

CONSTRUCTION COMPLETE  
DECEMBER 2019

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# Cypress Preserve Logistics Center



**Cypress Slough Drive, Houston, TX 77073**

Cypress Preserve is an institutionally owned and managed Class A industrial park with two proposed buildings with suites available from 64,500 to 258,000 square feet on 31.9 acres. The property is located in the north submarket and offers convenient access to The Woodlands/Conroe, and Greater Houston areas and also offers excellent access to major thoroughfares. The site offers immediate access to I-45N, FM 1960 and the Hardy Toll Road; and is just minutes away from Beltway 8 and the Grand Parkway. The buildings offer state-of-the-art features, convenient trailer/passenger vehicle parking, and excellent traffic flow with multiple points of ingress/egress from I-45N. In addition the park offers two single-tenant buildings (16,500 SF and 25,000 SF)

**FEATURES**

- 64,500 SF - 258,000 SF
- Custom office finish
- Cross dock and front load configurations
- 32' Clear height
- 180' Truck courts
- 165 Trailer parks
- ESFR sprinklers
- Dedicated truck drive lanes 35'
- No floodplain
- Foreign Trade Zone
- Freeport available
- Contact Broker for lease rate

**Contact us:**

**Walker B. Barnett, SIOR**  
Principal | Director  
713 830 2127  
walker.barnett@colliers.com

**Ryan Byrd**  
Senior Vice President  
713 830 2171  
ryan.byrd@colliers.com



**DAVIS**  
COMMERCIAL  
DEVELOPMENT

**Jeffery L. Stringer**  
713 781 6400

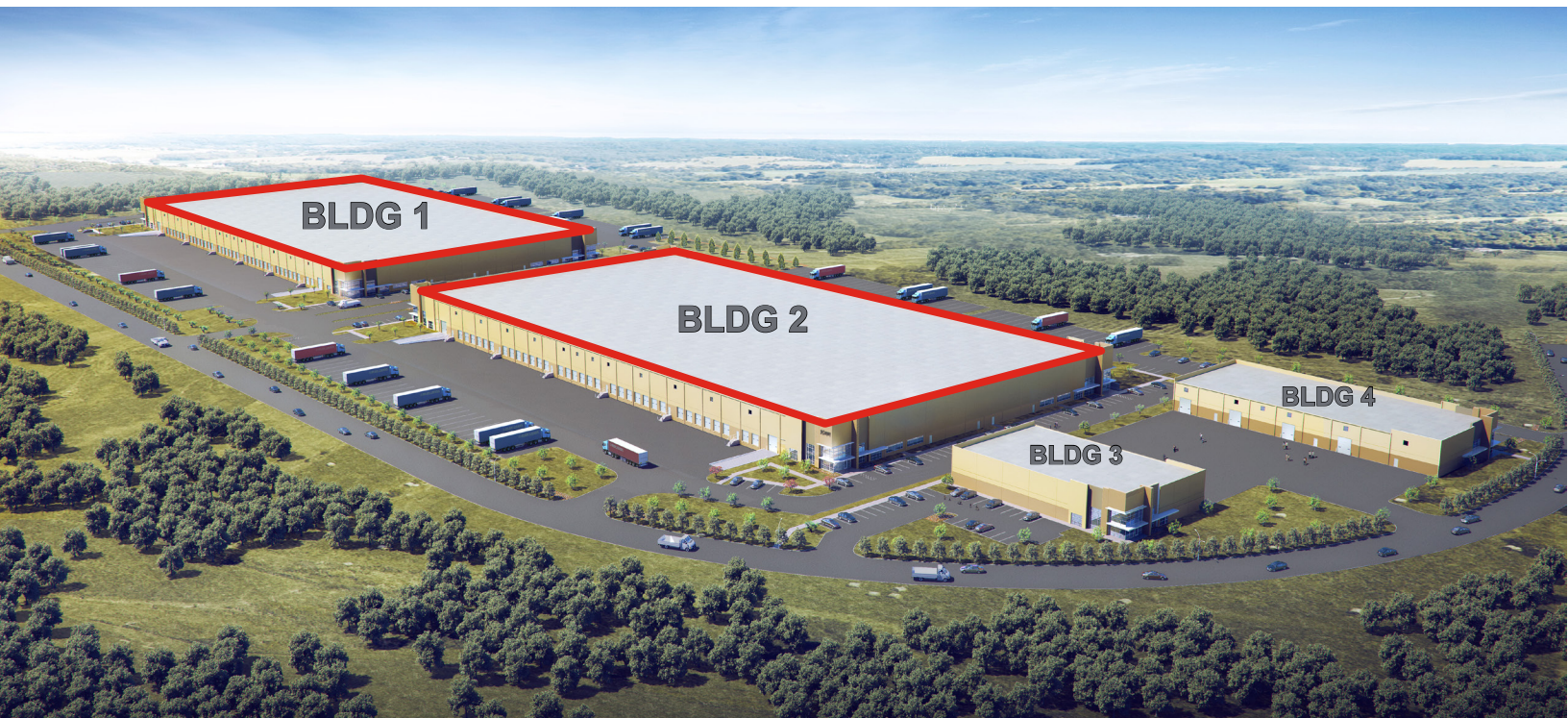
jstringer@daviscommercialdevelopment.com

# Cypress Preserve

# Logistics Center

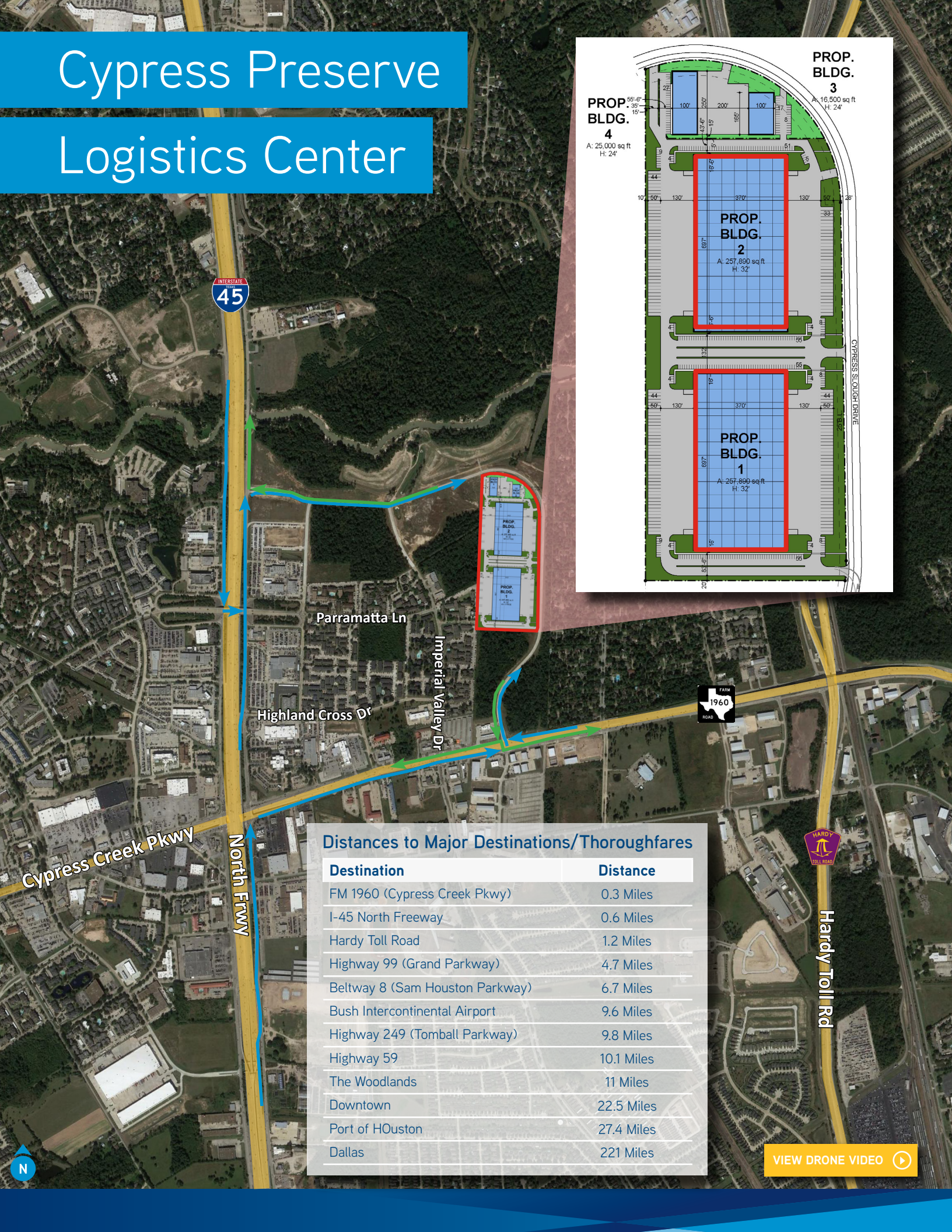


PARK SITE PLAN & RENDERINGS



# Cypress Preserve

# Logistics Center



### Distances to Major Destinations/Thoroughfares

Destination	Distance
FM 1960 (Cypress Creek Pkwy)	0.3 Miles
I-45 North Freeway	0.6 Miles
Hardy Toll Road	1.2 Miles
Highway 99 (Grand Parkway)	4.7 Miles
Beltway 8 (Sam Houston Parkway)	6.7 Miles
Bush Intercontinental Airport	9.6 Miles
Highway 249 (Tomball Parkway)	9.8 Miles
Highway 59	10.1 Miles
The Woodlands	11 Miles
Downtown	22.5 Miles
Port of Houston	27.4 Miles
Dallas	221 Miles



Hardy Toll Rd

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**Colliers International**  
1233 W Loop South | Suite 900  
Houston, TX 77027  
713 222 2111

**Walker B. Barnett, SIOR**  
Principal | Director  
713 830 2127  
walker.barnett@colliers.com

**Ryan Byrd**  
Senior Vice President  
713 830 2171  
ryan.byrd@colliers.com



**DAVIS**  
COMMERCIAL  
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**Jeffery L. Stringer**  
713 781 6400  
jstringer@daviscommercialdevelopment.com

**Davis Commercial Development, LLC**  
9821 Katy Freeway, Suite 325  
Houston, TX 77024  
713 781 6400  
www.daviscommercialdevelopment.com

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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.

### Colliers International

<u>Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Gary Mabray, SIOR</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Patrick Duffy, MCR</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Ryan Byrd</u>	<u>621343</u>	<u>ryan.byrd@colliers.com</u>	<u>(713) 830-2171</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TAR 2501