

For Lease



2ND GEN
DROP OFF
STATION

AVAILABLE
800 SF

AVAILABLE
1,200 SF - 3,200 SF
(Will Divide)



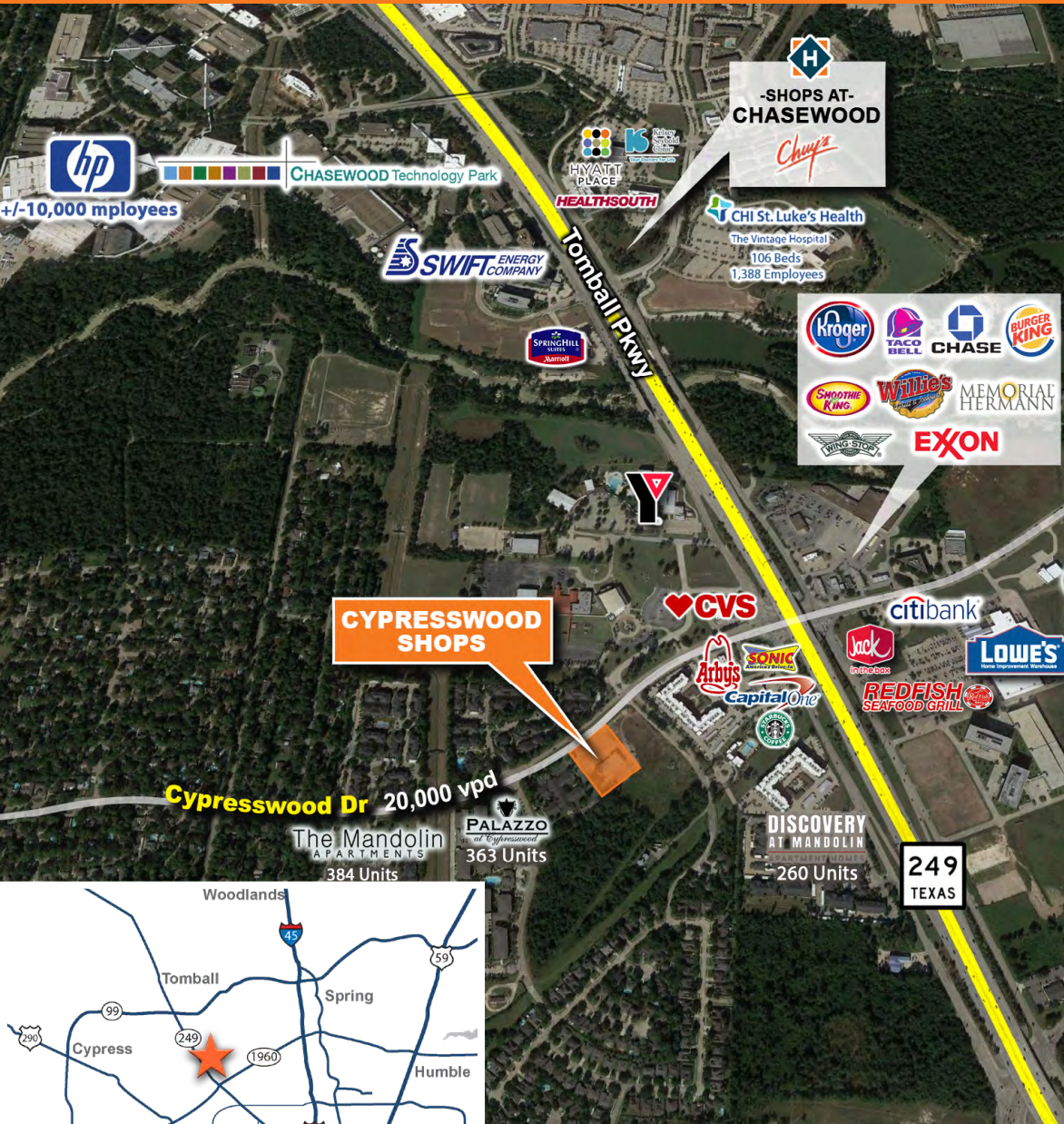
Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

Cypresswood Shops

10090 Cypresswood Drive
Houston, Texas 77070

For Lease



CYPRESSWOOD SHOPS

10090 Cypresswood Drive, Houston, Texas 77070

Property Information

Space For Lease	800 SF 2nd Gen Dry clean drop off station 1,200 SF - 3,200 SF (Will Divide)
Rental Rate	\$26.00 PSF
NNN	\$7.00 PSF
Total Sq. Ft.	12,000 SF

Property Highlights

- Approx. 12,000 Students within 2 mile radius
- Approx. 18,000 Employees within 2 mile radius

Demographics

Population (2019)	1 mi. - 9,186
	2 mi. - 49,972
	3 mi. - 113,293
Average Household Income	1 mi. - \$101,933
	2 mi. - \$103,823
	3 mi. - \$108,155
Traffic Count	Hwy 249 (south of site): 144,755 VPD
	Hwy 249 (north of site): 92,391 VPD

Contact Information

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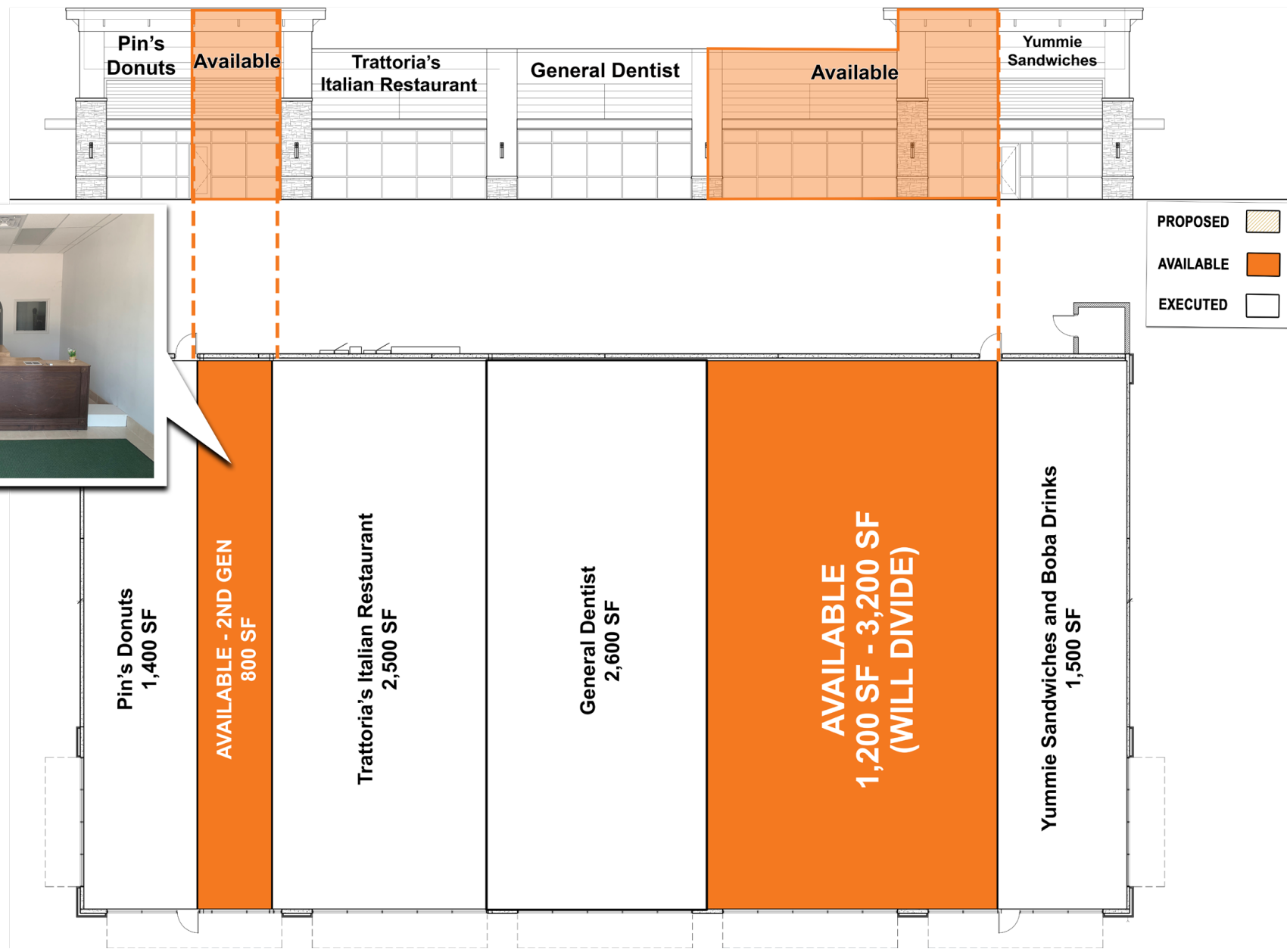
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For Lease



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For Lease



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CYPRESSWOOD SHOPS

Pin's Donuts 1,400 SF	Available - 2nd Gen 800 SF	Trotter's Italian Restaurant 2,500 SF	General Dentist 2,600 SF	Available 1,200 SF - 3,200 SF	Yummie Sandwiches 1,500 SF
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H
HIGHPOINT
AT CYPRESSWOOD
336 UNITS

S SILVERADO
lives enriched
96 UNITS

Mandolin Dr

Cypresswood Dr 20,000 vpd



For Lease

249 TEXAS

249 TEXAS

Tomball Pkwy

CYPRESSWOOD DR 20,000 vpd

249 TEXAS

Target

StarMart

PELI • PELI

El Tiempo Cantina

mo's irish pub

POTBELLY

Salute

MASSAGE HEIGHTS

GNC

COCO

Liberty Mutual

maie bella

TRATTORIA

SHOGUN

WHOLE FOODS MARKET

OrangeTheory FITNESS

SAN CIERRA

SAN MARINO

365 Units

241 Units

SAN ANTONIO

277 Units

MillerCoors

hp

CHASEWOOD Technology Park

+/- 10,000 employees

VINTAGE PARK Shopping Village

RETRAIT AT VINTAGE PARK

323 Units

-SHOPS AT CHASEWOOD

Chuy's

CHI St. Luke's Health

The Vintage Hospital

106 Beds

1,388 Employees

SWIFT ENERGY COMPANY

SpringHill Suites

HYATT PLACE

HEALTHSOUTH

Kroger

TACO BELL

CHASE

BURGER KING

Smoothie Kings

Willy's

MEMORIAL

EXXON

CVS

Arby's

SONIC

Capital One

Jack In The Box

Redfish Seafood Grill

Starbucks

citibank

Lowes

The Lakes At Cypresswood

324 Units

693 Single Family Homes

\$172K - \$241K

The Mandolin APARTMENTS

384 Units

PALAZZO at Cypresswood

363 Units

DISCOVERY AT MANDOLIN

260 Units

249 TEXAS

+/- 11,500 Students

Sam Houston State University

LONE STAR COLLEGE SYSTEM

UPD

UH

TSU

Three Southern Universities

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000

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.

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N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Jesus Hernandez Jr. Stephen Pheigaru Sales Agent/Associate's Name	660459 610516 License No.	jesse@hpiproperties.com stephen@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date