

# 22475 COMMUNITY DRIVE

NEW CANEY, TX 77357



**FOR LEASE** | **OFFICE / RETAIL**

**McALPINE**  **INTERESTS**

# PROPERTY HIGHLIGHTS

Primary Use: Office/Retail

Area of Town: Northeast - New Caney

Building Size: 7,920 SF + 3,876 SF Canopy

Lot Size: 2.53 AC (110,206.8 SF)

Available Space: 7,920 SF

Smallest Available: 7,920 SF

Lease Rate: \$15.00/SF/YR +NNN



### FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM  
OFFICE: 281.973.4562  
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

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# PROPERTY DESCRIPTION:

- Two story office/retail outparcel building built in 1978 in a prime New Caney location
- Ideal space for retail, office, or restaurants with ample parking
- Former bank building
- Great frontage with multiple curb cuts near major retail
- 8.66/1,000 SF parking ratio (65 parking spots)

# LOCATION DESCRIPTION:

- Conveniently located at Hwy 59/I-69 and Community Drive just off the Grand Parkway/99
- Easy access to I-69 (Hwy 59), Grand Parkway/99, Loop 494
- ~30 minutes from George Bush Intercontinental Airport



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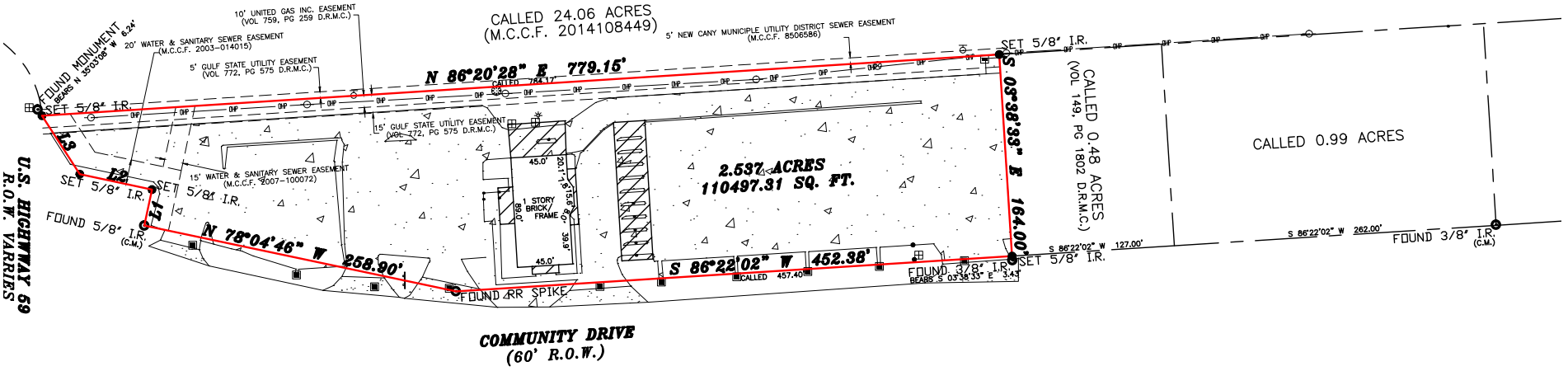
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**LEGEND**

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- BOLLER
- \* LIGHT POLE
- ⊙ CABLE PEDESTAL
- ⊕ ELECTRIC BOX
- ⊖ FIRE HYDREN
- GRATE INLET
- ⊕ POWER POLE
- ⊖ SIGN
- ⊙ TELE PEDASTAL
- WAWTER METER

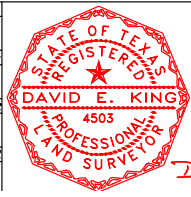
- COVERED AREA
- CONCRETE
- ASPHALT
- EASEMENT
- OVERHEAD POWER

LINE	BEARING	DISTANCE
L1	N 12°02'16" E	29.87'
L2	N 77°57'44" W	60.00'
L3	N 32°57'44" W	56.50'

NOTES:  
 RIGHT OF WAY DEED TO MONTGOMERY COUNTY RECORDED UNDER M.C.C.F. NUMBER 8355126  
 DOES NOT AFFECT SUBJECT PROPERTY  
 RIGHT OF WAY DEED TO MONTGOMERY COUNTY RECORDED UNDER VOLUME 786, PAGE 58, D.R.M.C.  
 DOES NOT AFFECT SUBJECT PROPERTY  
 RIGHT OF WAY DEED FOR LIMITED ACCESS HIGHWAY FACILITY TO THE STATE OF TEXAS FILED 2/2/1962, AS RECORDED IN VOLUME 516, PG 345 D.R.M.C. REFERS TO US HIGHWAY 59 AS SHOWN.  
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS  
 ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES  
 BEARINGS BASED ON RECORDED PLAY/DEED OF CALLED 2.537 ACRES (M.C.C.F. 9191057)  
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS



<b>DESCRIPTION:</b>		BEING A 2.537 ACRE PARCEL	This lot DOES NOT appear to lie in the 100 year flood plain and appears to be in ZONE(E) 2C, as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 28339C0800G dated 08/18/2014
<b>RECORDATION:</b>	<b>COUNTY:</b>	<b>ST:</b>	
M.C.C.F. 9151057	MONTGOMERY TX	ABSTRACT:	W. SMITH A -- 540
<b>RECORD OWNER:</b>	<b>TITLE COMPANY:</b>		
PRIME BANK	FIRST NATIONAL TITLE		
<b>PURCHASER:</b>	G CANEY, L.L.C.		<b>JOB #:</b>
<b>ADDRESS:</b> 22475 COMMUNITY DR NEW CANEY, TX. 77357			1908180
<b>FIELD WORK:</b>	TG		
<b>DRAFTED BY:</b>	R.C. (08/26/2019)		
<b>CHECKED BY:</b>	DK, SR		
<b>G.F. NUMBER</b>	19-415969-MO		



I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the First National Title, and G Caney, L.L.C. referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications for a category 1A condition 2 survey. Not valid without both electronic seal and signature.

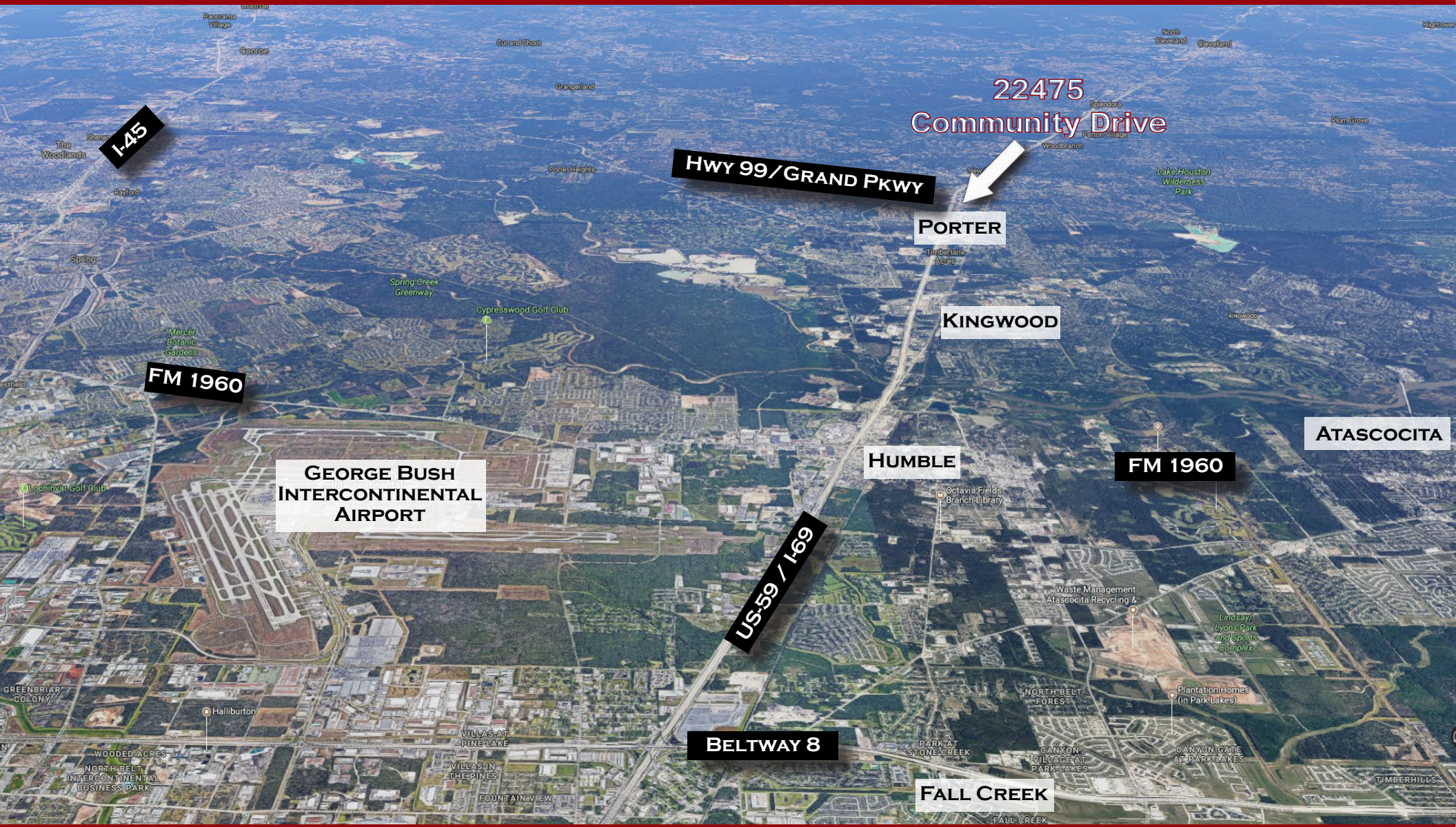
**KLSS**  
**KING'S LAND SURVEYING SOLUTIONS, LLC**  
 Professional Land Surveyors  
 216 GUNTER STREET BOX 998888 TX 77271 (817) 400-8000

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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.

## 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 & A BROKER SHOULD BE IN WRITING & 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.

Dapar, Inc. dba McAlpine Interests      313655      roddy@mc Alpineinterests.com      281 973 0456  
Licensed Broker/Broker Firm Name or License No.      Email      Phone  
Primary Assumed Business Name

\_\_\_\_\_  
Designated Broker of Firm      License No.      Email      Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent      License No.      Email      Phone

\_\_\_\_\_  
Sales Agent/Associate's Name      License No.      Email      Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_  
IABS 1-0

Regulated by the Texas Real Estate Commission      Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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