

# FOR SALE



Cypressbrook  
Company

423 E Phillips | Conroe Texas, 77301

## \$425,000

### ± 5,159sf Building on .44AC

Main bldg - large open area with counter, two offices, and restroom  
900sf whse w office and restroom - 3 whse doors with access to alley  
5,895sf lot included - perfect for expansion, parking, or additional bldg

Kim  
DeVos

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Building Size: 5,159sf

Lot Size: 19,299sf (.44AC)

Public ally behind the building

900sf warehouse area

Three grade-level doors, allowing drive-thru access to ally

Warehouse has small office and restroom.

480sf storage area

Large showroom area

Two small offices

5,895sf vacant lot - perfect for expansion, additional parking, or an additional building

Four blocks from downtown Conroe

1.26 miles from I-45

High traffic area

# FEATURES

Kim DeVos

Virtual Flyer: [bit.ly/423east](http://bit.ly/423east)

Kimberly DeVos [kdevos@cypressbrook.com](mailto:kdevos@cypressbrook.com) | Direct: 832.403.2860 | Cell: 281.723.9599  
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | [cypressbrook.com](http://cypressbrook.com) | [woodlandscre.com](http://woodlandscre.com)

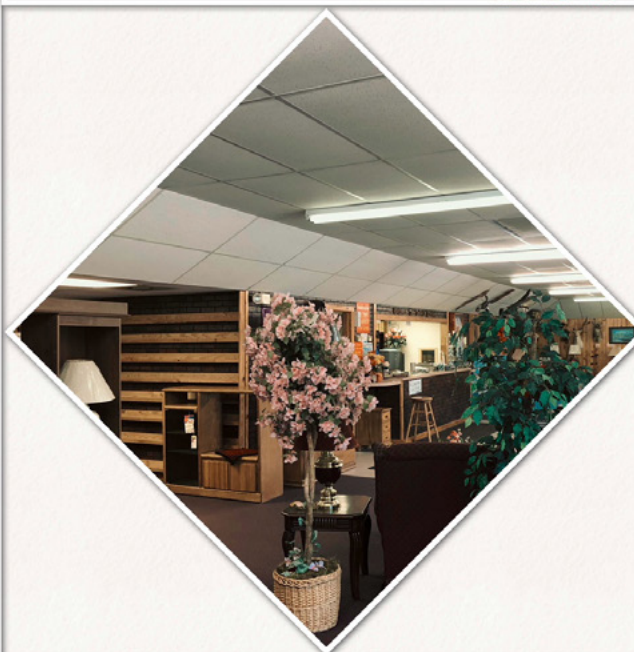


Two office, storage room,  
and restroom behind  
counter area

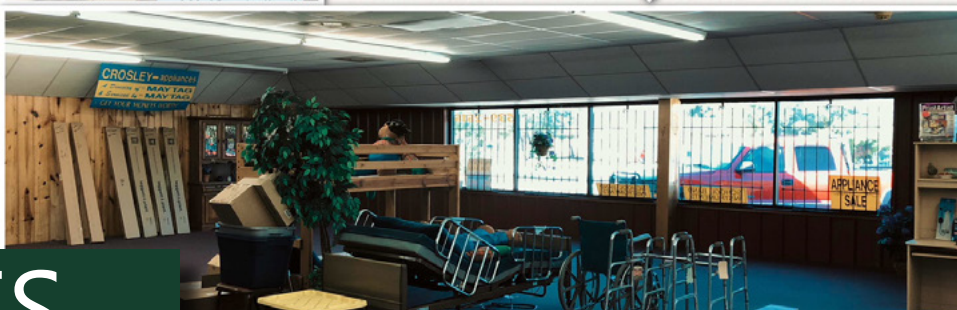
480sf storage room plus  
900sf warehouse



Large open showroom  
area



Well lit with high ceilings



Ample parking and room  
for expansion

# PICTURES

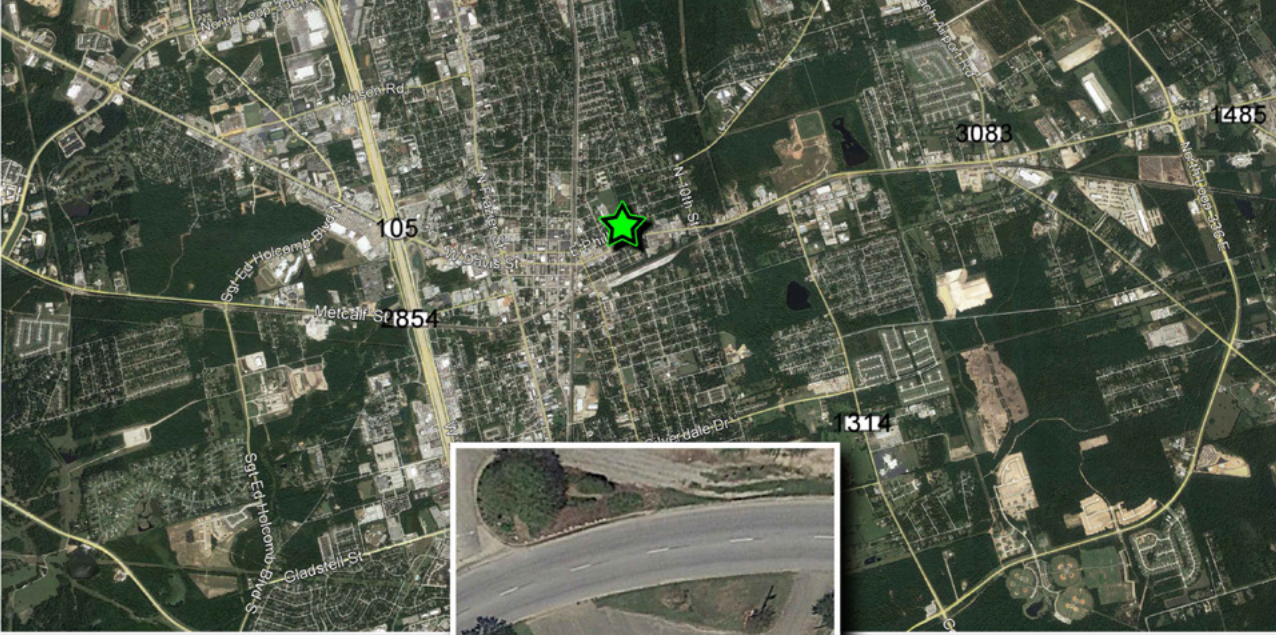
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1.26 miles  
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4 Blocks  
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Downtown  
Conroe

Public ally  
access



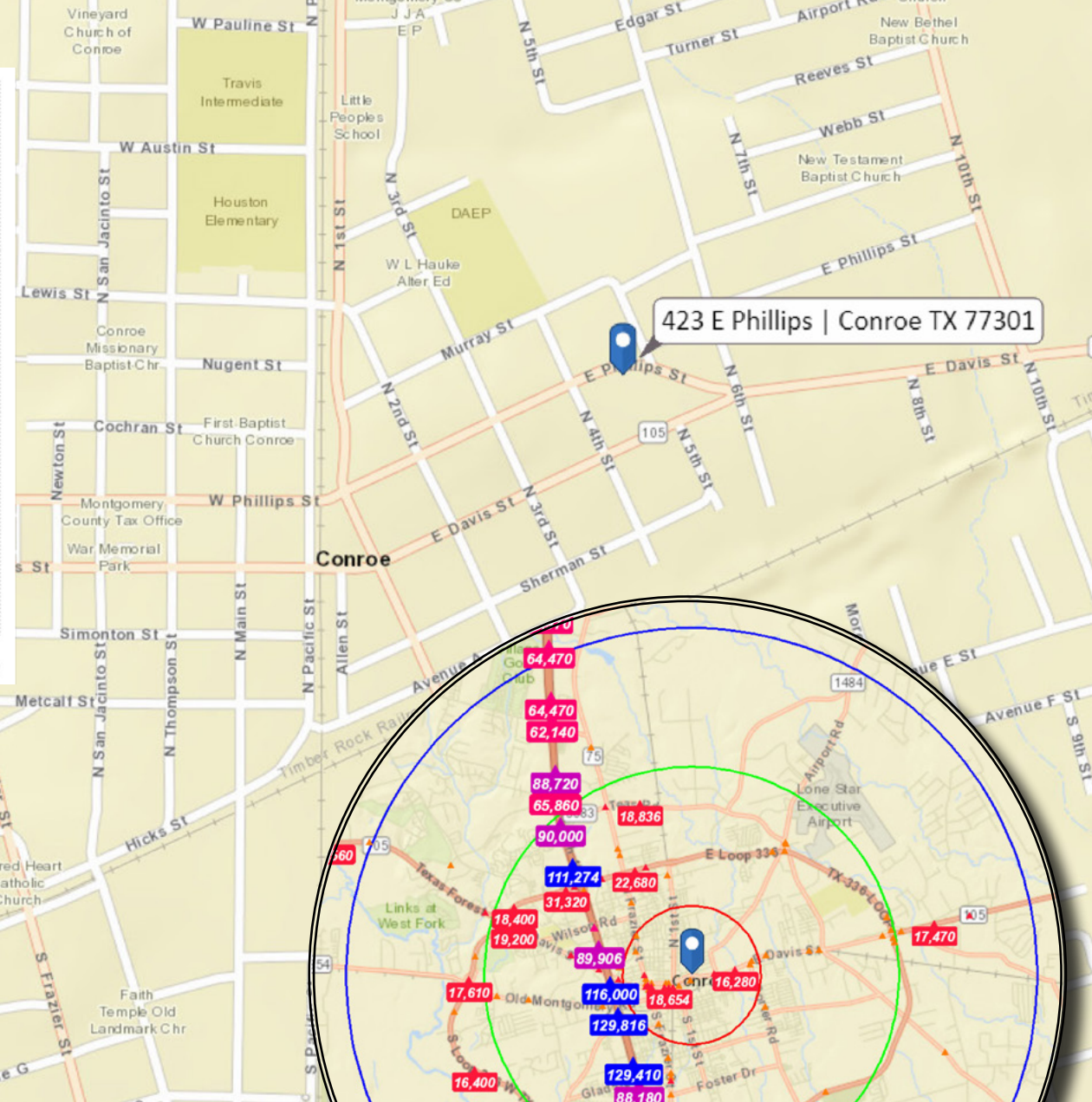
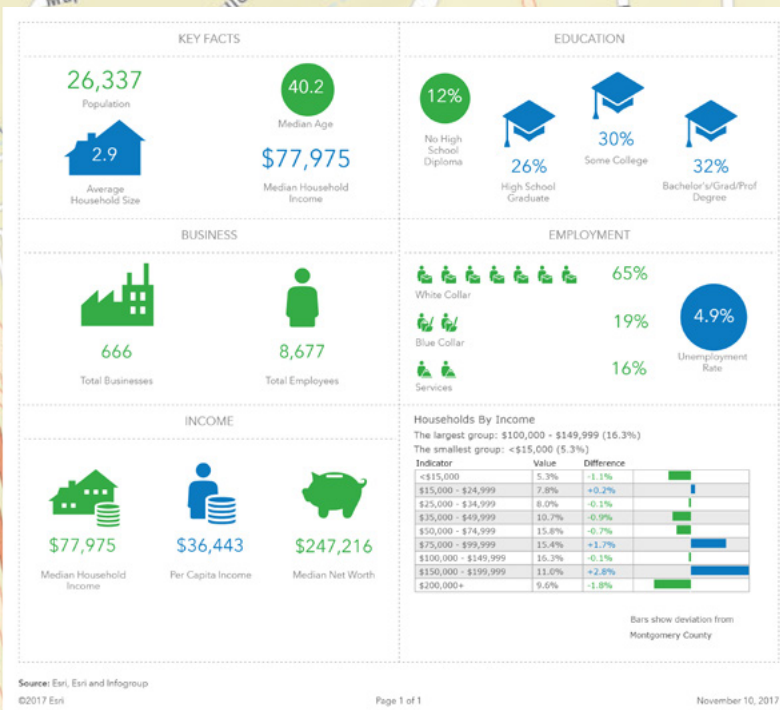
# Aerial

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# Demographics

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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

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Licensed Supervisor of Sales Agent/  
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Phone

#### Kimberly DeVos

Sales Agent/Associate's Name

533677

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

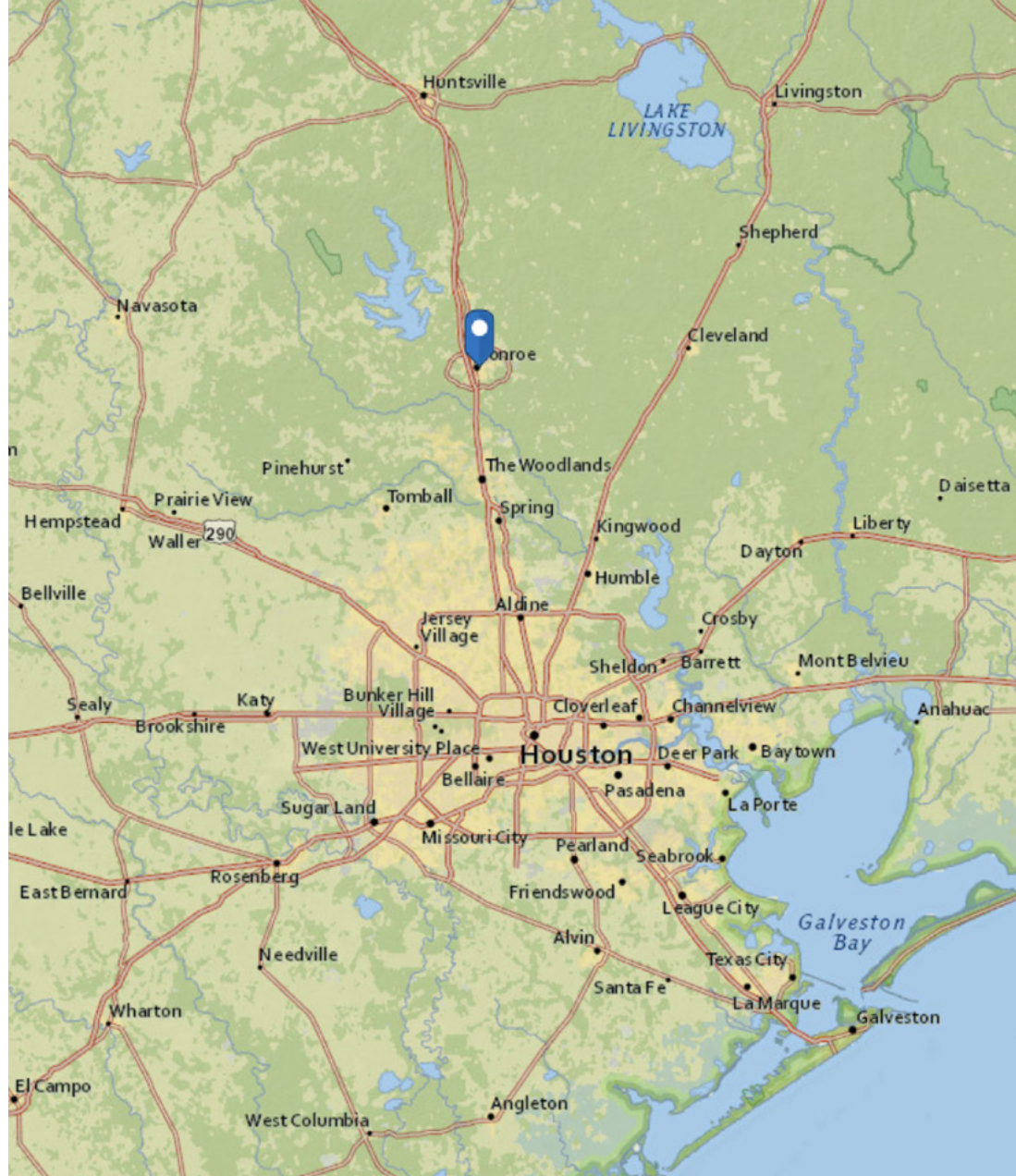
IABS 1-0

Phone: 281.961.9552

Fax: 281.364.1743

KD-Dr Code Purchase

or, Michigan 48026 [www.zillow.com](http://www.zillow.com)



# IABS

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