

FRY TEALBROOK INDUSTRIAL CENTER

20440 TEALBROOK RD AT FRY RD, CYPRESS, TX 77433

Features

- Building A: 7,155 SF flex space available
- Building B: 4,600+ SF flex space available
- Positioned at lighted intersection on Fry Rd
- Over 28K on Freeman Rd
- Situated near multiple schools, including Cypress Springs, ensuring high visibility and consistent foot traffic.

FOR LEASE

Traffic Counts		Demographics	YEAR: 2025	MILE 1	MILE 3	MILE 5
Fry Rd	24,219 VPD	Population		18,528	126,733	322,635
Freeman Rd	26,630 VPD	Daytime Population		11,268	83,311	217,527
		Total Households		5,310	37,559	98,723
		Average Household Income		\$119,994	\$133,101	\$144,913

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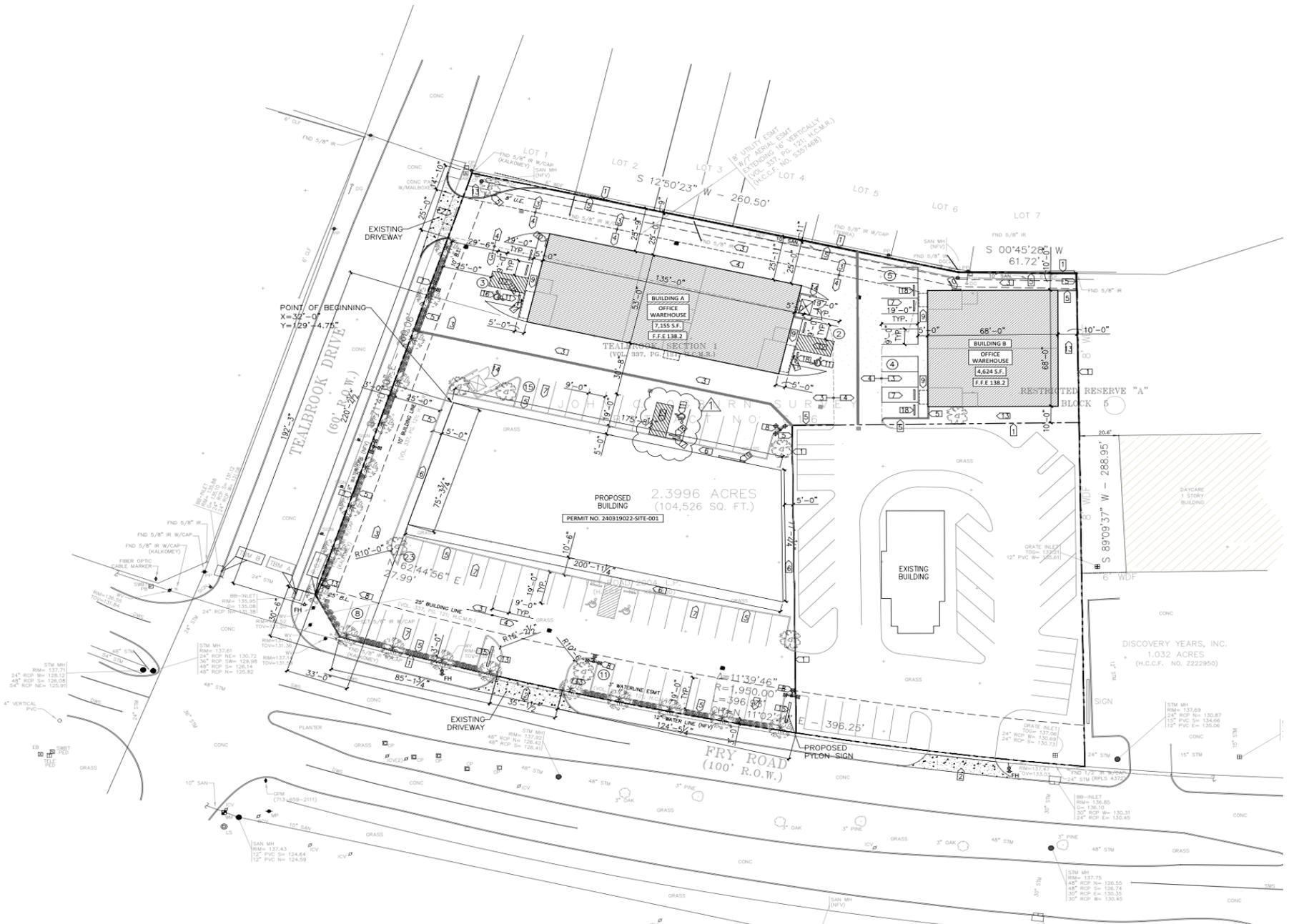
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Area Retailers & Businesses



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

Marvida
1,794 occ
2,351 plan

SITE

Marvida Ter Dr

Cypress Vlg Dr

N Fry Rd

Freeman Rd

24,219 vpd

28,630 vpd

26,950 vpd

25,577 vpd

Alta Cypress Springs
330 MF-units
built 2023

0 0.05 0.1 Miles

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Cypress Oaks
250 occ
296 plan

Marvida
1,794 occ
2,351 plan

Mason Woods
395 occ
2,816 plan

SITE

0 0.25 0.5 Miles

INFORMATION ABOUT BROKERAGE SERVICES

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

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- 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Buyer/Tenant/Seller/Landlord Initials

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