

FOR SALE

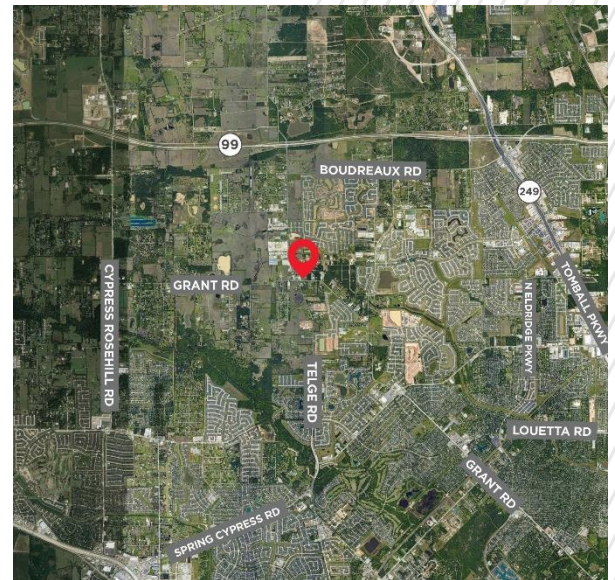
**17500 Telge Rd. & Grant Rd.
Cypress, Texas**



PROPERTY HIGHLIGHTS

1.42-acre site on Grant Road & Telge Rd, adjacent to Circle K. Centrally located in Cypress, Texas near Sam Houston Toll road, Tomball Pkwy (249) & U.S. 290, and it is surrounded by single-family residential housing and a range of industrial tenants. This area has a void in retail, restaurants, and other services.

BUILDING SF	N/A	SIGNAGE TYPE	Pylon
LAND SF	61,855.20 sf	1-MILE (POP.)	3,843
YEAR BUILT	N/A	3-MILE (POP.)	50,191
PARKING	N/A	MED. INCOME	\$117,472
TRAFFIC COUNTS	10,480 VPD	SPACE USE	Retail/Other



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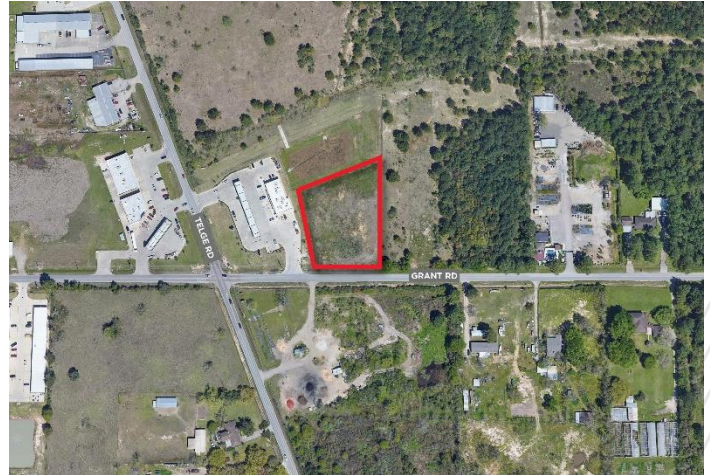
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- The 1.42 AC lot is adjacent to Circle K and near many local destinations, including Twisted Acre Brewery, TXR Paintball, and Longwood Country Club.
- Site is near many subdivisions, including Village of Northpoite.
- 2.0 Miles from Grand Parkway Toll Road
- 5.0 Miles from Tomball Parkway (249)



LEGAL INFORMATION

TAX PARCEL ID	1381570010001
2020 RE TAXES	\$14,732.43
ZONING	XXX



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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