

OFFICES FOR SALE

OFFICES OF LAKEWOOD CONDOMINIUMS

TEXAS  SAGE
Properties

12414 - 12446 SPRING CYPRESS RD, TOMBALL, TX 77377



TEXAS SAGE PROPERTIES

17146 Spring Cypress Rd., Suite F
Tomball, TX 77377

Office: (832) 559-1112

EXCLUSIVE LISTING BY:

Pat Navarette | Broker

Cell: 281-460-2205

Email: Patwithtsp@gmail.com

TREC License#: 483854

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EXECUTIVE SUMMARY

12414 - 12446 SPRING CYPRESS RD, TOMBALL, TX 77377



OFFERING SUMMARY:

PRICE: \$285.00 /SF

PREMIUMS:

TOWER: \$35,000.00

CORNER: \$5,000.00

SMALL OFFICE: \$5,000.00

TAX RATE: 2.473162 %

CAM: 3.17 /SF

BUILDINGS 10

ACREAGE: 9.0361

PARKING: NOT DESIGNATED

PARKING RATIO: > 4 /1000

PROPERTY OVERVIEW:

WELCOME TO OFFICES OF LAKEWOOD CONDOMINIUMS

Texas Sage Properties is proud to be the exclusive marketing and sales brokerage for a new commercial development in the Tomball/Cypress area. Developer plans to break ground this Fall (2022) on a new office condominium complex close to Tomball Parkway (249), The Grand Parkway (99), and to the HP Headquarters and sprawling Lakewood community. The genesis of this business park is in response to the growing demand for office space in Northwest Houston area.

PROJECT SUMMARY:

Offices of Lakewood Condominiums will sit on 9.0294 acres and be home to 14 buildings, for a total of 119,750 sq. ft. of offices/warehouse spaces. It will include six stand-alone buildings – each with 4-8 office condominiums – ranging in size from 625 sq. ft. - to the entire building, plus eight flex (warehouse / garage condo) buildings.

HIGH-END, LUXURY CONSTRUCTION!

This Developer is both a successful custom home and commercial builder, who always delivers a stunning, high-end

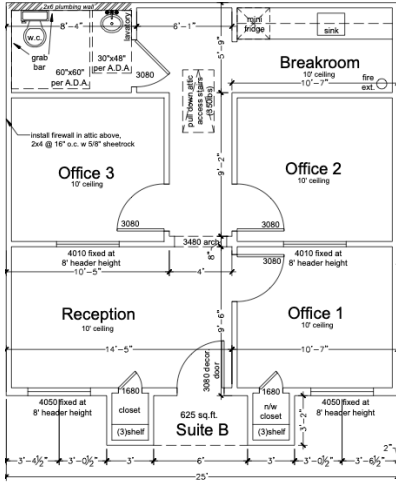
PROPERTY HIGHLIGHTS



12414 - 12446 SPRING CYPRESS RD, TOMBALL, TX 77377

LOCATION INFORMATION:

BUSINESS PARK: OFFICES OF LAKEWOOD CONDOMINIUMS
ADDRESS: 12414 - 12446 SPRING CYPRESS RD
CITY, STATE, ZIP: TOMBALL, TX, 77377
COUNTY: HARRIS



625 SF BUILDER'S FLOOR PLAN

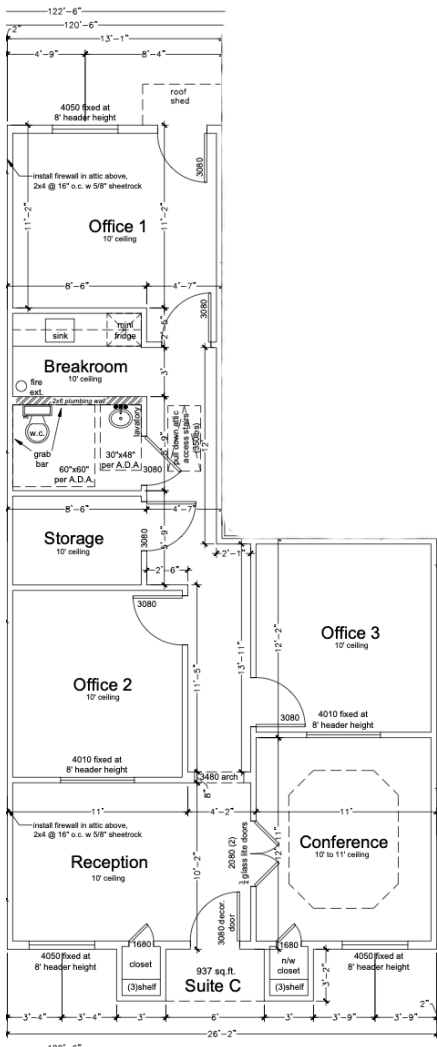
PROPERTY HIGHLIGHTS:

product for his clients. He's proposed multi-building project will offer various size office floor plans, for single-and multi-owner/tenant business owners. Office owners may choose from a variety of standard plans or custom design a space that meets their specific needs, requirements, and tastes.

The complex will appeal to a variety of professional business services, including medical (healthcare), financial, insurance, Med Spa, real estate, title company, law firm, oil and gas, IT / Tech Support, and many more.

STAND-OUT FEATURES:

- * Condo-style offices – features a kitchenette, restroom, reception area and several private offices
- * Interior has high-end, designer-selected finishes
- * Building Exterior reflects a blend of traditional and modern vibes with sleek lines, smooth Stucco and Stone finishes
- * ADA Compliant structures and parking
- * Access to an onsite **Community Conference Room!**
- * Front door parking offers ample parking
- * Well-manicured front entrance
- * Signage allowed – an identity insert on Marquee (next to building, a cast-iron Plaque (next to entrance door) and signage above the door
- * Property Management maintains common areas, landscaping and building exteriors* Deed restrictions are strictly enforced to maintain the highest standards

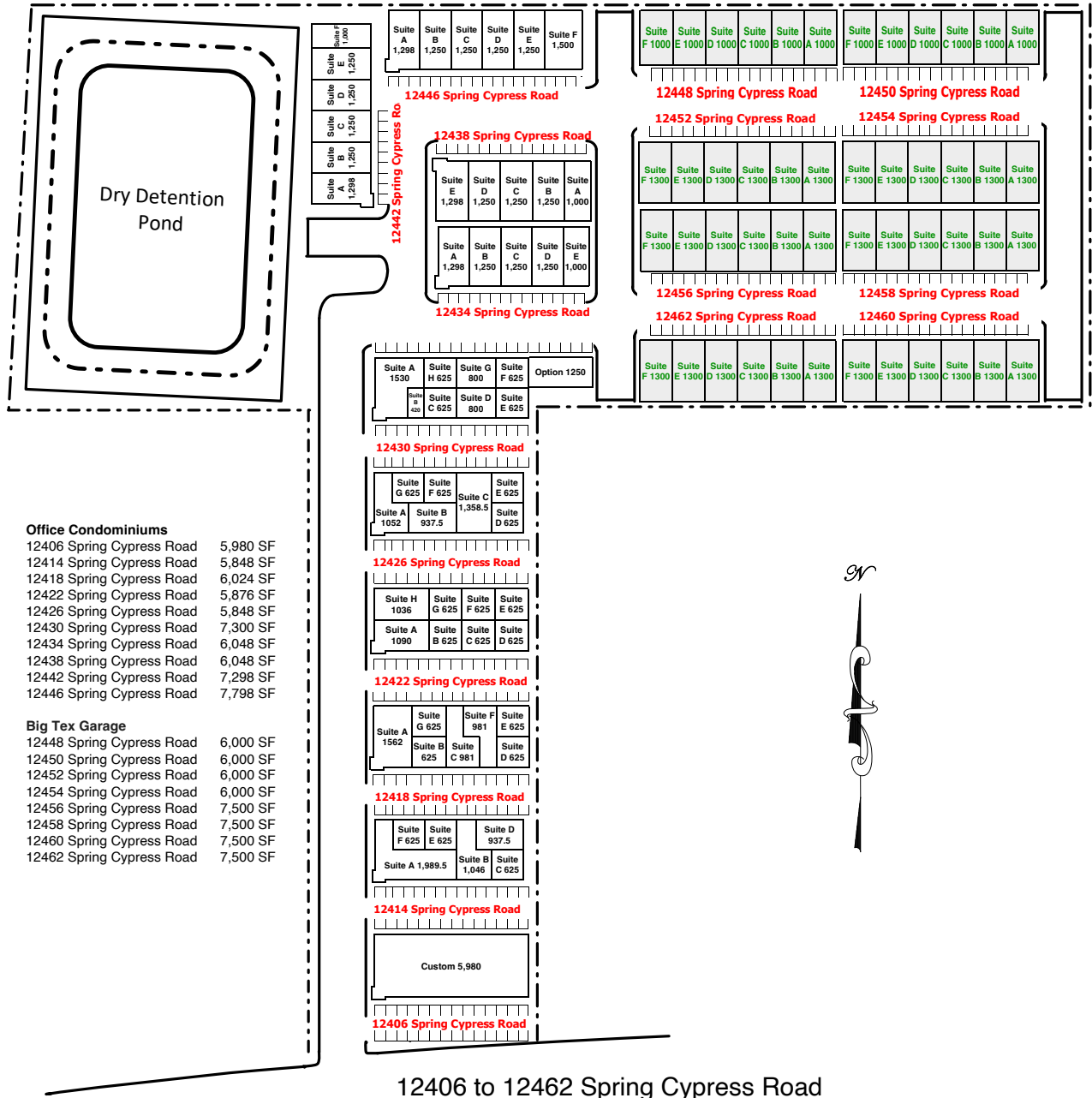


937.5 SF BUILDER'S FLOOR PLAN

SITE MAP

12414 - 12446 SPRING CYPRESS RD, TOMBALL, TX 77377

OFFICES OF LAKEWOOD CONDOMINIUMS Tomball, TX 77377



12406 to 12462 Spring Cypress Road

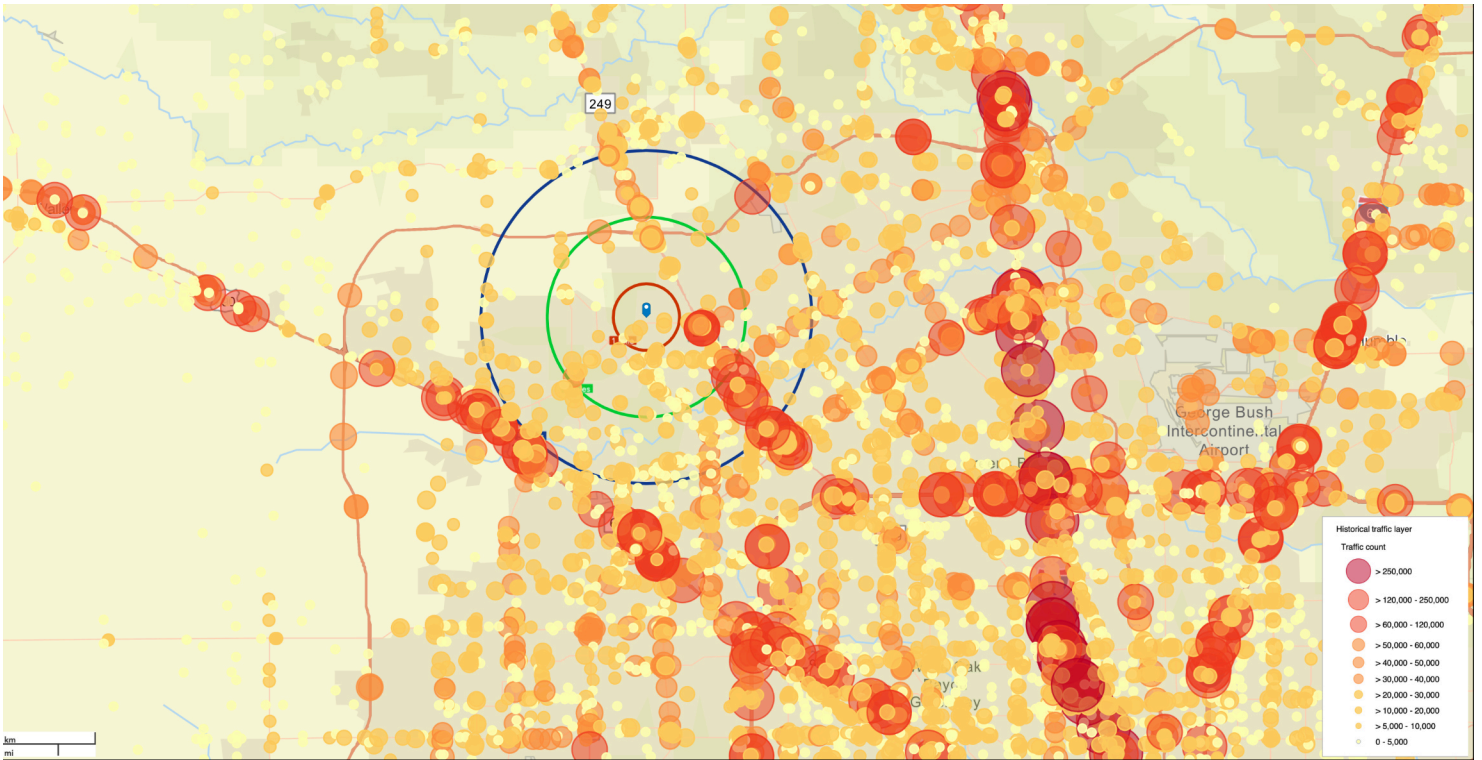
AREA MAP

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DEMOGRAPHICS

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KEY FACTS

Offices of Lakewoodd Condominiums

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	14,942	92,594	216,859
Median Age	37.0	36.2	37.0
Households	4,787	31,017	75,704
AVG Household Size	3.11	2.98	2.85
Median Household Income	\$126,148	\$110,077	\$101,351
Total Businesses	258	2,121	6,281
Total Employees	1,730	18,184	54,246
Median Net Worth	\$546,845	\$369,512	\$288,856
Tapestry Segments			
Boomburbs	52.3%	26.3%	29.7%
Up and Coming Families	17.2%	33.2%	17.2%
Bright Young Professionals	0.0%	0.0%	14.0%
Savvy Suburbanites	16.6%	14.3%	0.0%

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ABOUT RW DEVELOPMENT



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Mike Evenson's journey in the construction industry began in 1982 as a superintendent for a national home builder. This early experience laid the groundwork for his future endeavors, leading to the founding of RW Development. Since then, under Mike's leadership, RW Development has become a renowned name in the realm of commercial projects.

Beyond his expertise in constructing top-tier products, Mike's strategic insight extends to the careful selection of land tracts in areas with a high demand for commercial office space. This meticulous approach ensures that RW Development projects not only meet exceptional standards but also thrive in prime business locations.

Recent focus has been on crafting exceptional office spaces tailored to various sectors like medical, financial, legal, and educational domains. Mike's approach involves offering standard office floor plans while also customizing projects to meet specific client needs. He actively engages with clients, overseeing the customization of build-to-suit plans to deliver tailored outcomes.

The success of RW Development is rooted in expertise, craftsmanship, innovation, and foresight. Mike collaborates closely with local tradespeople, ensuring seamless alignment with client specifications. This meticulous approach ensures that each project perfectly embodies the client's vision.

Recent RW Development projects include Blackhorse Office Condominiums, Lakewood Office Condominiums, Northpointe Business Park, Office Enclave at Gleannloch, Queenston Business Park, and Queenston Business Park South. Through Mike's strategic leadership, RW Development has made a significant impact on commercial real estate development.

Queenston Business Park, located conveniently near Hwy 290, spans 5.98 acres with nine condo-style buildings totaling 69,900 sq. ft. Developed in collaboration with Texas Sage Properties, this project exemplifies meticulous planning and strategic location selection.

Similarly, Northpointe Business Park, situated near Grand Pkwy. (99), spans 6.3 acres with seven buildings totaling 40,000 sq. ft. Strategic planning, combined with collaboration with Texas Sage Properties and the legal team, ensured successful pre-sales and establishment of the Condominium Association.

Queenston Business Park South, positioned across from Queenston Business Park, spans 4.25 acres with six office condo-style buildings totaling 37,000 sq. ft. High demand in the area resulted in 44% of the development being under contract before construction began.

Office Enclave at Gleannloch, near Grand Pkwy. (99), covers 38,500 sq. ft. on 3.89 acres, featuring a 10,000 sq. ft. school daycare – Kiddie Academy. Since pre-sales commenced in September 2018, the business park has been successfully sold.

Blackhorse Office Condominiums, located in Cypress, TX, covers 55,000 sq. ft. on 4 acres. With pre-sales starting in January 2020, the development quickly saw 43% initial contracts, with the entire project now sold out or under contract.

ABOUT PAT NAVARETTE



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Pat Navarette – ABR® CRM® CRS® GRI® MCNE® TRPM® Broker | Owner
Licensed Texas Real Estate Broker since 2003

Pat is a dynamic force in the real estate industry, serving as the Co-founder of Texas Sage Properties and holding a license as a Texas Real Estate Broker with a distinguished career spanning over 24 years. President, and Broker of Texas Sage Properties, Pat has been recognized as a Top Producer Realtor® by the Houston Association of Realtors® (HAR), which celebrates the top 150 Realtors®.

Pat's expertise extends across both residential and commercial real estate, and she holds several notable designations, including ABR (Accredited Buyer Representative), CRB (Council of Real Estate Brokerage Managers), CRS (Certified Residential Specialist), GRI (Graduate Realtor Institute), MCNE (Master Certified Negotiation Expert), and TRPM (Texas Residential Property Manager).

Her journey in real estate began with a BBA degree from the University of Texas at Arlington, providing her with a solid foundation for delivering exceptional market analysis, real estate evaluations, and negotiations. Over the years, Pat has fostered enduring relationships with lenders, bankers, investors, and title companies, expanding the financial options available to her clients.

In the last 14 years, Pat successfully transitioned her focus to commercial real estate, overseeing the development of twenty office park projects with more in the pipeline. Collaborating closely with developer clients, she plays a pivotal role in co-designing, marketing, promoting, and managing custom-built offices.

Pat has assembled a dedicated and client-focused business team at Texas Sage Properties, specializing in assisting clients with commercial property transactions. Whether it's purchasing or leasing commercial spaces, or listing properties for sale or lease, Pat ensures that every step of the sales and leasing process is a memorable experience for her brokerage clients.

With a strategic shift to commercial office real estate, Pat concentrated the brokerage's property management efforts on Business Park management opportunities. Presently, the company manages twelve office business parks under her leadership.

Underlining her success, Texas Sage Properties recently received accolades as the Top Seller and Top Buyer Brokerage for Office Condominiums for the CoStar Houston Area, as recognized by Co-Star, the largest commercial marketing and sales online site.

Beyond her professional achievements, Pat, alongside her husband Mike, celebrates over 45 years of marriage. Their family includes three sons—Michael, Matt, and Marcus—and one daughter, Sarah, with one of them actively contributing to the brokerage. Having spent 22 years overseas, Pat's global experiences have enriched her perspective on people, languages, and cultures from around the world.

A Bilingual Agent, Pat takes pride in delivering quality, client-centered real estate services founded on integrity and honesty.

DISCLAIMER



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All materials and information obtained from Texas Sage Properties, its directors, officers, agents, advisors, affiliates, and/or third-party sources are presented without any assurance of completeness, accuracy, or veracity. The information encompasses the property's condition, compliance with governmental requirements, suitability, developability, and financial performance, among other aspects.

Texas Sage Properties, along with its directors, officers, agents, advisors, and affiliates, does not provide any express or implied representation or warranty regarding the accuracy or completeness of the materials or information. The materials and information provided, whether verbally or in writing, serve as supplementary resources and should not substitute for a thorough due diligence process conducted by the interested party. Texas Sage Properties will not independently verify or investigate these matters unless explicitly agreed upon in writing.

IT IS THE RESPONSIBILITY OF EACH PARTY TO CONDUCT INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party involved in a transaction is strongly advised to validate all information, perform inspections, and conduct investigations using third-party professionals chosen at their discretion. The party should independently verify financial data by acquiring and reviewing relevant documents and reports, seeking advice from appropriate professionals. Texas sage properties assumes no responsibility for the accuracy, completeness, or relevance of any financial data or assumptions and does not function as a financial advisor in relation to any proposed transaction.

All financial models and assumptions about financial performance may differ from actual data or performance. Estimates of market rents or projected rents provided to a party do not guarantee the establishment or increase of rents to those levels. Parties should consider contractual and governmental limitations, market conditions, vacancy factors, and other relevant issues in determining rents. Legal, tax, and title questions should be addressed with respective professionals. The property's condition and compliance with governmental requirements should be discussed with engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Texas Sage Properties in compliance with applicable fair housing and equal opportunity laws.

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INFORMATION ABOUT BROKERAGE



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Information About Brokerage Services

Texas law requires all real estate licenseholders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- x A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- x 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):

- x Put the interests of the client above all others, including the broker's own interests;
- x Inform the client of any material information about the property or transaction received by the broker;
- x Answer the client's questions and present any offer to or counter-offer from the client; and
- x 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:

- x Must treat all parties to the transaction impartially and fairly;
- x 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.
- x Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

ASSUBAGENT: 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:

- x The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- x 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.

Sage Realtors Inc.	513414	Patwithtsp@gmail.com	(832) 559-1112
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patricia Ann Navarette	483854	Patwithtsp@gmail.com	(281) 460-2205
Designated Broker of Firm	License No.	Email	Phone
Patricia Ann Navarette	483854	Patwithtsp@gmail.com	(281) 460-2205
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patricia Ann Navarette	483854	Patwithtsp@gmail.com	(281) 460-2205
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

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