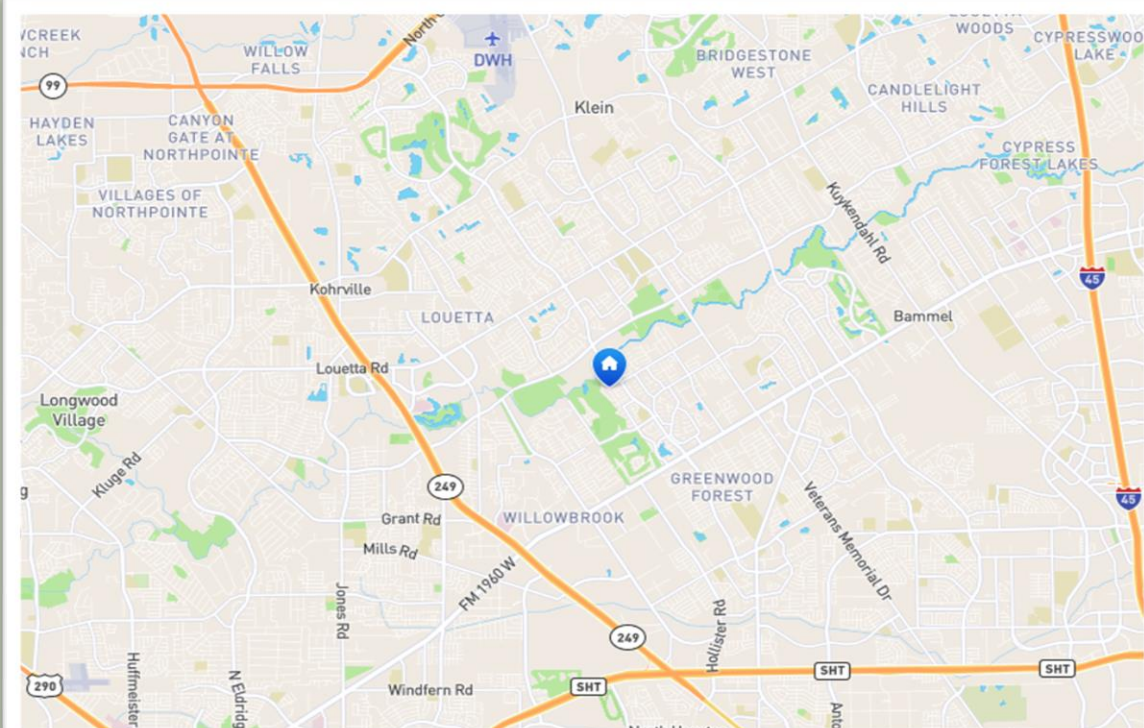


FOR SALE
OFFICE / MISC BUILDING
14514 CHAMPION FOREST DRIVE, Houston 77069

900 SF
8,882 SF LOT
CALL FOR PRICING



- FREE-STANDING OFFICE BUILDING
- PERFECT LOCATION FOR A SMALL BUSINESS



BUILDING FEATURES:

- Free-Standing Building
- 900 SF
- 8,882 SF Lot
- Year Built - 1981
- Central Heating and Cooling
- Conveniently located between Cypresswood Drive and Cypress Creek Parkway
- Easy access to Highway 249, Louetta Rd, Beltway 8

FOR SALE

OFFICE / MISC BUILDING

14514 CHAMPION FOREST DRIVE, Houston 77069

900 SF

8,882 SF LOT

CALL FOR PRICING



FOR SALE

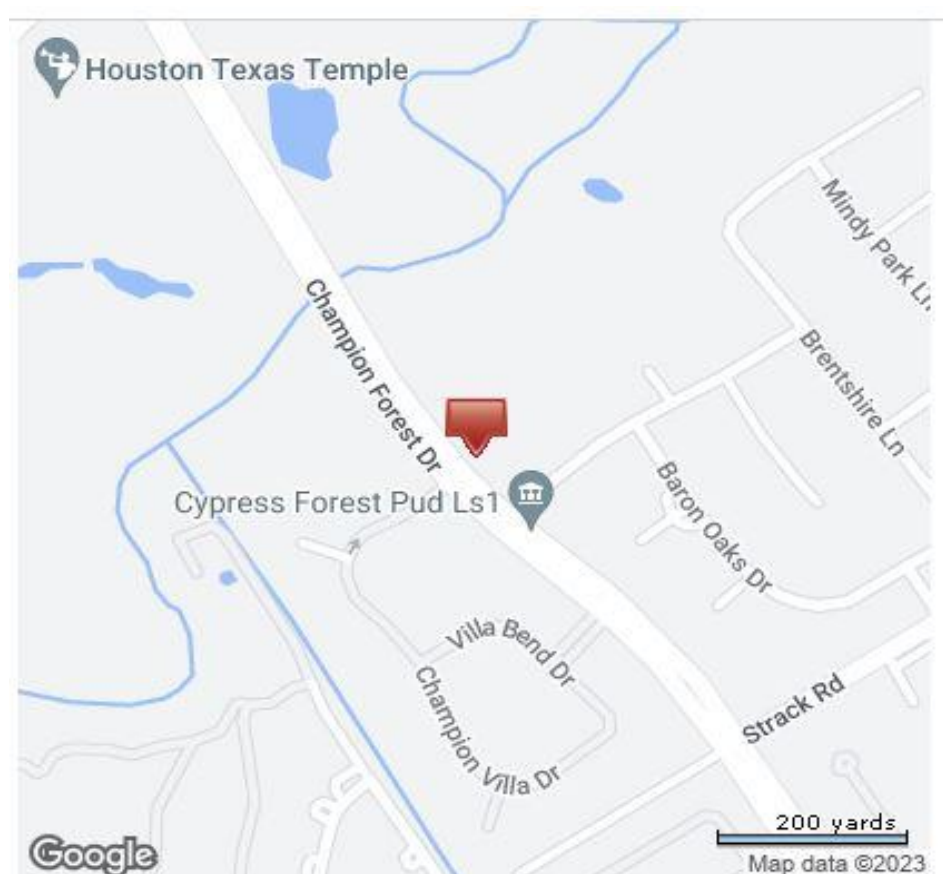
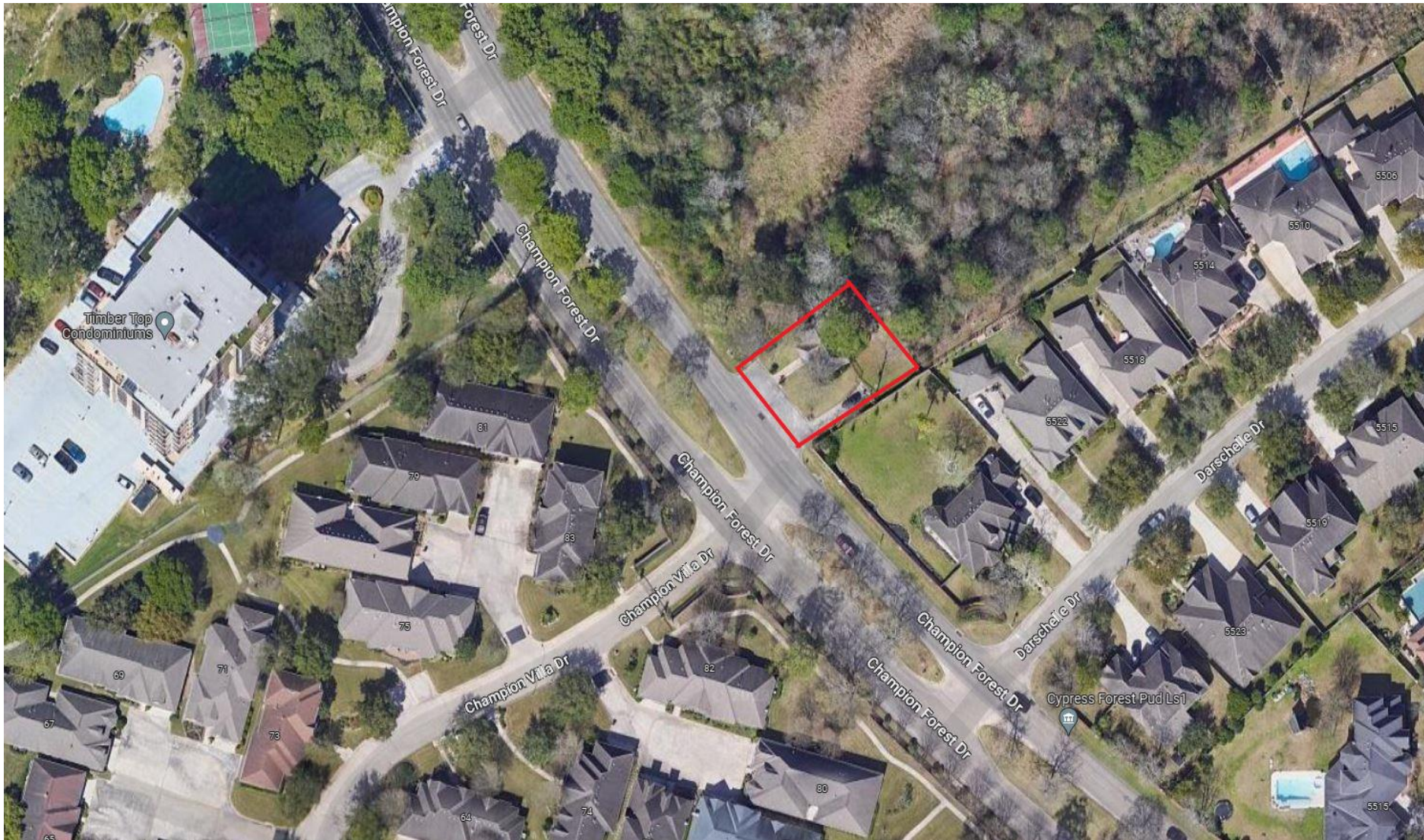
OFFICE / MISC BUILDING

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900 SF

8,882 SF LOT

CALL FOR PRICING



PENNINGTON
Brenda Pennington Commercial Real Estate, Inc.

Brenda Pennington
Brenda@PenningtonCommercial.com
www.PenningtonCommercial.com
Office: 713.621.5050 / Cell: 281.450.5700

FOR SALE
OFFICE / MISC BUILDING
14514 CHAMPION FOREST DRIVE, Houston 77069

900 SF
8,882 SF LOT
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TRANSPORTATION

AIRPORT	DRIVE	DISTANCE
Houston George Bush Intercontinental Airport	25 min	18.1 mi
William P. Hobby Airport	52 min	35.8 mi

2019 TAX RATES

CYPRESS-FAIRBANKS ISD:	1.3700 %
HARRIS COUNTY:	0.4071 %
HC FLOOD CONTROL DIST:	0.0279 %
PORT OF HOUSTON AUTHORITY:	0.0107 %
HC HOSPITAL DIST:	0.1659 %
HC DEPARTMENT OF EDUCATION:	0.0050 %
LONE STAR COLLEGE SYS:	0.1078 %
CYPRESS FOREST PUD:	0.2900 %
HC EMERG SRV DIST 16:	0.0495 %
HC EMERG SRV DIST 11:	0.0347 %
Total Tax Rate:	2.4686 %

TRAFFIC

<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOLUME</u>	<u>DISTANCE</u>
Champion Forest Dr	Darschelle Dr	19,119	0.07 mi
Strack Rd	Champion Forest Dr	5,894	0.24 mi
Champion Forest Dr	Cypresswood Dr	18,512	0.26 mi
Cypresswood Dr	Champion Forest Dr	21,460	0.41 mi
Champion Forest Dr	Stonegate Park Ct	15,951	0.44 mi
Champion Forest Dr	Southern Hills Dr	17,954	0.46 mi
Maplehurst Dr	Cypresswood Dr	1,705	0.50 mi
Cypresswood Blvd	Maplehurst Dr	20,988	0.52 mi



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

B.Pennington Commercial Real Estate, Inc.	404012	brenda@penningtoncommercial.com	(713)621-5050
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Designated Broker of Firm	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
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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IABS 1-0 Date
TXR 2501

Brenda Pennington Commercial Real Estate, 19500 SH 249, Suite 330 Houston TX 77070
BRENDA PENNINGTON

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