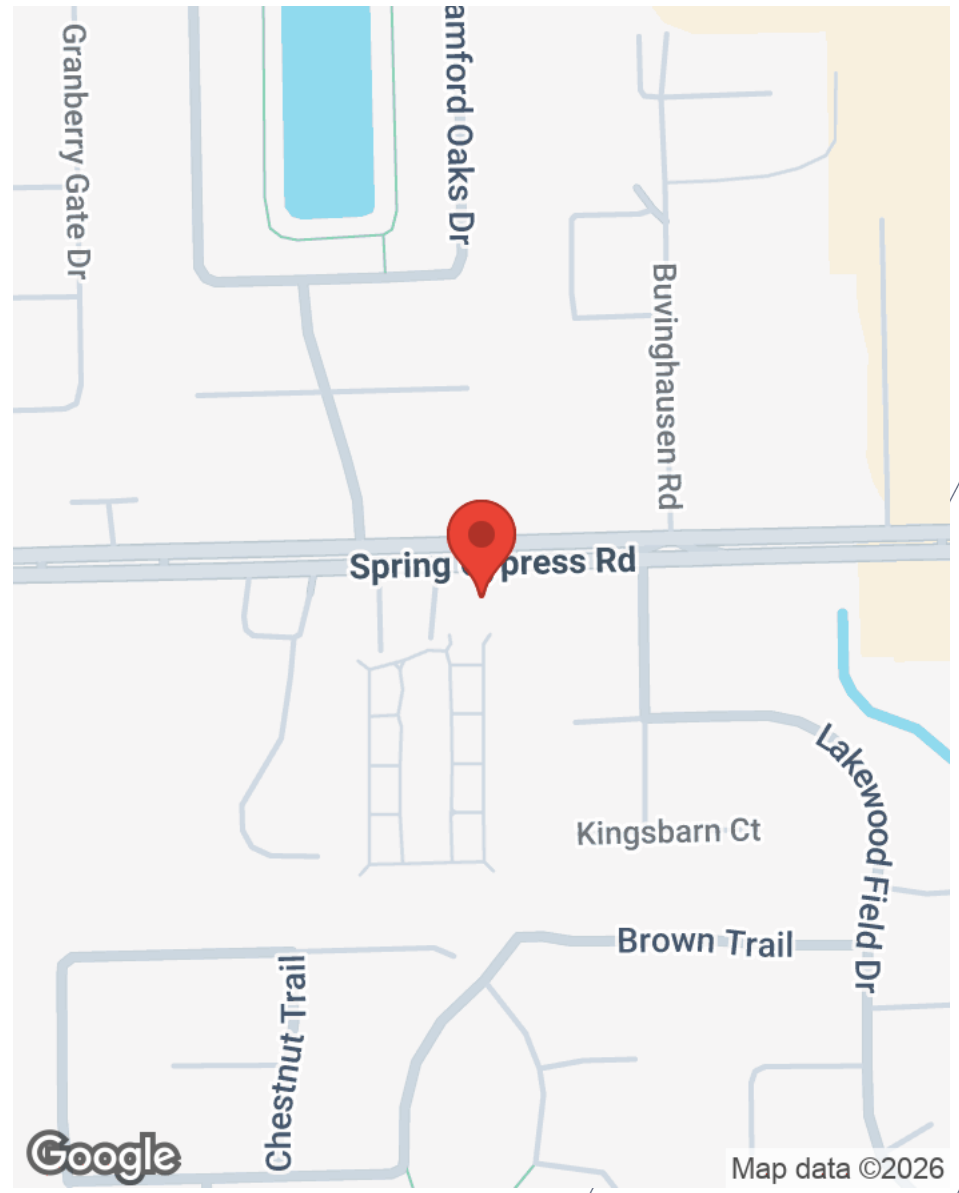
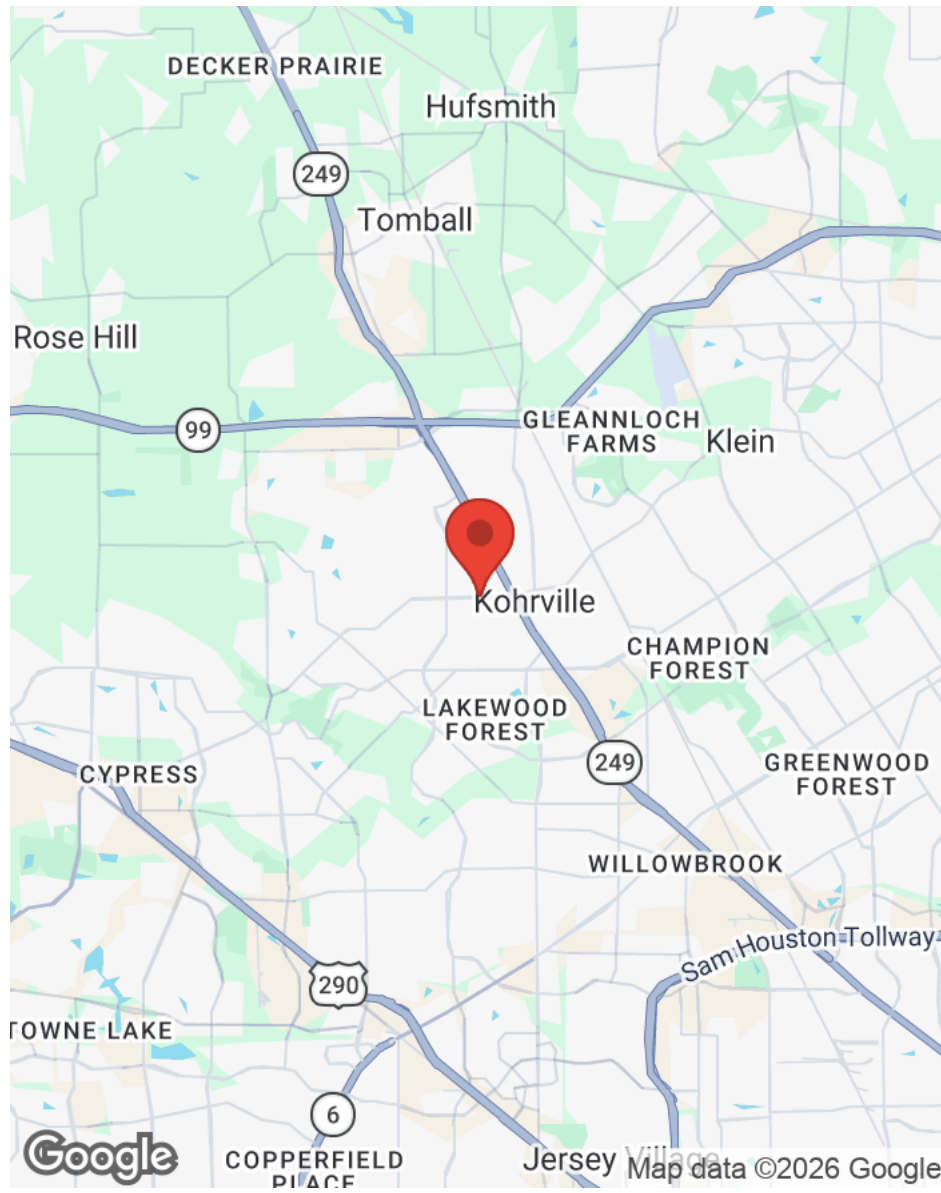


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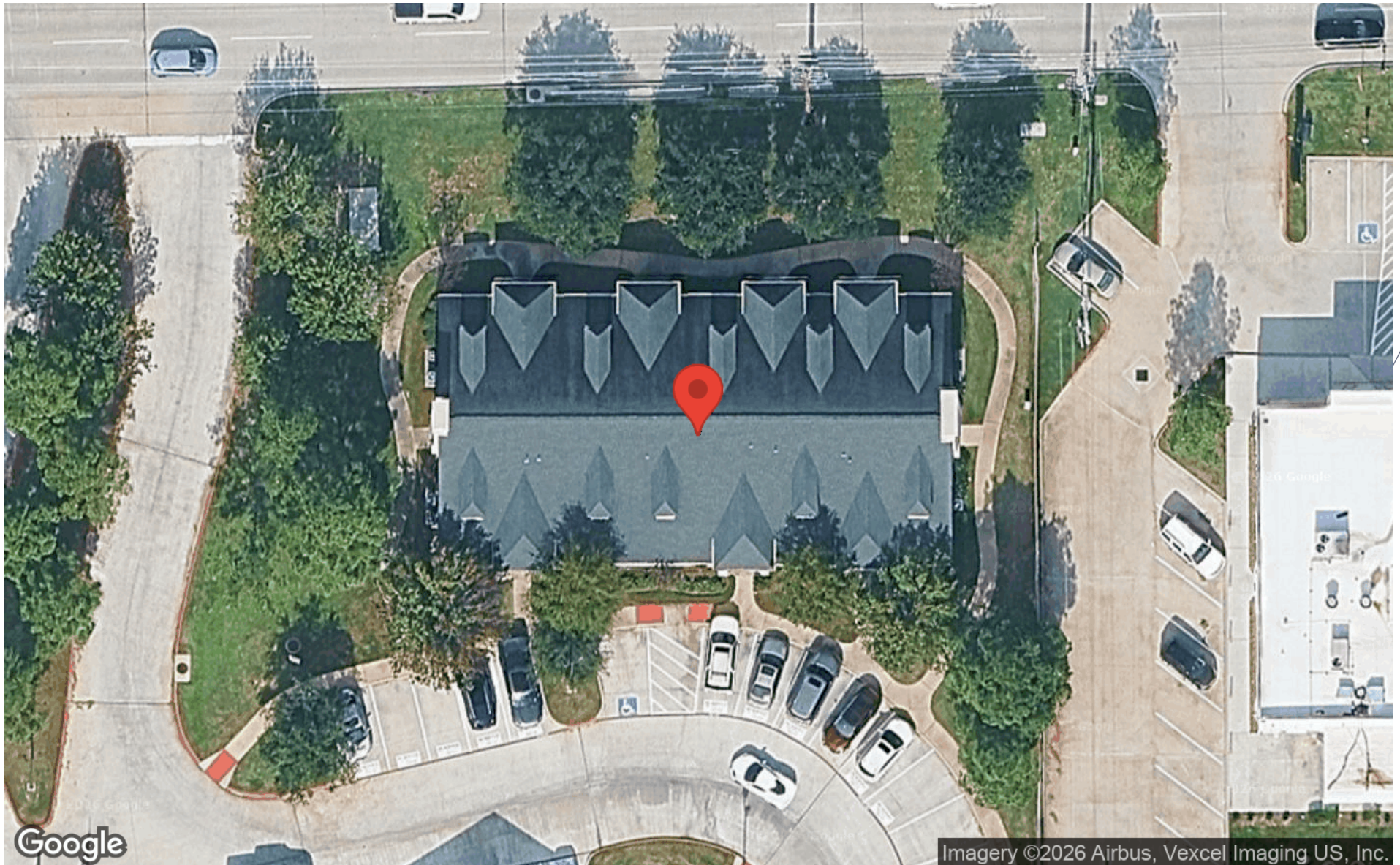
LOCATION MAPS

11601 SPRING CYPRESS ROAD, UNITS A, B, D & E

11601 Spring Cypress Road
Tomball, TX 77377



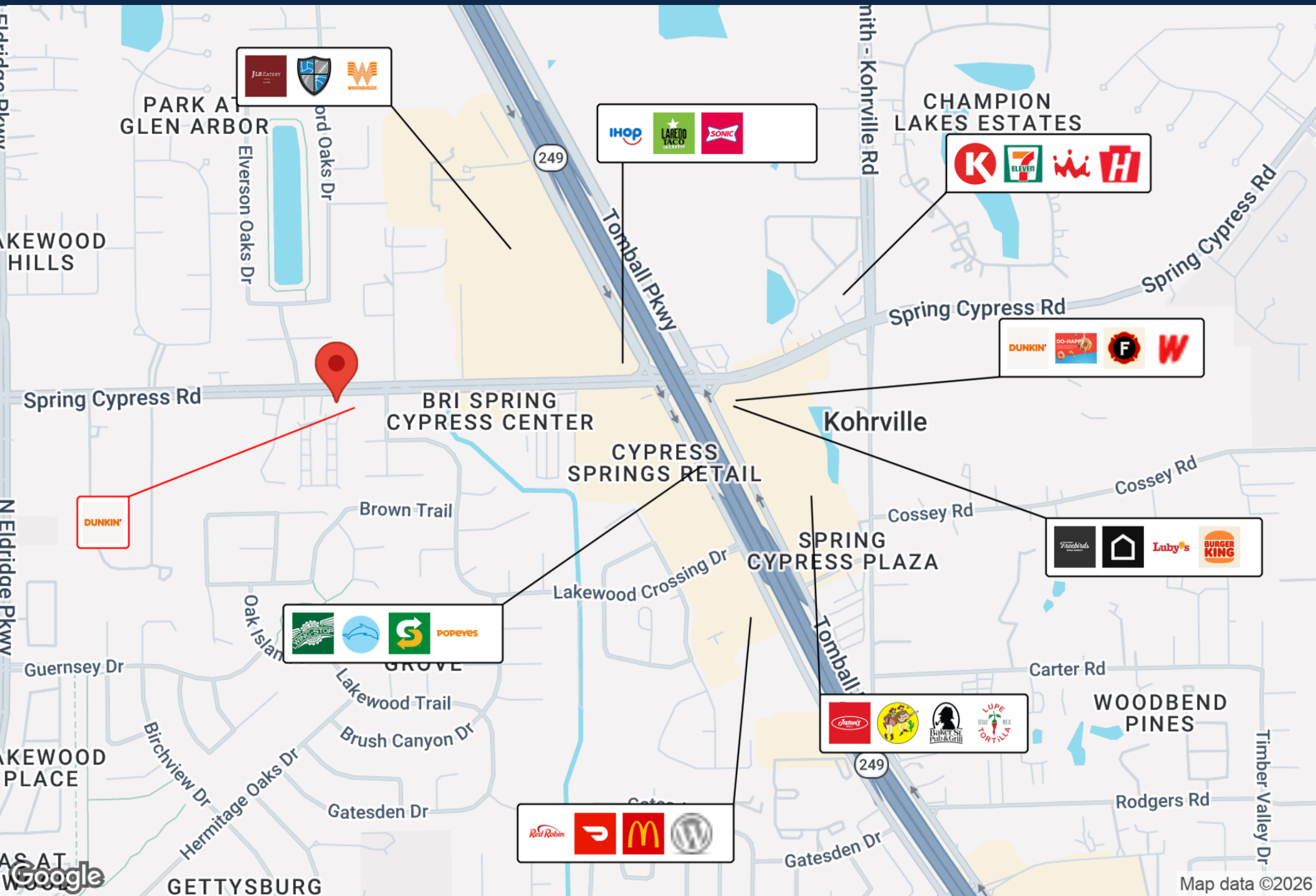
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BUSINESS MAP

11601 SPRING CYPRESS ROAD, UNITS A, B, D & E

11601 Spring Cypress Road
Tomball, TX 77377



Demographic Summary

11601 Spring Cypress Rd, Tomball, Texas, 77377 (1 mile)
11601 Spring Cypress Rd, Tomball, Texas, 77377
Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.01162
Longitude: -95.59985

DEMOGRAPHIC SUMMARY

11601 Spring Cypress Rd, Tomball, Texas, 77377
Ring of 1 mile

KEY FACTS

10,442

Population



3,811

Households

40.8

Median Age

\$100,097

Median Disposable Income

EDUCATION

8.8%

No High School Diploma



22.5%

High School Graduate



22.8%

Some College/
Associate's Degree



45.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$119,012

Median Household Income



\$57,649

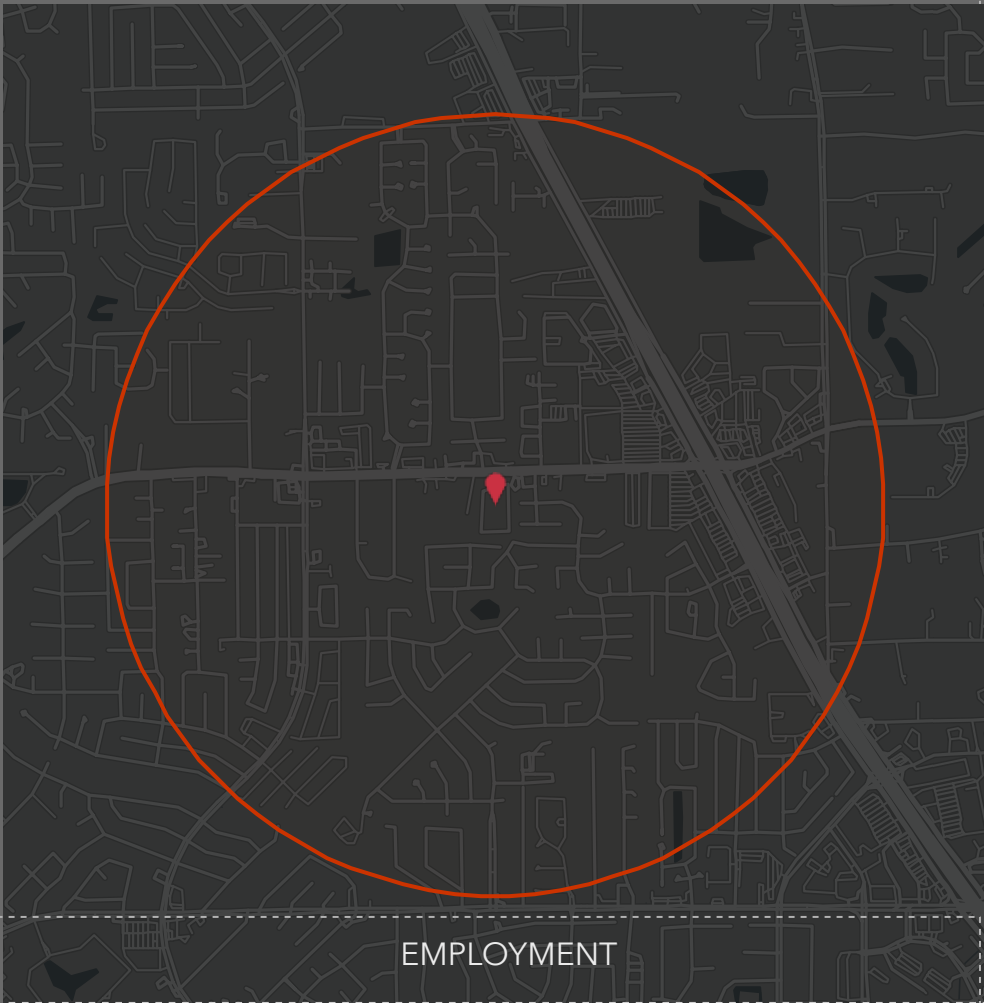
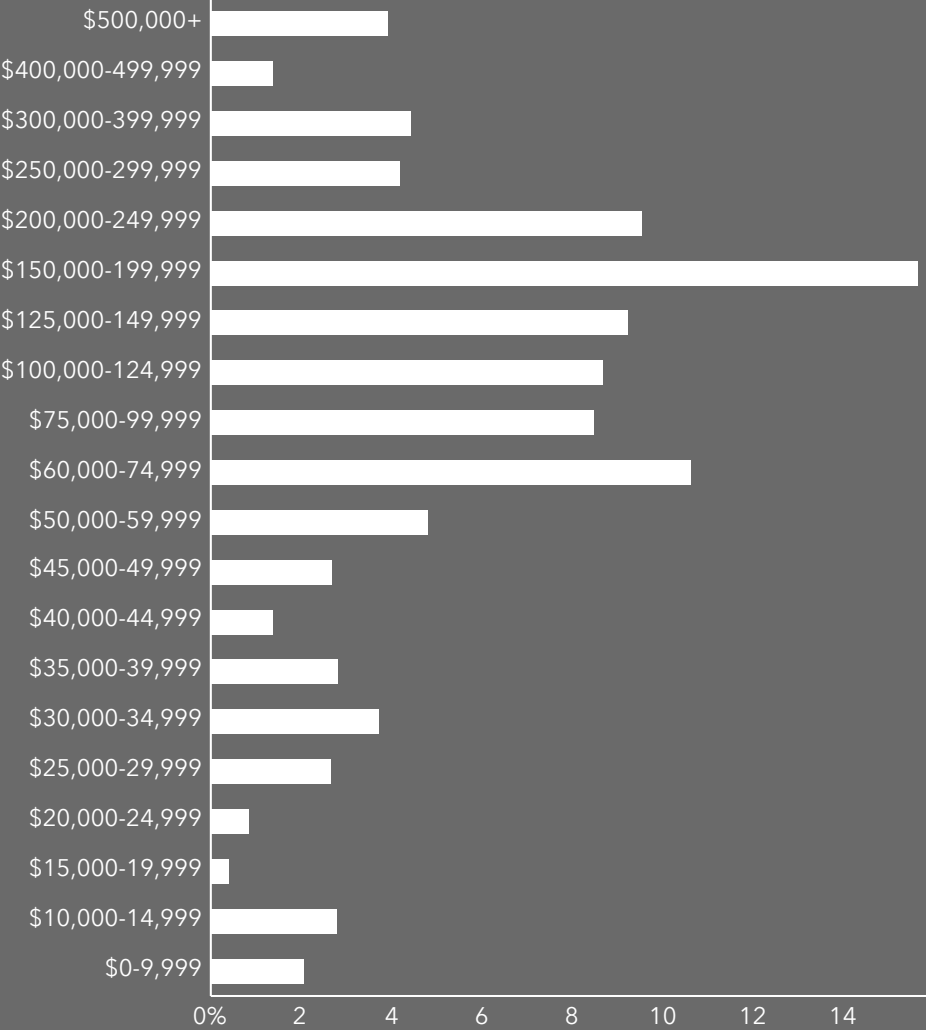
Per Capita Income



\$514,498

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



75.3%

White Collar



15.6%

Blue Collar



11.3%

Services

9.5%

Unemployment Rate

Demographic Summary

11601 Spring Cypress Rd, Tomball, Texas, 77377 (3 miles)
11601 Spring Cypress Rd, Tomball, Texas, 77377
Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.01162
Longitude: -95.59985

DEMOGRAPHIC SUMMARY

11601 Spring Cypress Rd, Tomball, Texas, 77377
Ring of 3 miles

KEY FACTS

104,897

Population



37,498

Households

38.1

Median Age

\$103,630

Median Disposable Income

EDUCATION

4.4%

No High School Diploma



19.4%

High School Graduate



26.4%

Some College/
Associate's Degree



49.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$125,166

Median Household Income



\$56,773

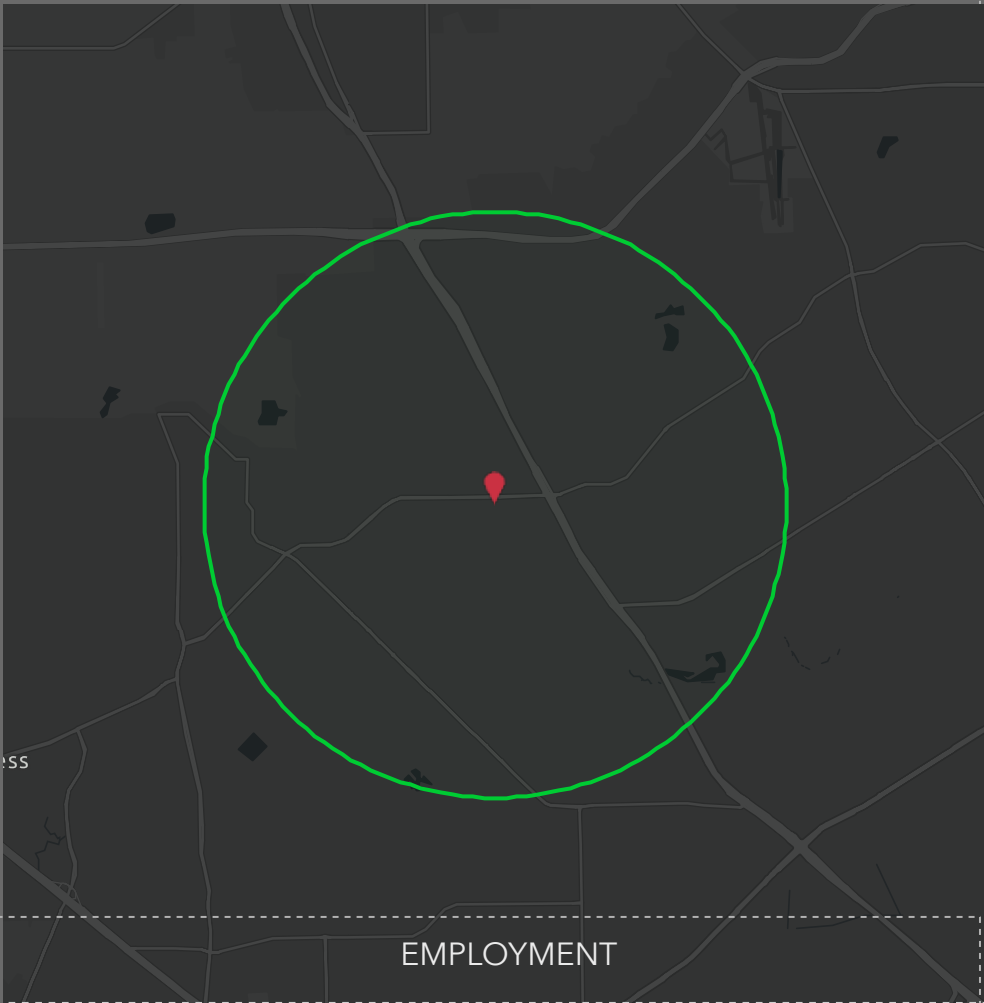
Per Capita Income



\$497,631

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



77.0%

White Collar



12.4%

Blue Collar



12.9%

Services

4.4%

Unemployment Rate

Demographic Summary

11601 Spring Cypress Rd, Tomball, Texas, 77377 (5 miles)
11601 Spring Cypress Rd, Tomball, Texas, 77377
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 30.01162
Longitude: -95.59985

DEMOGRAPHIC SUMMARY

11601 Spring Cypress Rd, Tomball, Texas, 77377
Ring of 5 miles

KEY FACTS

247,578

Population



90,495

Households

38.0

Median Age

\$93,007

Median Disposable Income

EDUCATION

5.3%

No High School Diploma



19.2%

High School Graduate



26.9%

Some College/
Associate's Degree



48.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$110,510

Median Household Income



\$54,174

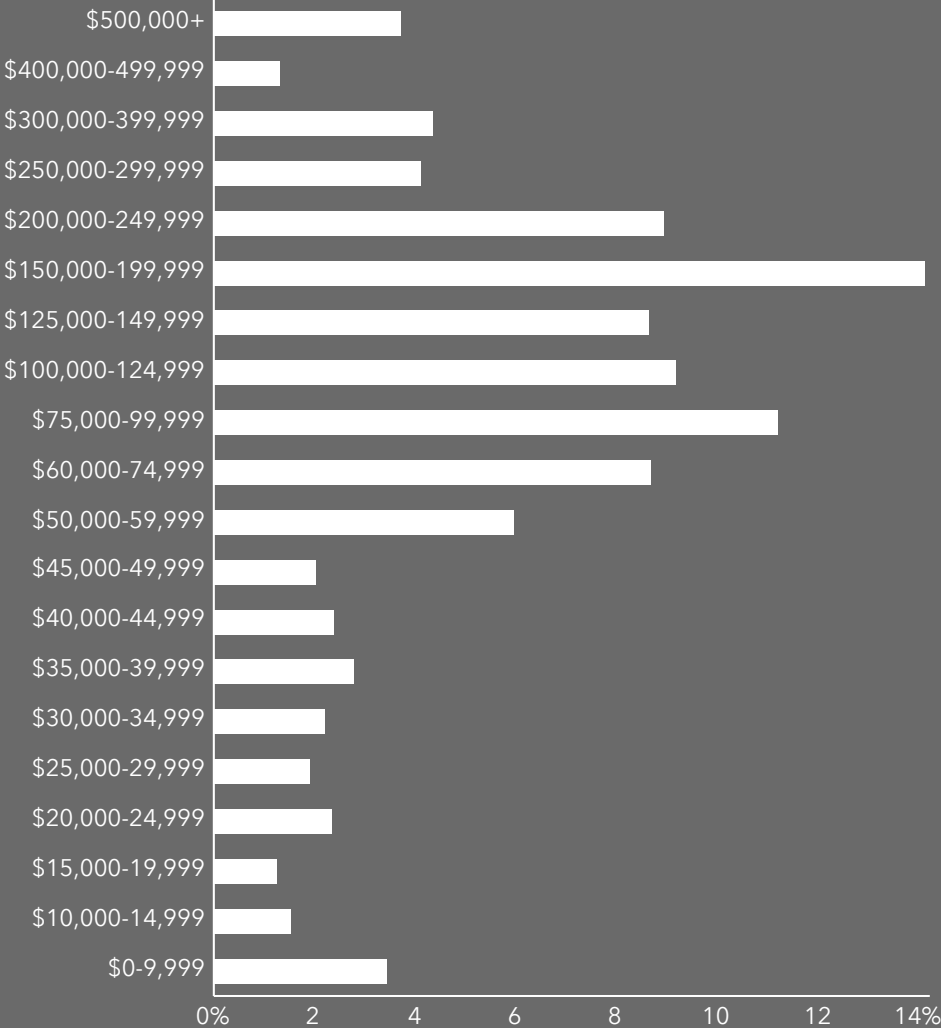
Per Capita Income



\$405,491

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



75.1%

White Collar



14.4%

Blue Collar



12.4%

Services

4.8%

Unemployment Rate

PATRICK BUCKHOFF

Principal & Broker Associate



Patrick J. Buckhoff, CCIM, is Principal Broker and owner of Commercial Advisors Group, operating under RE/MAX Integrity in Houston. He brings 17+ years in commercial real estate, with more than \$214 million in closed transactions across 426+ deals.

Before brokerage, Patrick spent two decades running manufacturing and distribution companies with full P&L responsibility, including commercial real estate decisions as an operator, landlord and tenant. That operating background shapes how he evaluates property, risk and transaction strategy for clients today.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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Tomball, TX 77375



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PRESENTED BY:

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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.

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Primary Assumed Business Name			
<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Patrick J. Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>(832)560-2100</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379
Patrick Buckhoff

Information available at www.trec.texas.gov
IABS 1-0 Date

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