FOR SALE

OWNER FINANCING AVAILABLE



1330 Rayford Park Rd, Suites D & E | Spring TX 77386

$1,390,000

+/- 4,800sf Business Condo w/ Warehouse

- High-end finishes
- Glass walls
- Two balconies
- Near The Woodlands



1330 Rayford Park, Suites D & E | Spring TX 77386
Class A Business Condo For Sale

Size: 4,800sf
Price: $1,390,000 ($289.58sf)
Year Built: 2018
High-end modern finishes
Glass walls - allowing for natural light throughout
Container warehouse offices
Roll-up warehouse door
Motion-sensor lights
24-hour access
Two balconies
Three restrooms (one with shower)
Car charging station on-site
HVAC: Three units
POA Fees: $8,960/yr (2026)
Water: Pine Knob Estates
Electric: Deregulated - Free to choose provider
Gas: None

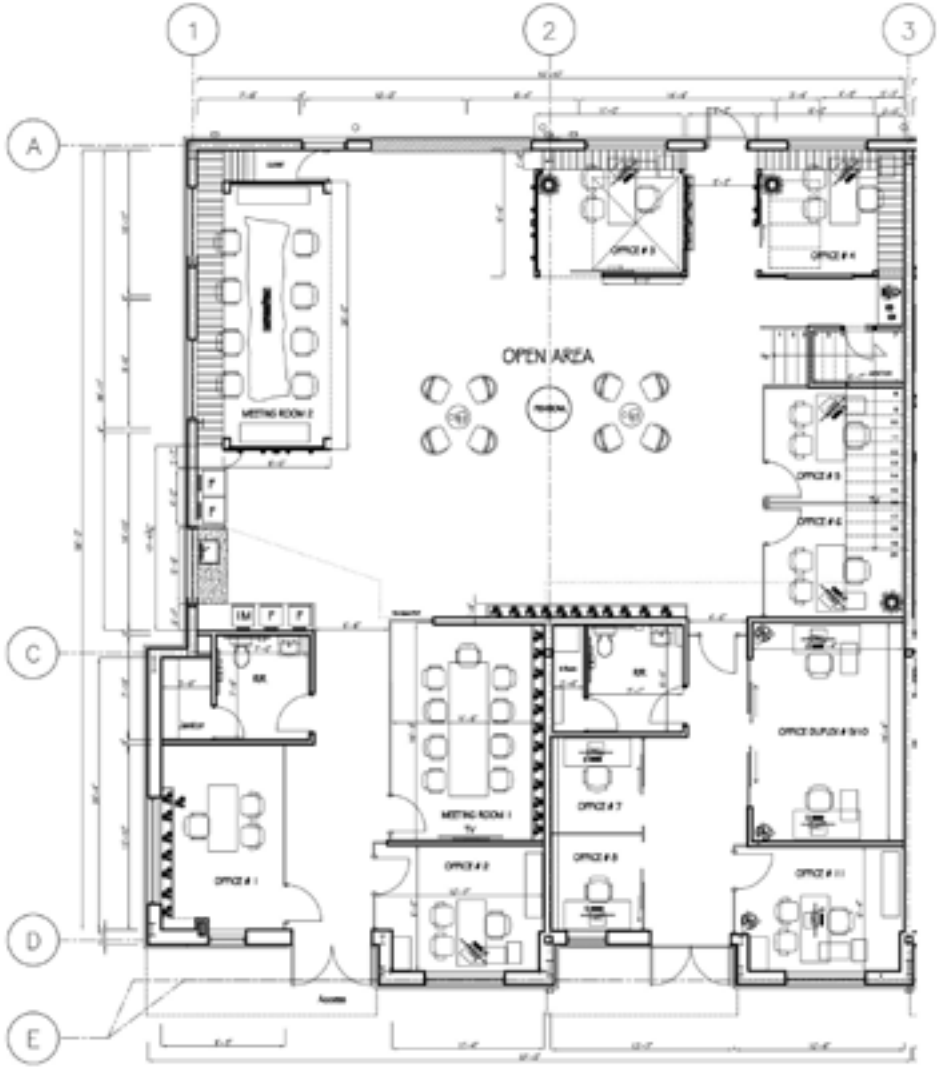
Located directly off Rayford Rd in Spring TX. Easy access to I-45, The Hardy Toll Road, and Grand Parkway (99). Minutes from The Woodlands, Oak Ridge, and Shendandoah. Twenty miles from IAH. Twenty-eight miles from Downtown Houston.

FEATURES



OWNER FINANCING AVAILABLE

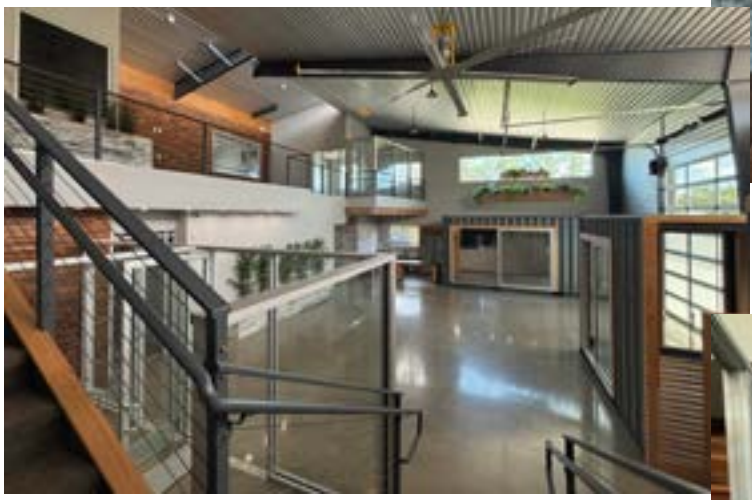
Kimberly DeVos **kdevos@cypressbrook.com** | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | **cypressbrook.com**



FIRST FLOOR



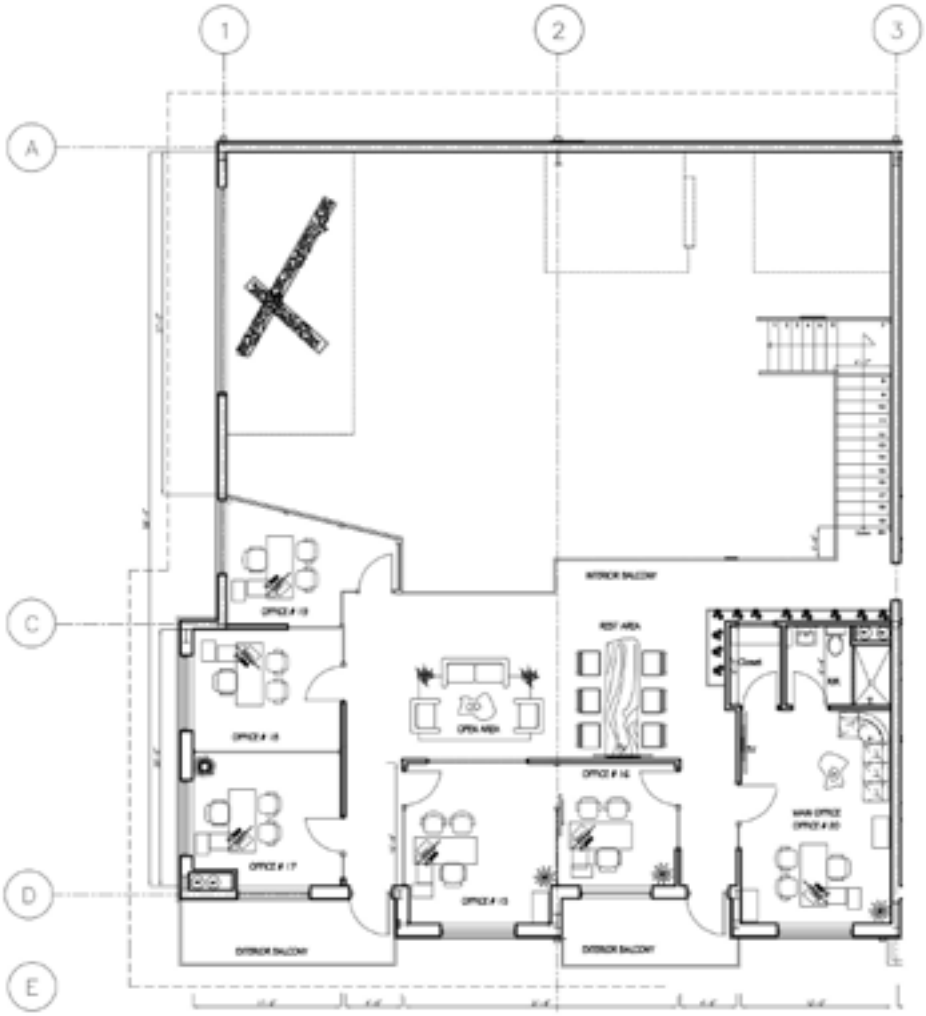








Kimberly DeVos **kdevos@cypressbrook.com** | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | **cypressbrook.com**













MEZZANINE

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

OWNER FINANCING AVAILABLE



1330 Rayford Pk , Ste D&E
Spring TX 77386

AERIAL

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

11/2/2015

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.

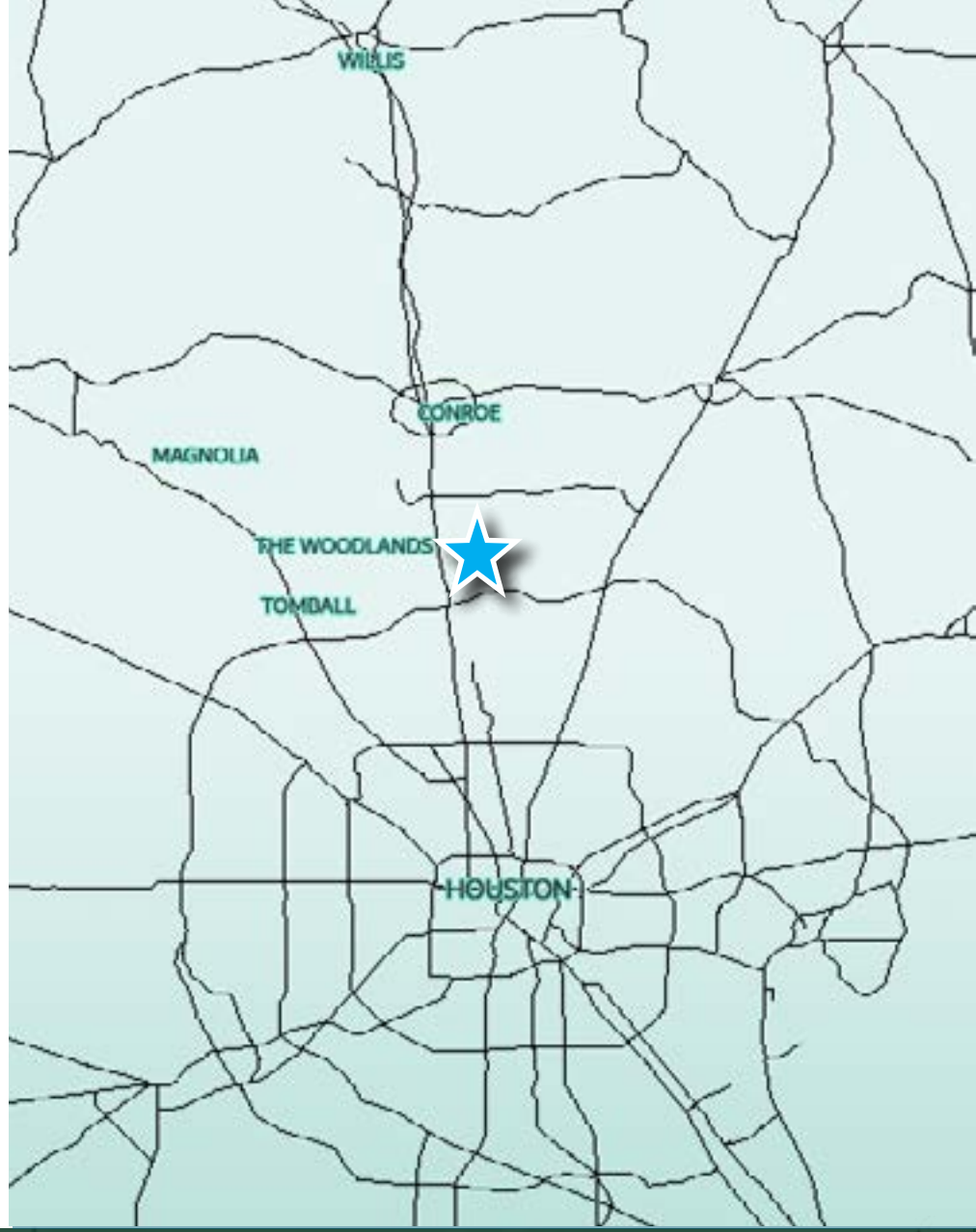
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cypressbrook Management Company, LP	9002627		(281)364-1777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E Novelli, Broker	367491	mnovelli@cypressbrook.com	(832)403-2868
Designated Broker of Firm	License No.	Email	Phone
Michael E Novelli, Broker	367491	mnovelli@cypressbrook.com	(832)403-2868
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly DeVos	533677	kdevos@cypressbrook.com	(832)403-2860
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission
TAR-2501

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



IABS

The information contained herein was obtained from sources believed reliable, however, Cypressbrook Management Company, LP d/b/a Cypressbrook Company makes no guaranties, warranties or representations as to the completeness thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.

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