

OFFICE & WAREHOUSE
FOR SALE OR
LEASE

+/- 2.2 ACRES OF LAND WITH OFFICE / WAREHOUSE ON MUESCHKE ROAD

18002 MUESCHKE ROAD, CYPRESS, TX 77433



OFFERING SUMMARY

Sale Price: \$1,800,000

Lease Rate: \$12.00 PSF
(NNN)

Office SF: 2,580 SF

Warehouse SF: 7,500 SF

Lot Size: +/-2.20 Acres

Market: Cypress

Submarket: Northwest Corridor

PROPERTY OVERVIEW

Exceptional property ready for business; well-suited for a live/work scenario with easy access to the Grand Parkway (99), schools, & retail.

PROPERTY HIGHLIGHTS

- Excellent location with great visibility, property is 1.2 miles from the Grand Parkway (99) & less than 3.5 miles from both FM 2920 & US-290
- +/- 250 feet of frontage on Mueschke Road
- Freestanding office/warehouse building with private offices, open conference/common area, kitchen, private restroom with shower, & utility room for extra space
- Versatile tract perfect for light industrial, automotive, or mixed use
- 7,500 SF wide open warehouse with 3 overhead doors
- Average traffic of over 7,000 vehicles per day on Mueschke Road & over 50,000 vehicles per day on the nearby Grand Parkway (99)
- Situated in Harris County & Tomball ISD
- Total tax rate of \$2.20 per \$100 of assessed value for 2020

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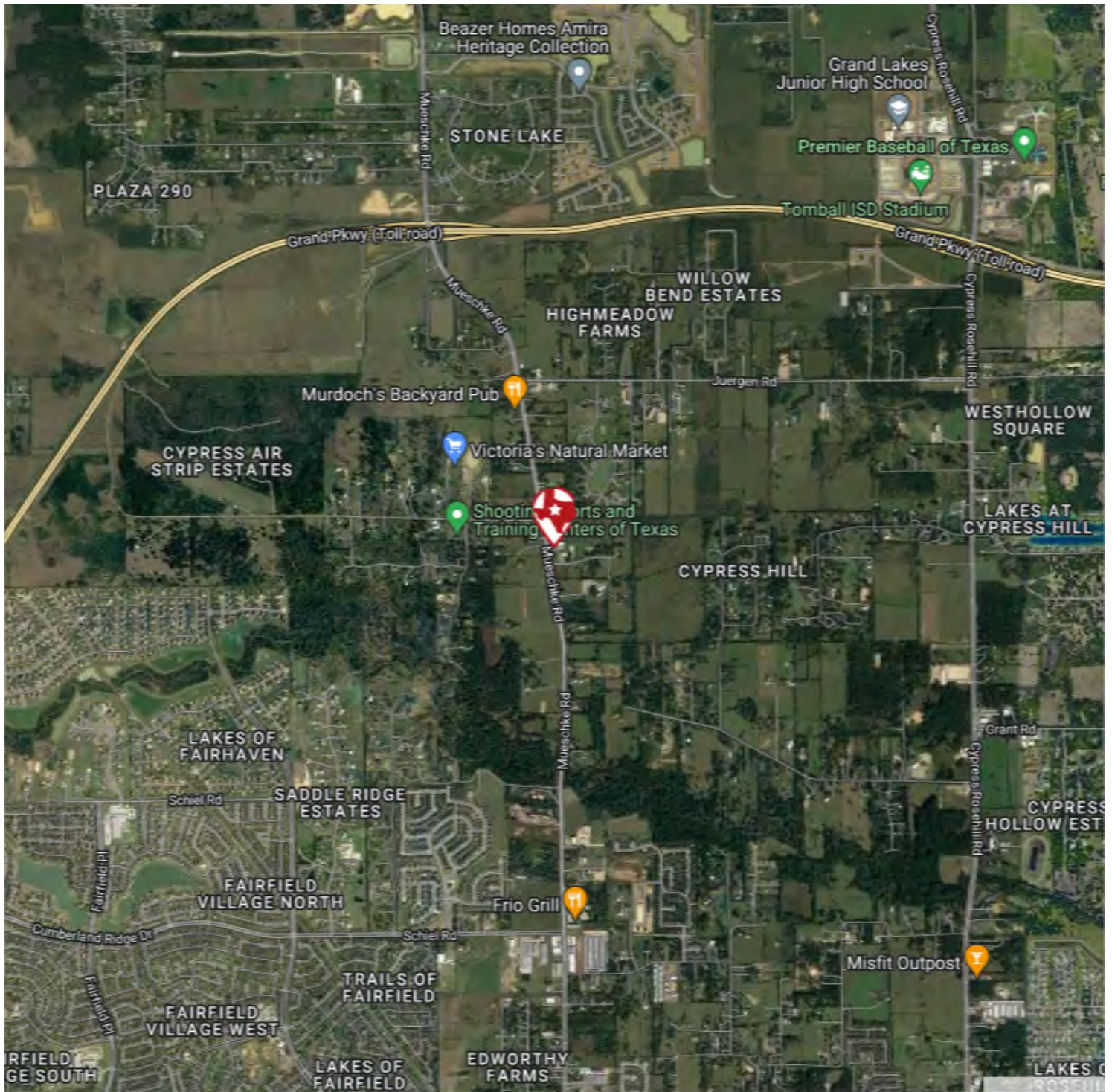
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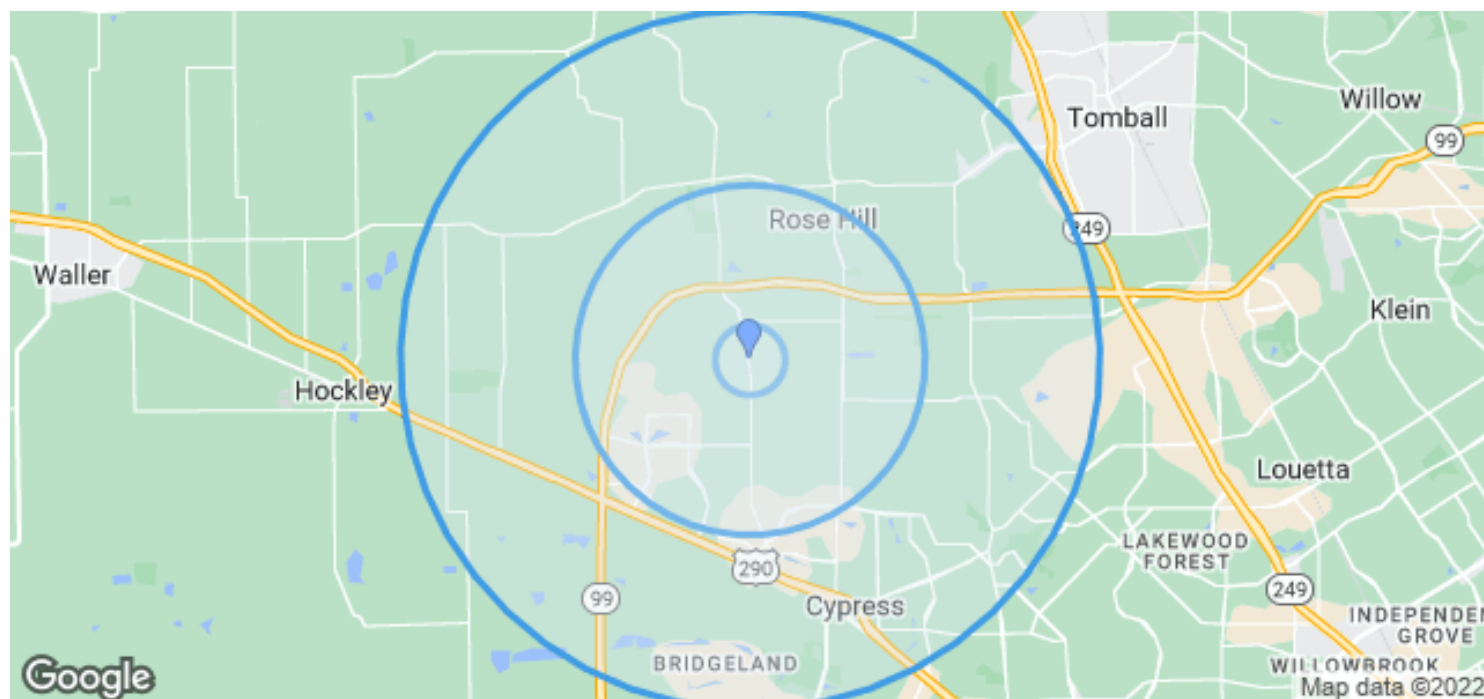
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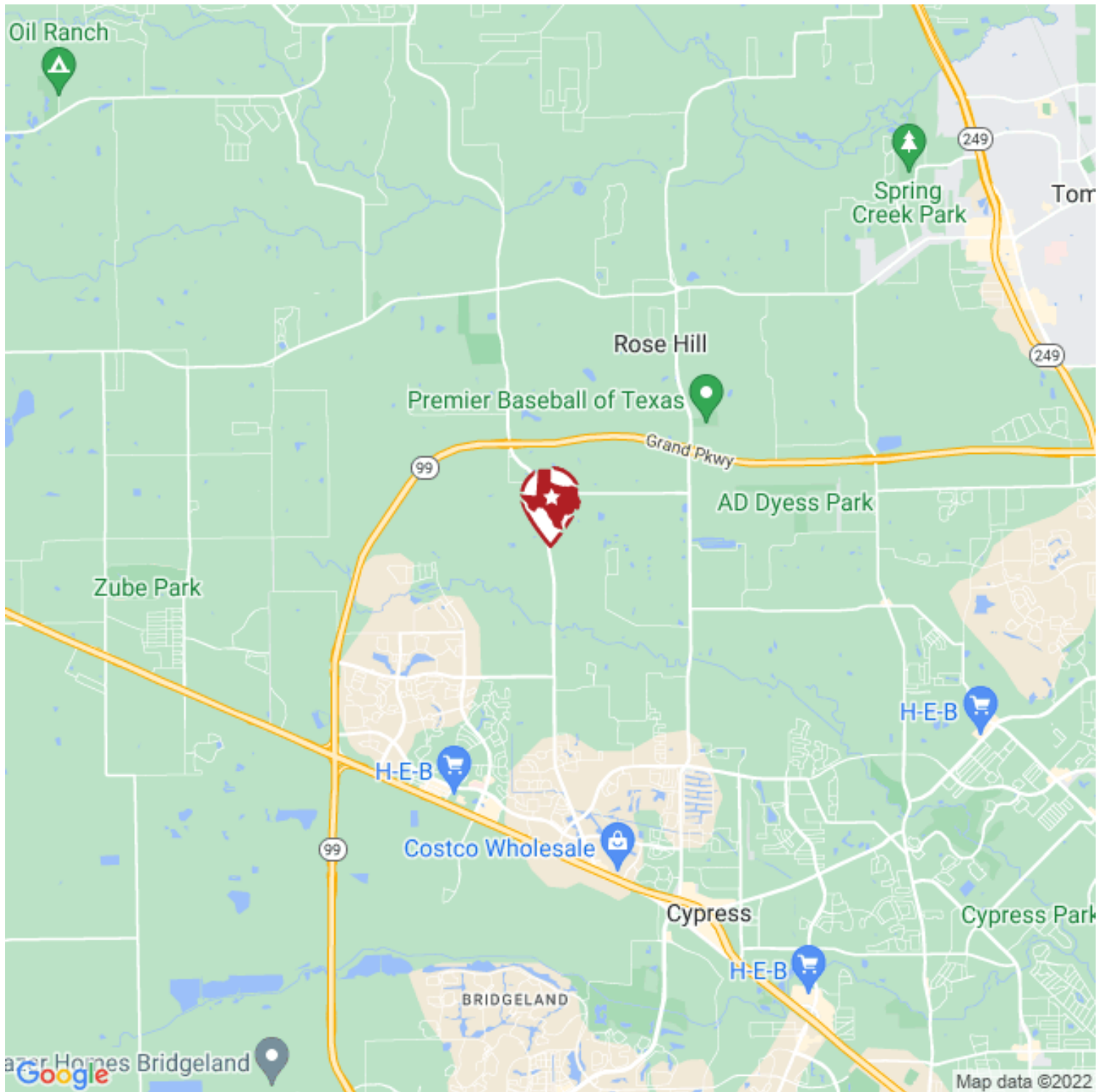
POPULATION	1 MILE	5 MILE	10 MILE
Total Population	2,947	58,021	309,271
Median age	40.4	33.6	35.5
Median age (Male)	40.4	33.0	35.0
Median age (Female)	40.4	34.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILE	10 MILE
Total households	966	18,331	104,073
# of persons per HH	3.04	3.16	2.96
Average HH income	\$153,112	\$149,653	\$142,875
Average house value	\$253,521	\$177,864	\$187,391

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

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FOR MORE INFORMATION, PLEASE CONTACT:

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