

FOR Sale



**3105 Cypress
Creek PKWY**



Sepi Akhavi

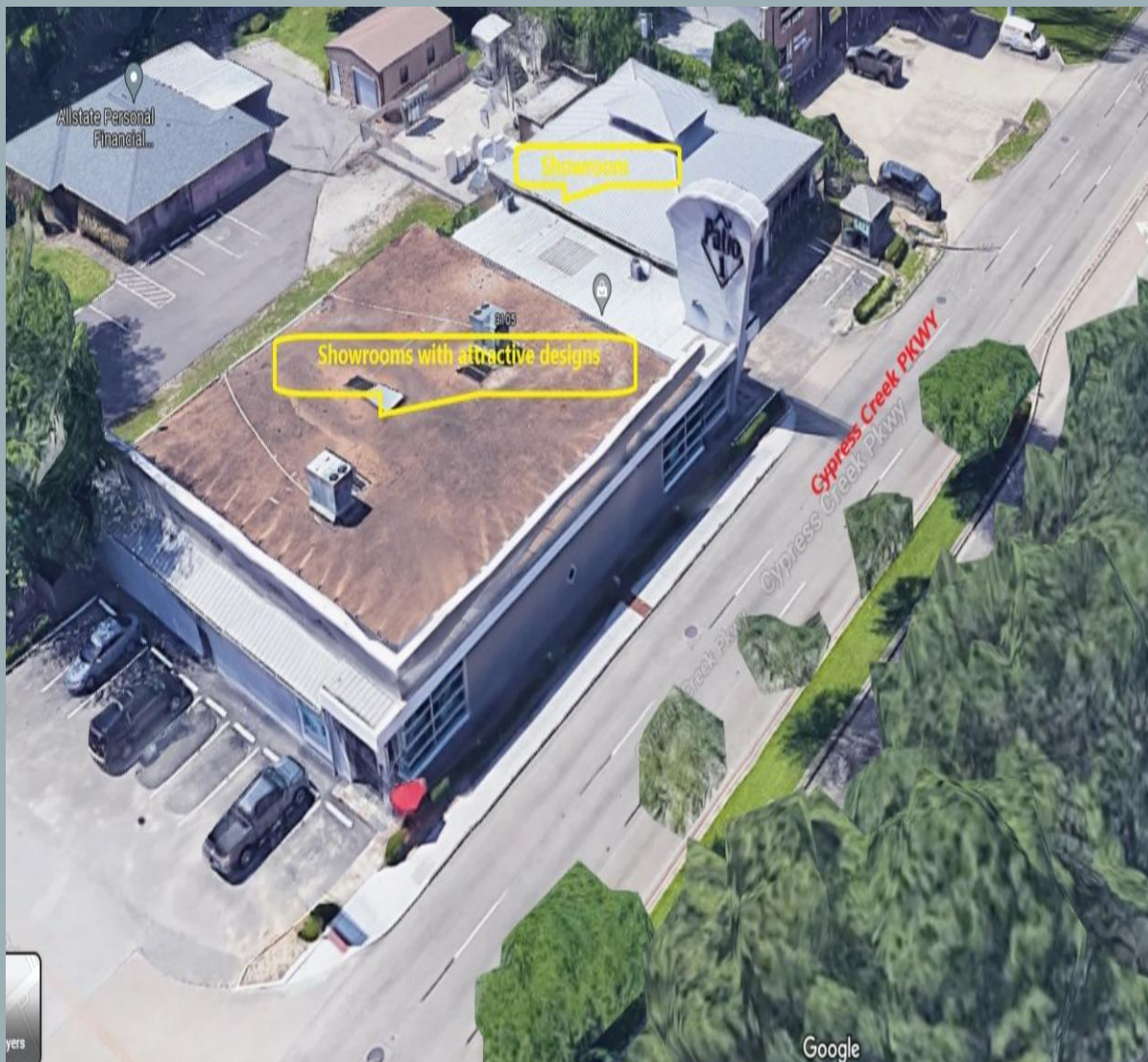
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kw MEMORIAL
KELLERWILLIAMS REALTY

310 CYPRESS CREEK PKWY HOUSTON TX 77068

FOR Sale



PROPERTY HIGHLIGHTS

Portfolio of two Buildings

3105 FM 1960

Building 13,570 SF

Lot 19,737 SF

3 Floor plan combined

High Visibility

Hard corner - 2 sided frontage Draper Rd and Cypress Creek Pkwy

Recently Renovated

Built 1979- Renovated 2024

Traffic Count 53,462 VPD

Curb Cut accommodate access from both side of street

Pylon Sign

Asking Price \$Market Value Call Sepi

For More Information

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Highlights

For Lease – Prime Commercial Showroom/Retail Space

3105 Cypress Creek Parkway, Houston, TX

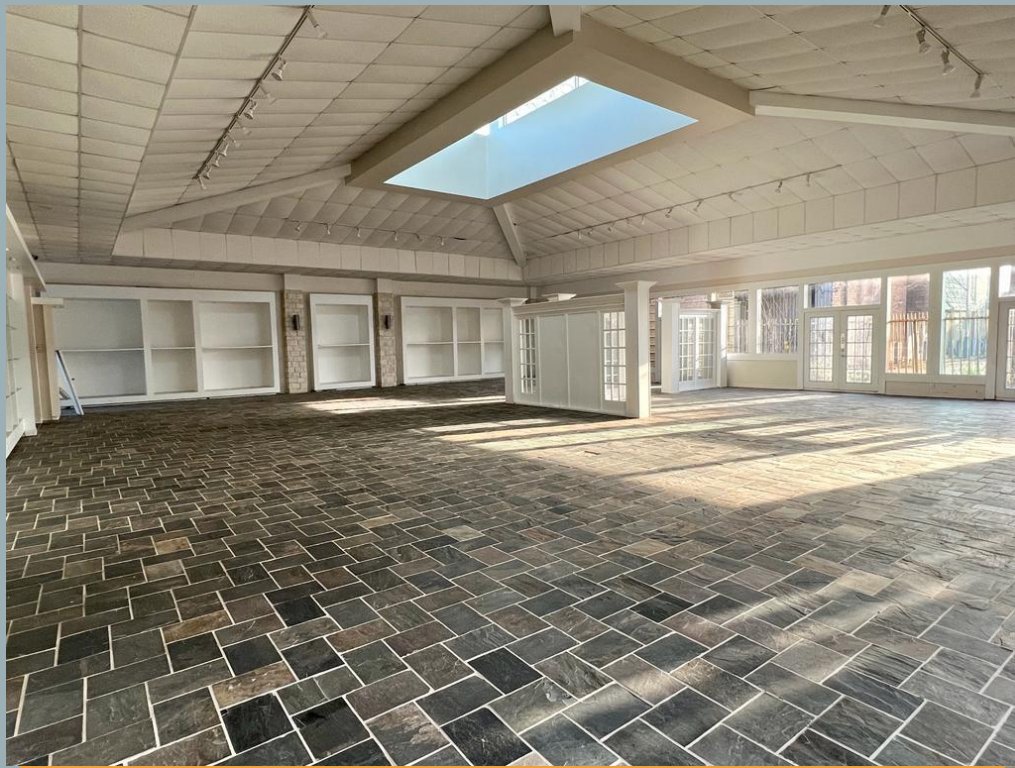
This exceptional **13,570 SF** freestanding building is located on a **high-visibility corner lot** along the bustling **FM 1960 West (Cypress Creek Parkway)** with **53,462 VPD (Vehicles Per Day)**. Fully renovated in 2025, the property offers a **versatile open layout, high ceilings**, and a **prime retail presence**, making it ideal for a **showroom, retail, event center, or warehouse**. The building is **fully air-conditioned**, with **private offices and bathrooms**, ensuring comfort and convenience for various business operations.

Property Highlights:

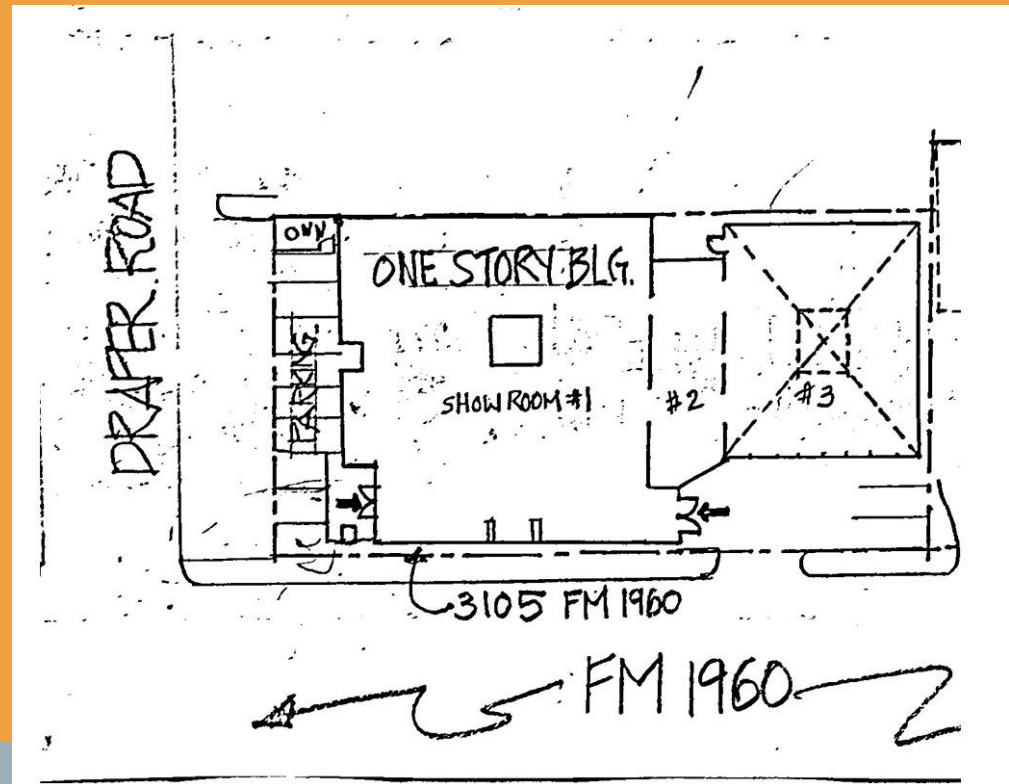
- **Building Size:** 13,570 SF
- **Lot Size:** 19,797 SF
- **Corner Location:** Two-sided frontage for maximum exposure
- **Renovated in 2025**
- **Pylon Signage** – Excellent branding opportunity
- **High Traffic Area:** 53,462 VPD ensures strong visibility
- **Direct Boulevard Access:** Curb cut for **immediate entry from both sides of FM 1960 West**
- **Expansive Showroom:** 3 combined showrooms with **high ceilings**
- **Previously a Furniture Showroom** – Ready for retail or display use
- **Private Offices & Bathrooms**
- **Fully Air-Conditioned** – Climate-controlled throughout
- **Fully Fenced Lot** – Added security and flexibility
- **Ideal For:** Showroom, retail, event center, or warehouse use

A rare leasing opportunity in one of Houston's most dynamic commercial corridors!

Contact us today for more details or to schedule a tour.



Floor Plan



THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



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Confidentiality & Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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.

11-2-2015

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sepi Akhavi	0600771	sepiakhavi@kw.com	(832) 545-7393
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
JARS 1-0
TAR 2501

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