

Investment Opportunity

Houston Methodist Primary Care Group

14044 Spring Cypress Road
Cypress, Texas 77429



Hard signalized corner



Shadow anchored by H-E-B

Accelerating success.

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Property Overview

14044 Spring Cypress Rd, Cypress, TX



Sales Price:
\$4,525,400

Cap Rate:
6.0%

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Colliers is pleased to exclusively offer to qualified investors, the opportunity to purchase Rock Creek Medical Plaza, located at 14044 Spring Cypress Road in Cypress, TX. The ±8,238 SF building situated on ±0.90 acres and currently has 78 months of term remaining with Houston Methodist Primary Care Group.

The site is strategically located on a gateway out-parcel on a hard signalized corner and is shadow anchored by H-E-B. This H-E-B location sees over 1.6 million annual visitors and services the surrounding neighborhoods with average household incomes of over \$137,000.

Property Summary

Address	14044 Spring Cypress Road Cypress, TX 77429
Tenant	Houston Methodist Primary Care Group
Lease Term Remaining	7 Years
Occupancy	100%
NRA	±8,238 SF
Land Area	±0.90 Acres
Year Built / Renovated	2016 / 2023
Ownership Interest	Fee simple

Investment Highlights

- **Optimal Market for Medical Practices:** 92% of the homes are owned within a 2-mile radius creating an environment that provides long-term success for a medical practice
- **Attractive Credit Tenant:** Houston Methodist received a “AA” bond rating from the S&P in 2020
- **Hands-Off Investment:** Existing Property Management with limited Landlord Responsibilities
- **Exceptional Demographics:** Average Household Incomes in excess of \$137,000 in a one-mile radius, and over 200,000 population in a 5-mile radius
- **H-E-B Shadow Anchored:** Gateway out-parcel to H-E-B with 1.6 million annual visitors. Traffic accessing H-E-B passes directly by the site.
- **Hard Signalized Corner:** The site shares a hard corner of a lighted intersection with 
- **Replaceable Rents:** In-place rents are in balance with the market



Rock Creek Community



Houston Methodist Primary Care Group



Spring Cypress Rd

Grant Rd

Newly Opened



36,000
VPD (combined)



Grant Rd

Spring Cypress Rd

Location

Colliers

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Houston Methodist Primary Care Group



Contact us

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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