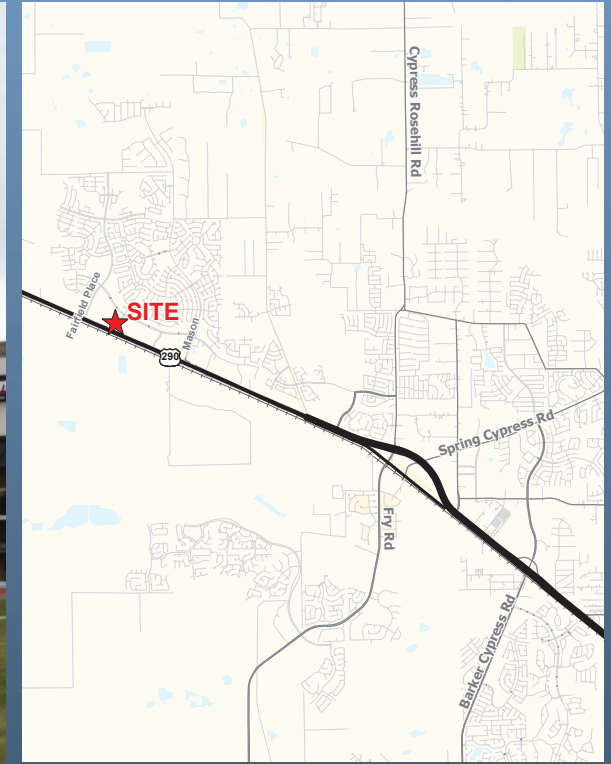


# FOR LEASE

The Shops at Fairfield - 29110 U.S. Hwy 290, Cypress, TX 77433



## PROPERTY DATA

- Located on Hwy 290 at Fairfield Falls Way at the main entrance of the Houston Premium Outlets, a 450,000 square foot outlet mall
- Houston Premium Outlets brings in over five million visitors per year
- Retailers in the Outlets average over \$515 per square foot per year in sales
- 1,610 SF hair salon now available
- 1,630 SF retail space coming available

## DEMOGRAPHICS

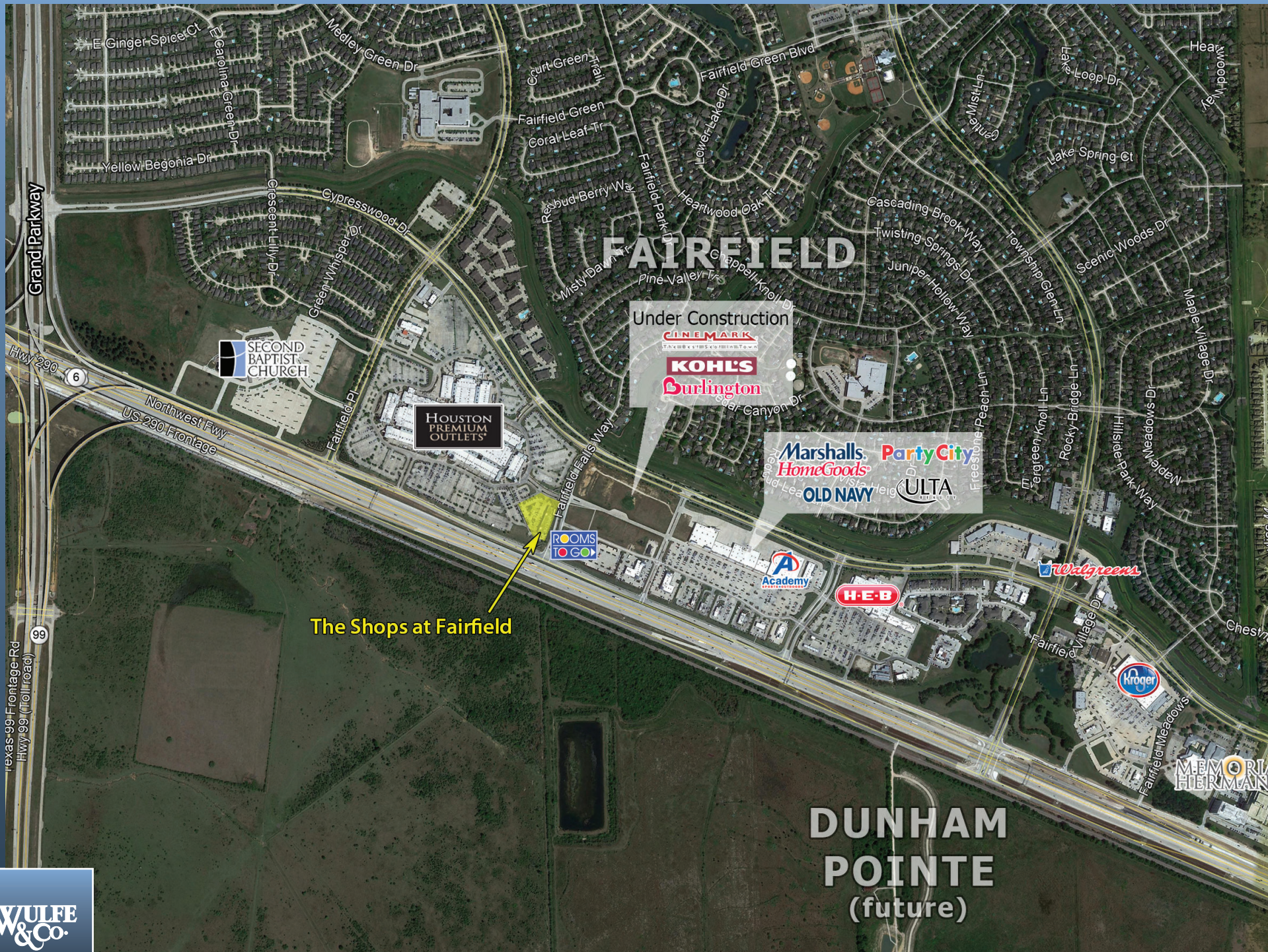
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2019 Estimate	4,511	41,575	81,475
<b>Avg HH Income</b> 2019 Estimate	\$134,363	\$122,470	\$115,394
<b>Traffic Count</b> US Hwy 290	98,966 cars per day		
Cypresswood Dr	14,309		
Fairfield Place	4,781 cars per day		

## CONTACT

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The Shops at Fairfield

Under Construction

CINEMARK

KOHL'S

Burlington

Marshall's Party City

HomeGoods

OLD NAVY

ULTA

Academy

H-E-B

Walgreens

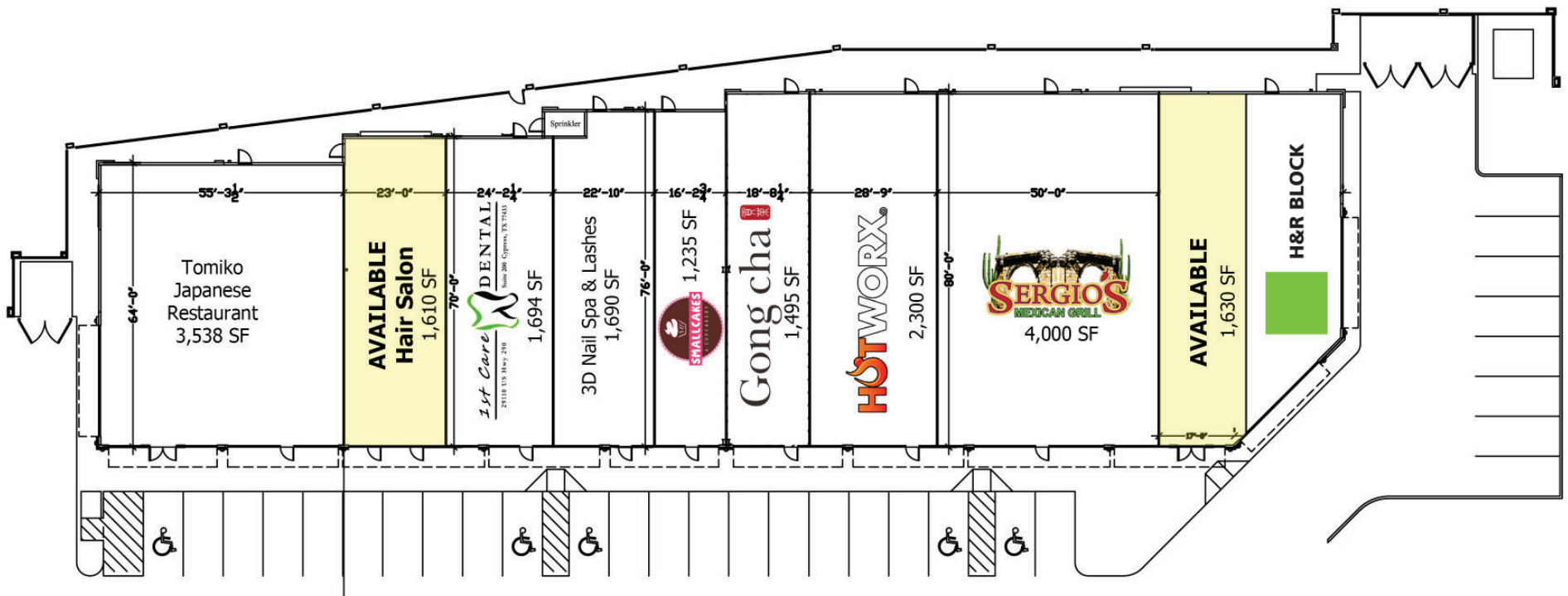
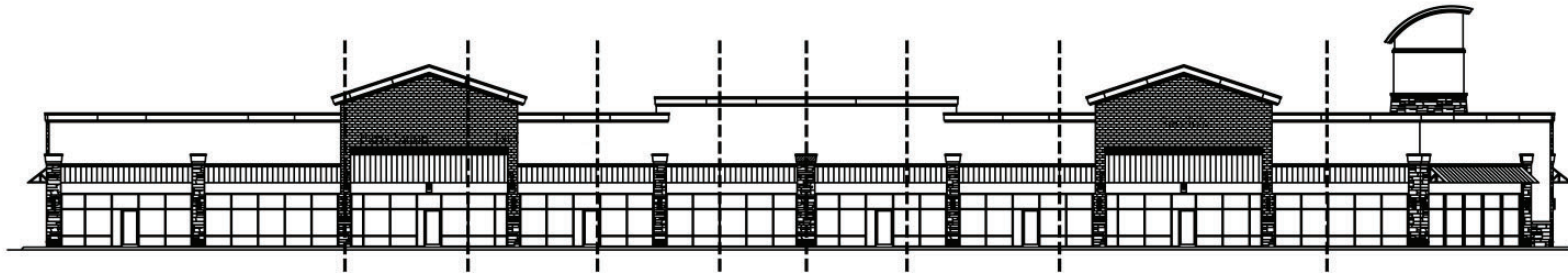
Kroger

MEMORIA HERMAN

DUNHAM  
POINTE  
(future)







# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.9945/-95.754

RS1

29110 US-290			1 mi radius	3 mi radius	5 mi radius
Cypress, TX 77433					
POPULATION	2019 Estimated Population		4,511	41,575	81,475
	2024 Projected Population		4,648	42,808	83,794
	2010 Census Population		3,250	21,352	48,681
	2000 Census Population		793	7,234	15,928
	Projected Annual Growth 2019 to 2024		0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019		24.7%	25.0%	21.7%
	2019 Median Age		35.3	35.2	34.9
HOUSEHOLDS	2019 Estimated Households		1,411	13,296	26,391
	2024 Projected Households		1,512	14,217	28,162
	2010 Census Households		986	6,580	15,211
	2000 Census Households		245	2,249	5,002
	Projected Annual Growth 2019 to 2024		1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2019		25.0%	25.8%	22.5%
RACE AND ETHNICITY	2019 Estimated White		79.1%	77.1%	74.4%
	2019 Estimated Black or African American		6.7%	8.6%	9.7%
	2019 Estimated Asian or Pacific Islander		5.9%	5.2%	5.5%
	2019 Estimated American Indian or Native Alaskan		0.6%	0.5%	0.6%
	2019 Estimated Other Races		7.6%	8.6%	9.9%
	2019 Estimated Hispanic		21.7%	22.3%	24.0%
INCOME	2019 Estimated Average Household Income		\$134,363	\$122,470	\$115,394
	2019 Estimated Median Household Income		\$124,736	\$113,635	\$105,079
	2019 Estimated Per Capita Income		\$42,022	\$39,166	\$37,389
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		0.7%	2.1%	3.1%
	2019 Estimated Some High School (Grade Level 9 to 11)		2.7%	2.5%	3.9%
	2019 Estimated High School Graduate		13.5%	16.5%	17.7%
	2019 Estimated Some College		22.2%	21.4%	20.0%
	2019 Estimated Associates Degree Only		5.5%	6.5%	7.8%
	2019 Estimated Bachelors Degree Only		38.3%	35.8%	33.2%
	2019 Estimated Graduate Degree		17.2%	15.2%	14.3%
BUSINESS	2019 Estimated Total Businesses		154	773	1,927
	2019 Estimated Total Employees		1,511	6,304	16,326
	2019 Estimated Employee Population per Business		9.8	8.2	8.5
	2019 Estimated Residential Population per Business		29.2	53.8	42.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



## 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 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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date