



FAIRFIELD MARKETPLACE

4,859 SF Office Space Available - Can Be Subdivided

NEC of Highway 290 & Mason Road | Cypress, Texas

Bob Conwell | JJ McDermott | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

FAIRFIELD MARKETPLACE

PROJECT HIGHLIGHTS

CYPRESS, TEXAS



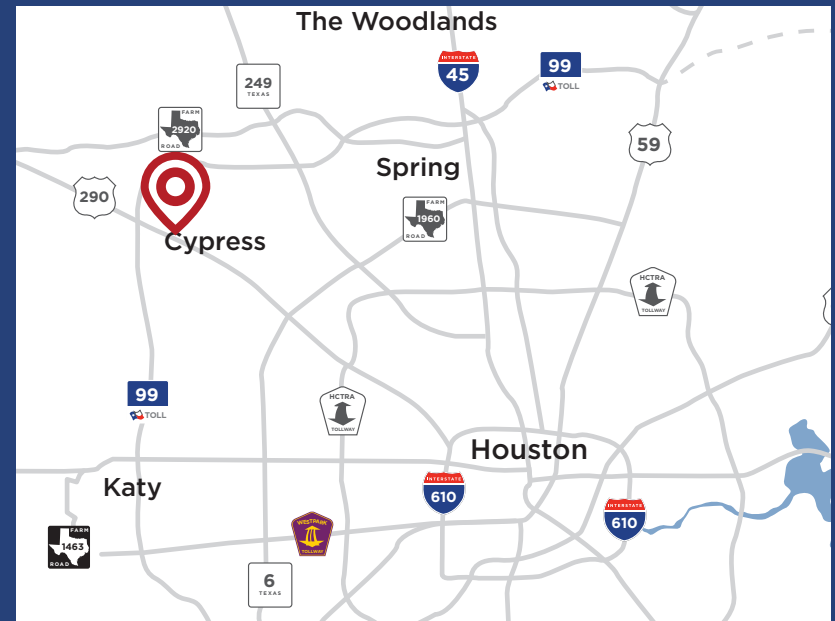
126K
CURRENT
POPULATION
WITHIN 5 MILES



\$126K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



**MORE THAN
89,756**
VPD ON
HIGHWAY 290



MAJOR AREA RETAILERS



“...BUSINESSES AND FAMILIES...
CALL CY-FAIR HOME. THIS IS
A **PROSPEROUS COMMUNITY**
[PROVIDING] **OUTSTANDING**
QUALITY OF LIFE.”

SOURCE: LESLIE MARTONE
CY-FAIR HOUSTON CHAMBER OF COMMERCE PRESIDENT

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PROJECT HIGHLIGHTS



OVER
103%
GROWTH IN
POPULATION



4,859 SF OF 2ND FLOOR **MEDICAL/ PROFESSIONAL OFFICE SPACE**



ANCHORED BY A **123,000-SF KROGER MARKETPLACE**



CURRENT POPULATION OF OVER **124,000** WITHIN 5 MILES OF THE CENTER



LESS THAN **2 MILES** FROM **GRAND PARKWAY** WITH **90K** VPD ON HIGHWAY 290 AND **21K** VPD ON MASON ROAD



FOR LEASE: MEDICAL OR PROFESSIONAL SPACE- CAN BE SUBDIVIDED



Fairfield
3,200 Acres
5,800 Homes

Fairfield
3,200 Acres
5,800 Homes

Strong Vision
Texas Children's Hospital
Emerald Dental
Corestaff SERVICES
Space Available
4,859 SF

Pet Supermarket
Gulf Coast Regional
Blood Center

COMING SOON
FRESENIUS
MEDICAL CARE

T-Mobile xfinity
Vogue Cleaners
Pink Nails
Buffaloe Floors
Postal Plus
Hinze Dance Center

Good Shepherd
United Methodist
Church

MEMORIAL

Kroger
Marketplace

FUEL

Wendy's

Olive Garden

COMING SOON
Jason's deli

ZAXBY'S

CHASE

290 HIGHWAY 290 89,756 VPD

Future
Dunham Pointe Development
± 1,327 Acre
Master Planned Community
Approx. 2,500 to 3,000 Homes



KEY	BUSINESS	LEASE AREAS
1	Fresenius Medical Care	6,250 SF
2	Pet Supermarket	8,139 SF
3	Gulf Coast Regional Blood Bank	4,922 SF
4	Kroger Marketplace	123,000 SF
5	Pink Nails	2,412 SF
6	Vogue Cleaners	1,050 SF
7	Postal Plus	1,400 SF
8	Buffaloe Floors	1,400 SF
9	Edible Arrangements	1,050 SF
10	Hintze Dance Center	1,400 SF
11	T-Mobile	1,400 SF
12	Bahama Buck's	1,400 SF
13	Xfinity	4,448 SF
14	Dentist	4,113 SF
15	Strong Vision Center	2,603 SF
16	Texas Children's Urgent Care	2,800 SF
17	Corestaff Support Services	4,580 SF
18	Available For Lease	4,859 SF
19	Wendy's	3,202 SF
20	Jason's Deli	4,690 SF
21	Olive Garden	7,954 SF
22	Zaxby's	3,900 SF
23	Chase	3,558 SF



US HIGHWAY 290

AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

CY-FAIR HOUSTON

REGIONAL HIGHLIGHTS



CYPRESS RANCH HIGH RANKED IN THE BEST HIGH SCHOOLS IN THE NATION

LOCATION INDEX



“US 290 PROJECT WILL **ENHANCE CONNECTIVITY, MOBILITY AND QUALITY OF LIFE FOR BUSINESSES, RESIDENTS AND VISITORS** IN THE CY-FAIR AREA.”

- KAREN OTHON, TXDOT

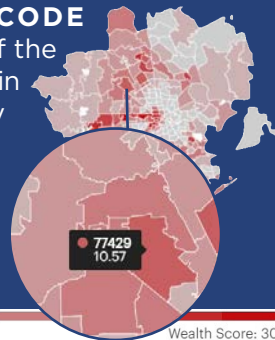
LIVING INDEX

POPULATION

- ↑ Grew by 25% in the last decade
- ↑ Ranked 50 of top 100 highest-income urban areas in the U.S.

77429 ZIP CODE

ranked one of the most affluent in Harris County by American City Business Journals



Wealth Score: -10

Wealth Score: 30

HOUSING INDEX

COMMUNITIES

- ↑ Home to #1 selling master-planned Houston community



BRIDGELAND

HOUSING

40% of households average \$100,000+ in household income

- ↑ More than 35,000 new housing developments are projected for Cy-Fair over the next decade

EDUCATION INDEX

CYPRESS FAIRBANKS

- ↑ Ranked in top 140 in Texas school systems
- ↑ Ranked #44 in Houston Metro Area high schools

- ↑ Unprecedented

98%
GRADUATION
RATE



COMMUNITY HIGHLIGHTS

FAIRFIELD

3,200 ACRES | 5,600 HOMES | \$230K-\$350K



LOCATED AT HIGHWAY 290 AND MASON ROAD,
FAIRFIELD IS NORTHWEST HOUSTON'S PREMIER
MASTER-PLANNED COMMUNITY.

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,449	15,801	39,690
Current Population	8,088	51,043	126,204
2010 Census Population	5,007	32,176	62,135
Population Growth 2010 to 2020	61.54%	58.65%	103.28%
2020 Median Age	34.4	34.8	34.8

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$114,055	\$125,703	\$117,127
Median Household Income	\$101,342	\$106,513	\$100,061
Per Capita Income	\$36,851	\$40,357	\$38,393

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	75.57%	75.13%	73.71%
Black or African American	9.37%	9.99%	10.22%
Asian or Pacific Islander	5.33%	5.56%	5.82%
Hispanic	23.36%	23.12%	24.21%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	10.48%	11.35%	12.15%
2 Person Households	24.63%	25.81%	26.88%
3+ Person Households	64.89%	62.85%	60.96%
Owner-Occupied Housing Units	95.58%	90.25%	88.37%
Renter-Occupied Housing Units	4.42%	9.75%	11.63%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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