

RETAIL FOR LEASE CYPRESSWOOD PLAZA

Rate: \$19.00 PSF/YR/NNN

AVAILABLE

- 230 Cypresswood Suite B - 1,148 SF
- 230 Cypresswood Suite C - 1,148 SF
- 250 Cypresswood Suite E - 1,125 SF
- 250 Cypresswood Suite F - 3,082 SF

FREE RENT!

Subject to
Terms, Conditions,
and Financials.

230-250 Cypresswood Dr
Spring, TX 77388

Property Information

- Easy access to I-45 North, Grand Parkway, and Hardy Tollway
- Pylon signage available
- 2 minutes to Interstate 45
- Easy access
- Excellent Parking

Scan QR Code for
Virtual Tour of
Suite F



cmI brokerage

For Leasing Inquiries Please Contact:

Trent Vacek, CCIM
tvacek@cmirealestate.com

713-961-4666

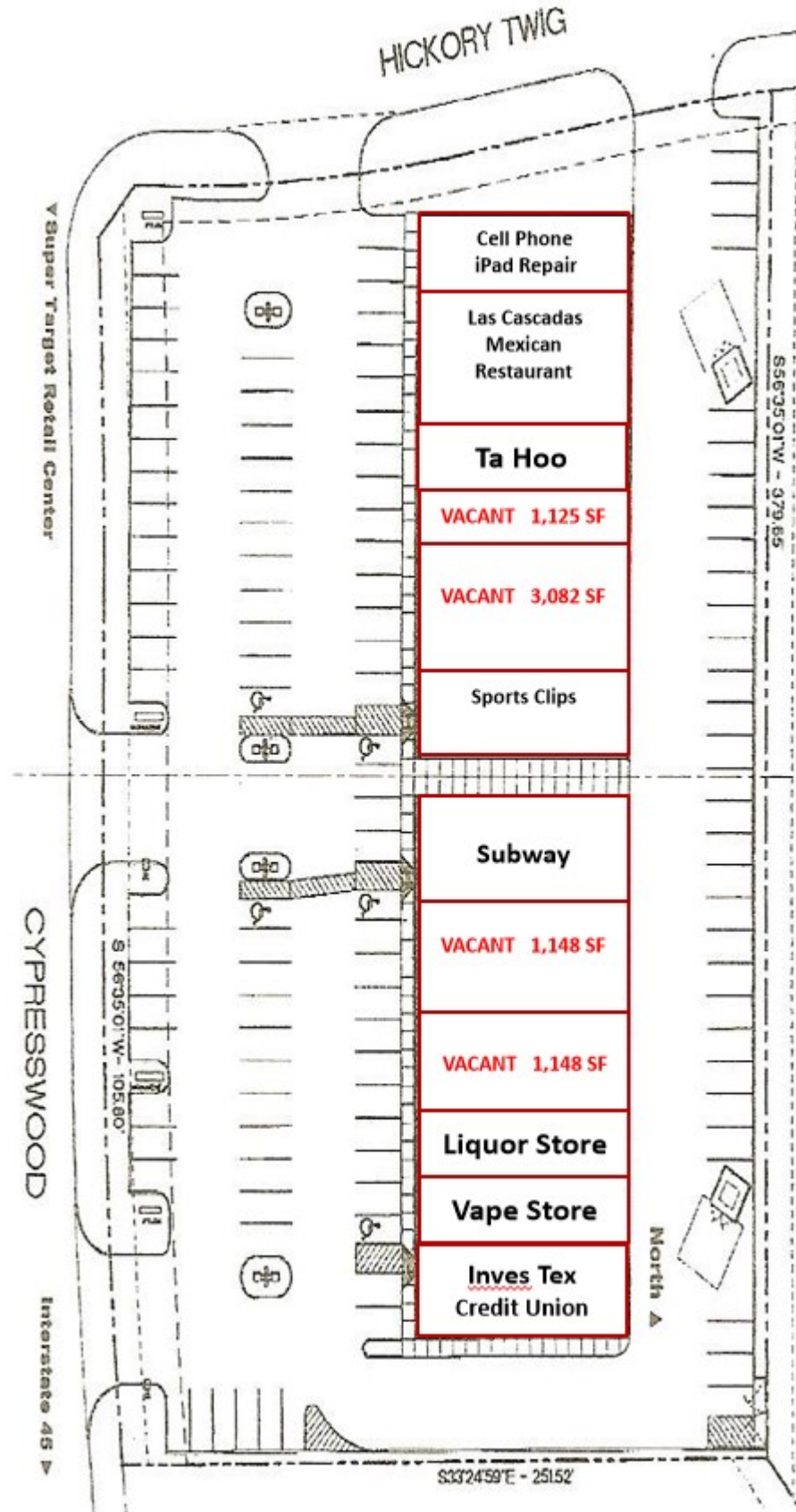
820 Gessner, Suite 1525

Houston, Texas 77024

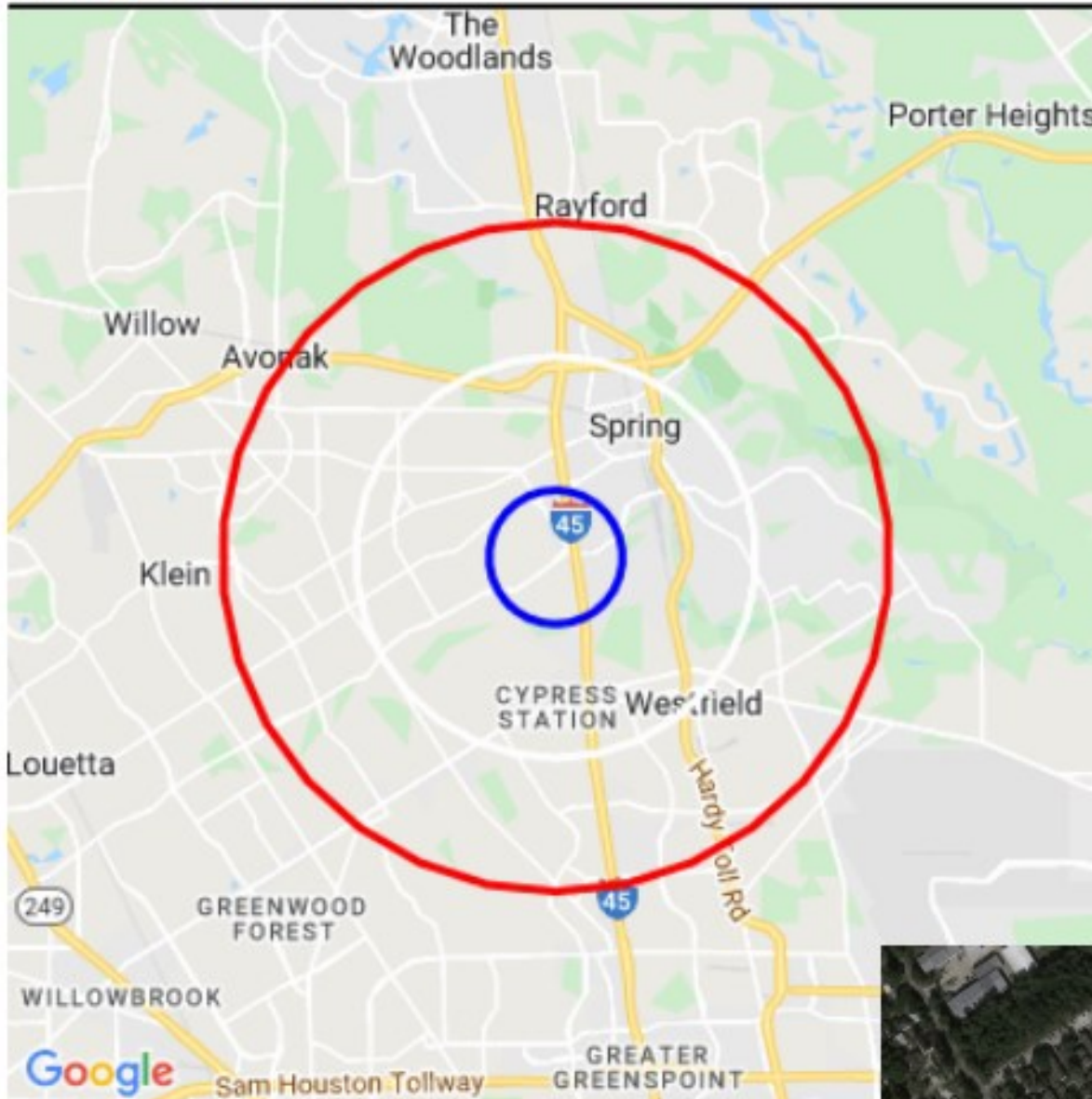
www.cmirealestate.com

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Cypresswood Plaza
230-250 Cypresswood Dr
Spring, TX 77388



Demographic Report



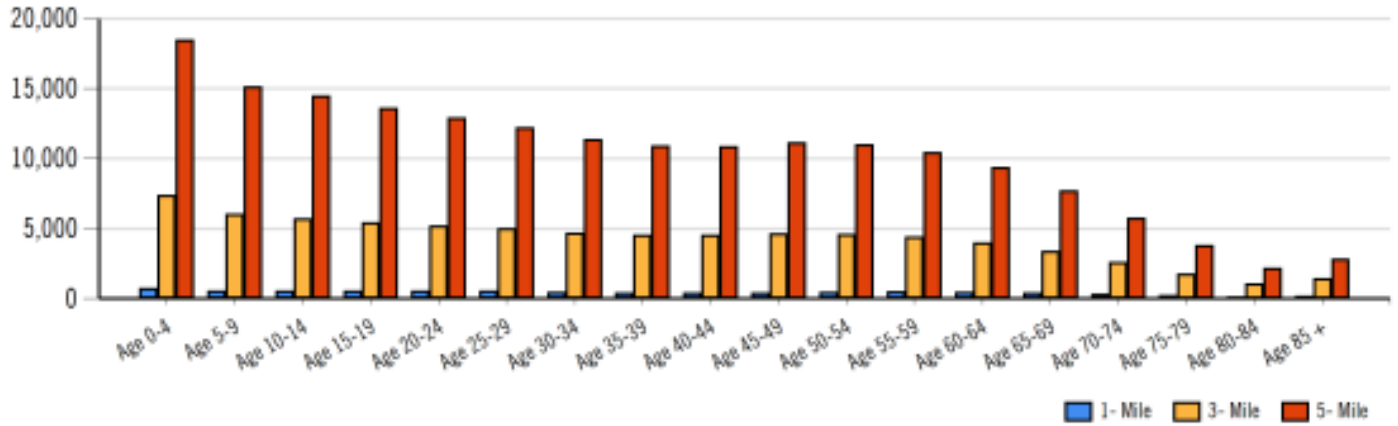
Cypresswood Plaza

Population

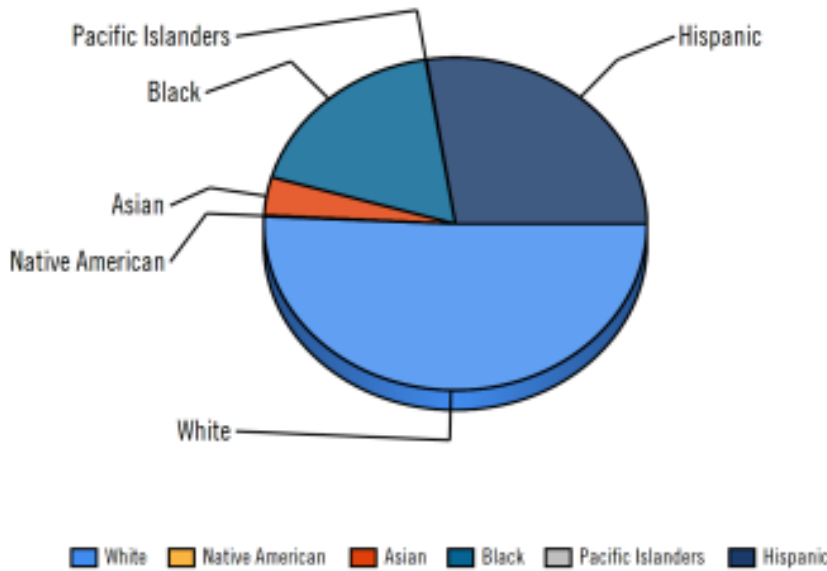
Distance	Male	Female	Total
1- Mile	4,127	4,217	8,343
3- Mile	38,180	38,613	76,792
5- Mile	90,593	93,998	184,591



Population by Distance and Age (2020)



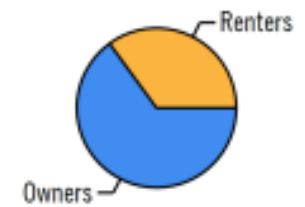
Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	4,219	134	1.61 %
3-Mile	38,535	1,274	2.48 %
5-Mile	90,932	3,072	2.73 %

Cypresswood Plaza

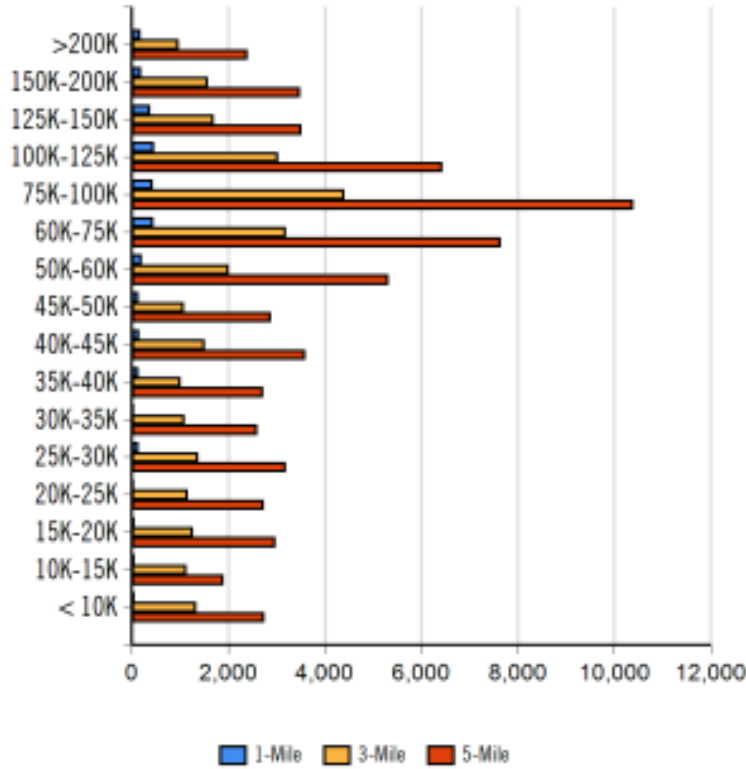
Central Management, Inc.

820 Gessner Rd Ste 1525 Houston, TX 77024 | 713-961-4666

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	256	205	363	176	457	466	42	558	746	236	118	464
3-Mile	37	1,206	2,313	2,775	1,858	4,672	3,758	632	4,284	7,777	3,138	1,374	2,976
5-Mile	239	2,328	5,673	7,807	3,798	10,613	8,410	1,464	10,542	18,610	7,499	3,102	7,117

Household Income



Radius	Median Household Income
1-Mile	\$85,847.83
3-Mile	\$68,261.73
5-Mile	\$68,052.08

Radius	Average Household Income
1-Mile	\$96,262.17
3-Mile	\$75,045.22
5-Mile	\$74,870.61

Radius	Aggregate Household Income
1-Mile	\$281,936,413.55
3-Mile	\$2,107,899,743.26
5-Mile	\$4,854,525,456.91

Education

	1-Mile	3-mile	5-mile
Pop > 25	5,266	46,922	109,877
High School Grad	899	10,671	26,048
Some College	1,242	11,599	28,352
Associates	470	3,747	8,752
Bachelors	1,566	11,125	23,918
Masters	414	2,828	6,091
Prof. Degree	75	755	1,586
Doctorate	57	350	804

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	42 %	72 %	75 %
Teen's	51 %	76 %	90 %
Expensive Homes	0 %	0 %	2 %
Mobile Homes	22 %	18 %	21 %
New Homes	80 %	102 %	99 %
New Households	47 %	104 %	112 %
Military Households	22 %	21 %	15 %
Households with 4+ Cars	62 %	61 %	70 %
Public Transportation Users	45 %	44 %	51 %
Young Wealthy Households	0 %	64 %	64 %

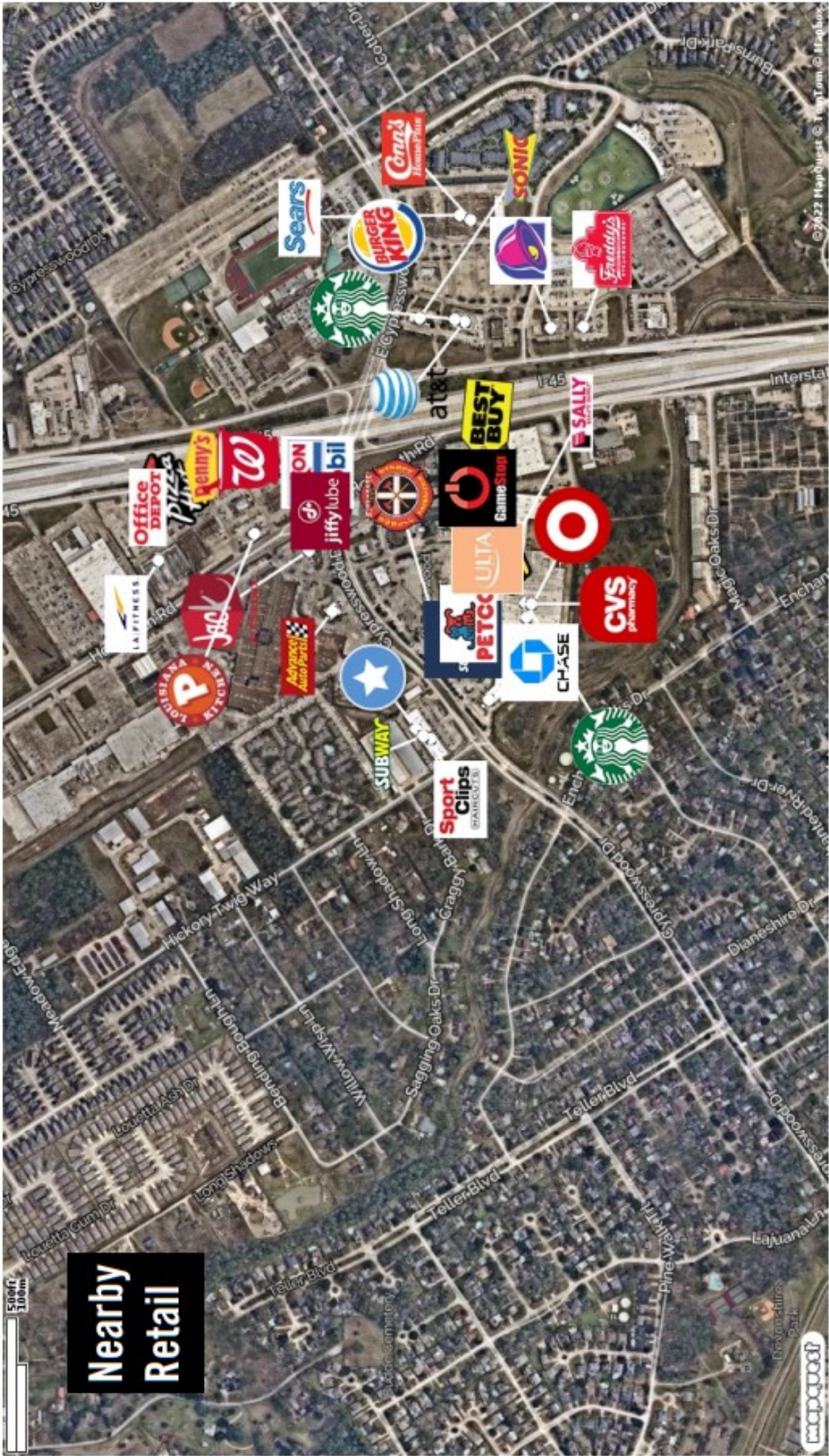
This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Cypresswood Plaza

cmu brokerage
COMMERCIAL REAL ESTATE SALES AND LEASING

Central Management, Inc.

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**Nearby
Retail**

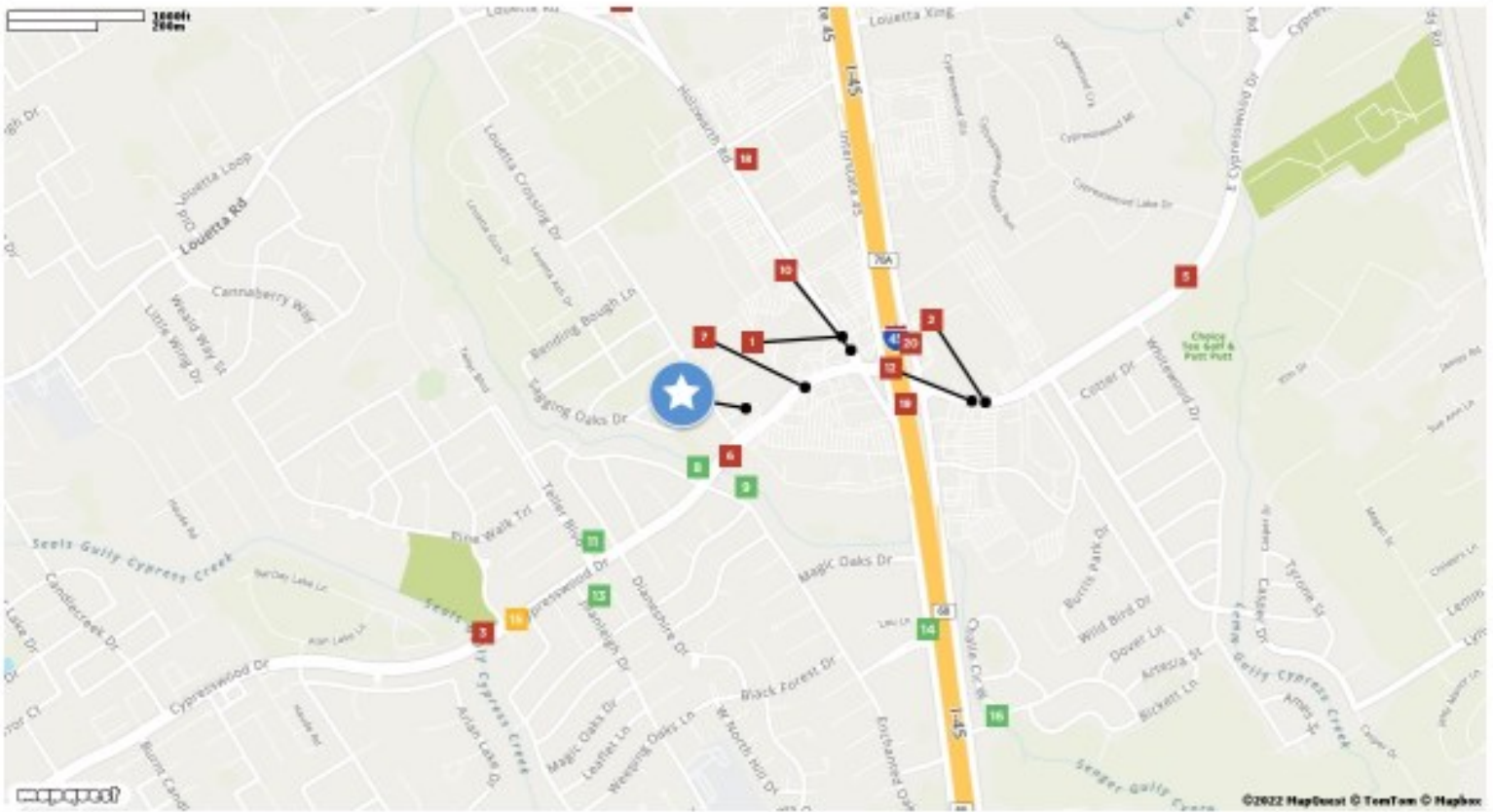
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Catalyst Research

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Traffic Counts



Holzwarth Road	1
Meadow Edge Ln	
Year: 2021	16,092 est
Year: 2020	16,062

East Cypresswood Drive	2
Springs PkCreek Blvd	
Year: 2021	20,045 est
Year: 2019	19,970

Cypresswood Drive	3
Lajuana Ln	
Year: 2021	10,460 est
Year: 2019	10,421

Louetta Road	4
Holzwarth Rd	
Year: 2021	34,480 est
Year: 2019	34,350

E Cypresswood Dr	5
Whitewood Dr	
Year: 2021	18,825 est
Year: 2013	19,226
Year: 2011	17,110

Cypresswood Dr	6
Enchanted Oaks Dr	
Year: 2021	14,935 est
Year: 2011	14,740
Year: 2006	14,390

Cypresswood Dr	7
Cypresswood Ct	
Year: 2021	17,575 est
Year: 2011	20,040
Year: 2006	10,035

Enchanted Oaks Dr	8
Cypresswood Dr	
Year: 2021	1,078 est
Year: 2011	1,110
Year: 2001	1,120

Enchanted Oaks Dr	9
Enchanted TrlDr	
Year: 2021	1,973 est
Year: 2011	2,100
Year: 2006	1,960

Holzwarth Rd	10
Meadow Edge Ln	
Year: 2021	15,671 est
Year: 2011	15,120
Year: 2006	15,600

Teller Blvd	11
Enchanted Hollow Dr	
Year: 2021	1,693 est
Year: 2011	1,620
Year: 2006	1,950

E Cypresswood Dr	12
Springs PkCreek Blvd	
Year: 2021	20,019 est
Year: 2011	18,320
Year: 2006	21,360

Joanleigh Dr	13
Cypresswood Dr	
Year: 2021	2,201 est
Year: 2011	2,300
Year: 2006	2,250

Greenforest Dr	14
I-45	
Year: 2021	589 est
Year: 2011	570
Year: 2006	670

Lajuana Ln	15
Cypresswood Dr	
Year: 2021	9,154 est
Year: 2011	9,800
Year: 2006	9,010

E North Hill Dr	16
Challe Cir W	
Year: 2021	734 est
Year: 2011	720
Year: 2006	820

Louetta Rd	17
Holzwarth Rd	
Year: 2021	35,676 est
Year: 2011	29,980
Year: 2008	41,166

Holzwarth Rd	18
Meadow Edge Ln	
Year: 2021	17,442 est
Year: 2008	17,016
Year: 2001	19,292

I-45	19
E Cypresswood Dr	
Year:	0 est
Year: 1997	22,000

I-45	20
E Cypresswood Dr	
Year:	0 est
Year: 1996	87,927



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date