

# FOR SALE STONEGATE CENTER 11700 BARKER CYPRESS RD. CYPRESS, TEXAS 77433



## INVESTMENT HIGHLIGHTS:

- Prime location on Barker Cypress Rd. with close proximity to Highway 290 entrance.
- Surrounded by new residential developments. Close to all popular Cypress neighborhoods and master planned communities.
- High traffic location.
- Immediate value-add opportunity by leasing vacant space.
- Long term potential to increase rents as current tenants are below market rates.

<b>Total RBA:</b>	11,625 SF
<b>Land Area:</b>	1.14 AC
<b>Type:</b>	Retail Investment
<b>% Leased:</b>	84.8%
<b>Market:</b>	NW Houston / Cypress Area
<b>Asking Price:</b>	<b>Contact Broker</b>

## FEATURES INCLUDE:

- 24 Hour access to site
- Dedicated turn lane off Barker Cypress Road
- Tenant controlled HVAC
- 36 parking spaces
- Built in 2007
- Two entrances off Barker Cypress Road

## FOR MORE INFORMATION, PLEASE CONTACT:



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