FOR SALE NE Corner of Grant Road & Telge Road 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
LAND SF	61,855.20 sf
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	10,480 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	3,843
3-MILE (POP.)	50,191
MED. INCOME	\$117,472
SPACE USE	Retail/Other



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NE Corner of Grant Road & Telge Road Cypress, Texas



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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 Northpointe.
- 2.0 Miles from Grand Parkway Toll Road
- 5.0 Miles from Tomball Parkway (249)



TAX PARCEL ID	1381570010001
2023 RE TAXES	TBD, subject to Re-plat
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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