

JARVIS BUSINESS PARK

15535 Jarvis Road, Cypress, Texas, 77429

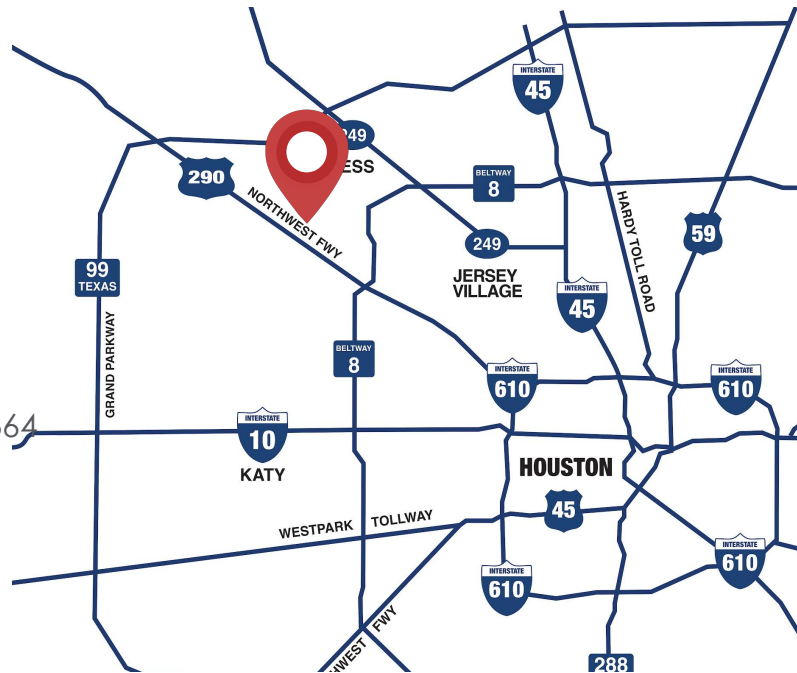


5.6 Acres / 237,837 sf

Built to Suit	Perfect for Medical Bldg
Frontage	515' Frontage on Jarvis Rd Minutes away from the new Methodist Hospital
Flood Zone	Not in Flood Zone
Utilities	Potential Annexation with MUD 364 for water & Sewer Or can purchase from a water district and avoid MUD tax

HIGHLIGHTS

- Only track available within that close proximity to the Methodist hospital that's not in a flood zone.
- Can combine detention with adjacent property to maximize coverage



ZAIN SHENWARI

TNRG | Development
 ZS REALTY | Brokerage
 2901 W Sam Houston Pkwy
 Suit E-320, Houston TX
 P: (832) 479-6667 | zain@tnrg.net
www.tnrg.net

Can combine detention here



Plans to expand Jarvis Rd

Private District water line going around the property

JARVIS BUSINESS PARK

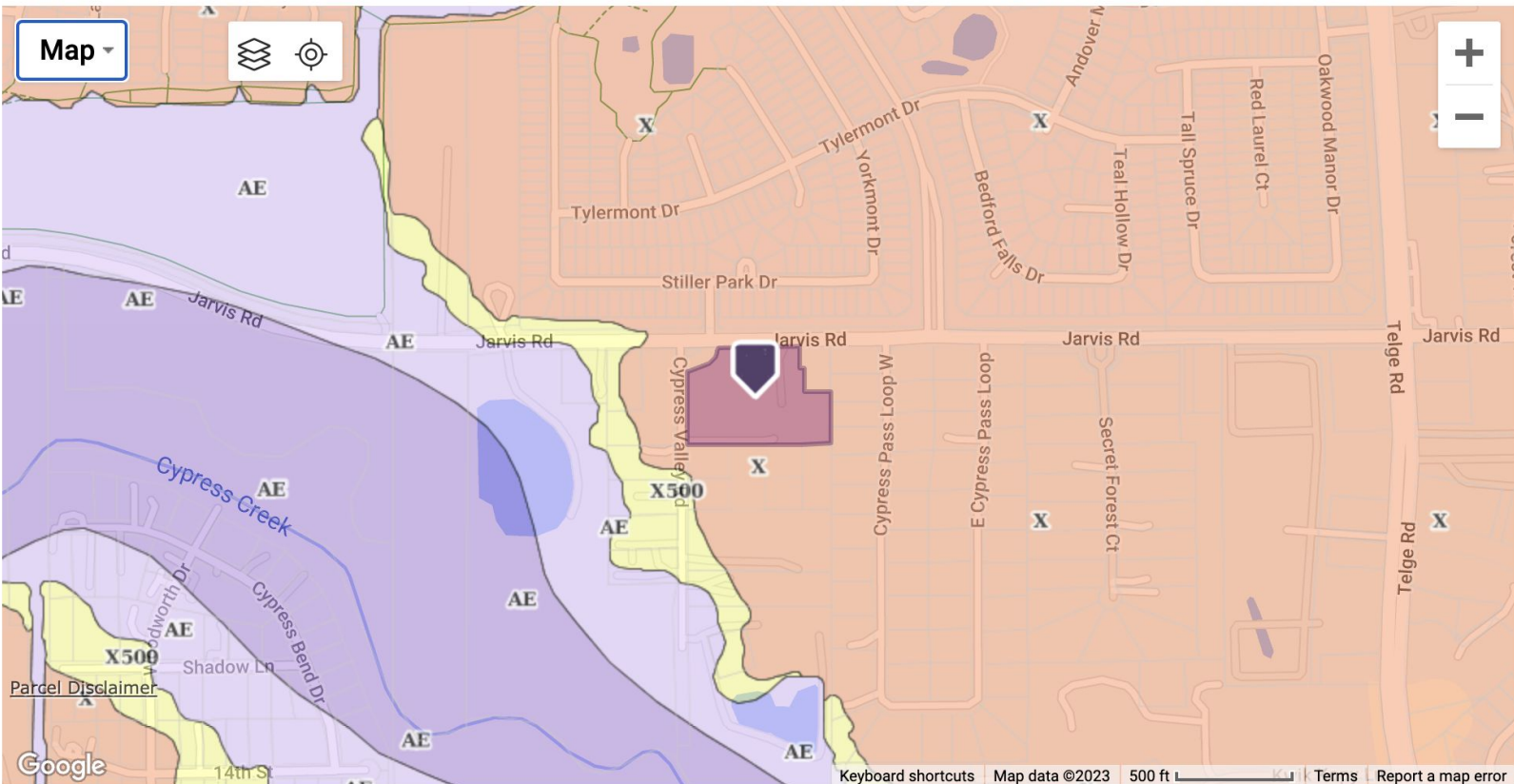


NOT IN FLOOD ZONE

15535 Jarvis Road, Cypress, Texas, 77429-2135 Harris County

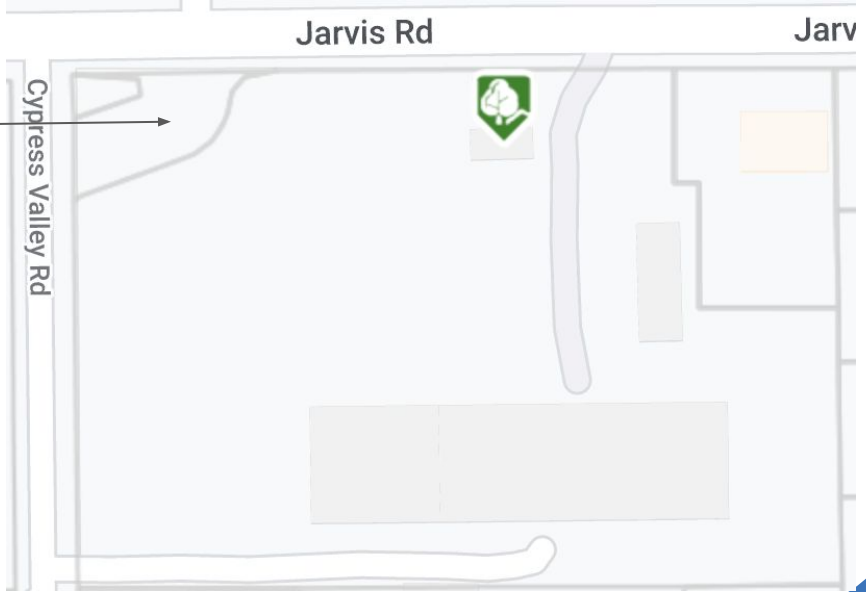
- [Listing](#)
- [Tax](#)
- [Photos](#)
- [360 History](#)
- [Parcel Map](#)
- [Flood Map](#)
- [Foreclosure](#)
- [Property Archive](#)
- [Attachments](#)

Flood Zone Panel: **48201C0410M** Flood Community Name: **HARRIS COUNTY**
 Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



Coastal 100-Year Floodway
Coastal 100-year Floodplain
100-year Floodway
100-year Floodplain
Undetermined

This Parcel is being deeded back

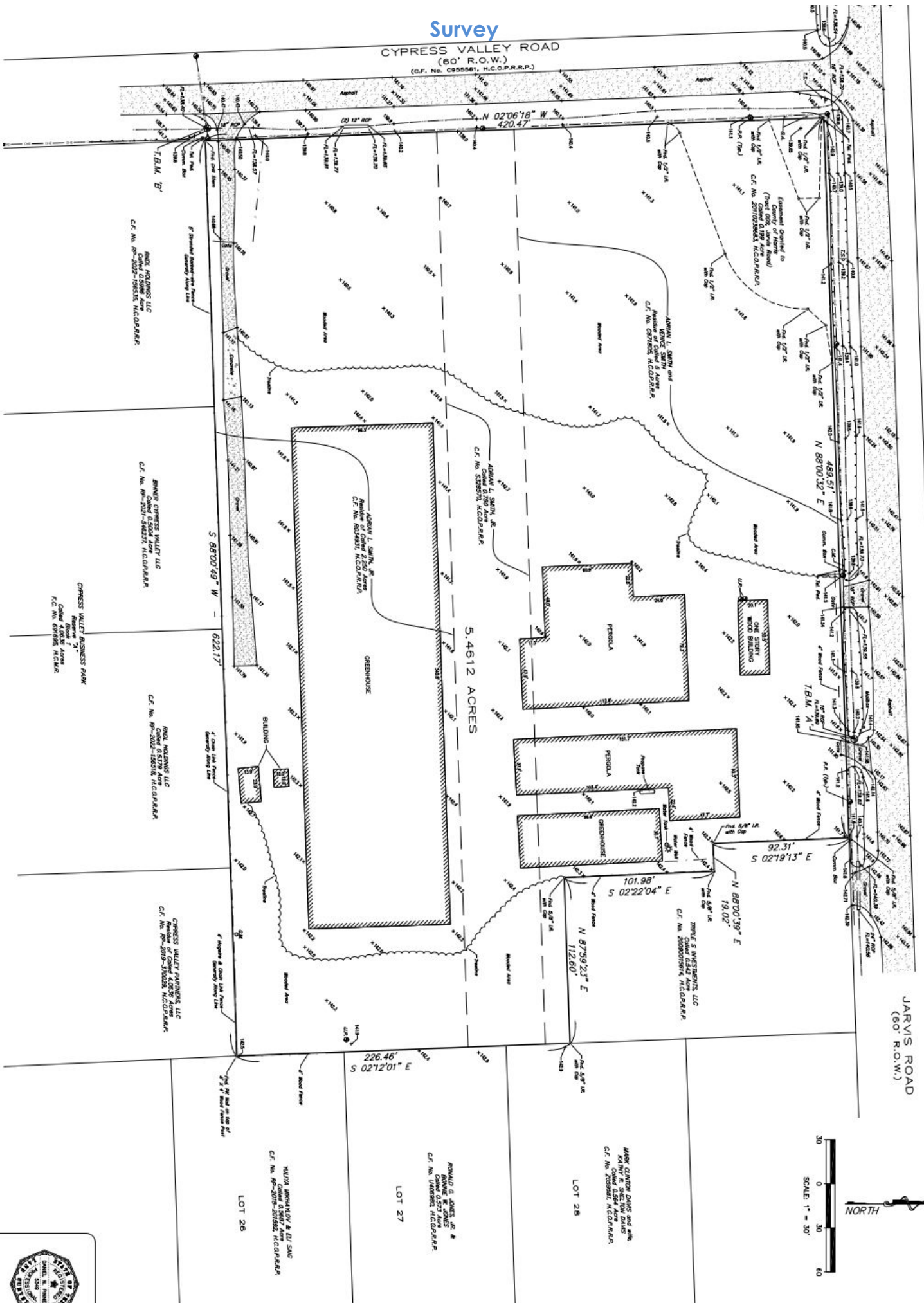


Survey

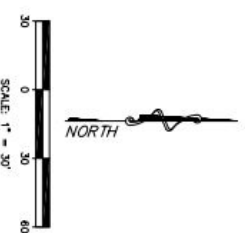
CYPRESS VALLEY ROAD

(60' R.O.W.)

(C.F. No. C955661, H.C.O.P.R.R.P.)



JARVIS ROAD
(60' R.O.W.)



MOUL HOLDINGS, LLC
Cypress Valley Road
C.F. No. 2022-15655X, H.C.O.P.R.R.P.

BRAND CYPRESS VALLEY, LLC
Cypress Valley Road
C.F. No. 2021-58627, H.C.O.P.R.R.P.

MOUL HOLDINGS, LLC
Cypress Valley Road
C.F. No. 2021-15658H, H.C.O.P.R.R.P.

CYPRESS VALLEY PARTNERS, LLC
Cypress Valley Road
C.F. No. 2019-37028, H.C.O.P.R.R.P.

HELVY AMANIKOV & EU SMO
Cypress Valley Road
C.F. No. 2019-58599, H.C.O.P.R.R.P.

LOT 26

LOT 27

LOT 28

RONALD G. JONES, JR. &
DORNE W. JONES
Cypress Valley Road
C.F. No. 2008-015814, H.C.O.P.R.R.P.

MARY CLAYTON DAVIS and wife,
KATHY M. DAVIS
Cypress Valley Road
C.F. No. 2008-015814, H.C.O.P.R.R.P.

TRIPLE S INVESTMENTS, LLC
Cypress Valley Road
C.F. No. 2008-015814, H.C.O.P.R.R.P.

ADAM L. SMITH, JR.
Cypress Valley Road
C.F. No. 2018-015814, H.C.O.P.R.R.P.

ADAM L. SMITH, JR.
Cypress Valley Road
C.F. No. 2018-015814, H.C.O.P.R.R.P.

WOOD BUILDING

PERGOLA

PERGOLA

GREENHOUSE

GREENHOUSE

5.4612 ACRES

S 88°00'49" W - 622.17'

N 02°06'18" W - 420.47'

N 88°00'32" E - 489.51'

N 88°00'19" E - 19.02'

S 02°19'13" E - 92.31'

S 02°22'04" E - 101.98'

N 87°59'23" E - 112.60'

S 02°12'01" E - 226.46'

T.B.M. 'B'

T.B.M. 'A'

NORTH



Information About Brokerage Services

11-2-2015

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.

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.

ZS Realty	0723632	shenwarirealty@gmail.com	(832) 479-6667
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Zain Shenwari	0723632	shenwarirealty@gmail.com	(832) 479-6667
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Designated Broker of Firm	License No.	Email	Phone
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Zain Shenwari	0723632	shenwarirealty@gmail.com	(832) 479-6667
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Zain Shenwari	0723632	shenwarirealty@gmail.com	(832) 479-6667
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Sales Agent/Associate's Name	License No.	Email	Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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