



CY-FAIR RETAIL

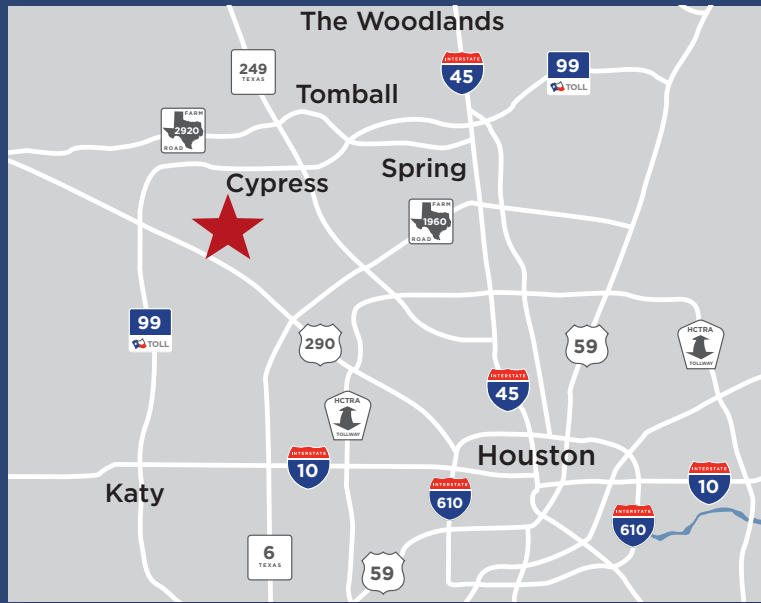
2nd Generation Restaurant Space For Lease

Spring Cypress & Skinner Rd. | Cypress, Texas



Rebecca Le | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★
**62%
 HISTORIC
 ANNUAL
 GROWTH**
 FROM 2010 - 2018
*3 mile radius

\$127K
 AVERAGE
 HOUSEHOLD
 INCOME
 WITHIN 3 MILE
 TRADE AREA

TRAFFIC COUNT
 121,270 VPD on Hwy 290 east of Spring Cypress
 102,387 VPD on Hwy 290 west of Spring Cypress
Source: TxDOT 2017

MAJOR AREA RETAILERS

○
195,339
 CURRENT
 POPULATION
 WITHIN
 5 MILES



CY-FAIR RETAIL

9,100 SF IN-LINE RETAIL SPACE
 within Kroger anchored shopping center
 located in Cypress, Texas

Center boasts **CINEMARK,**
JC PENNEY and **24 HOUR
 FITNESS**

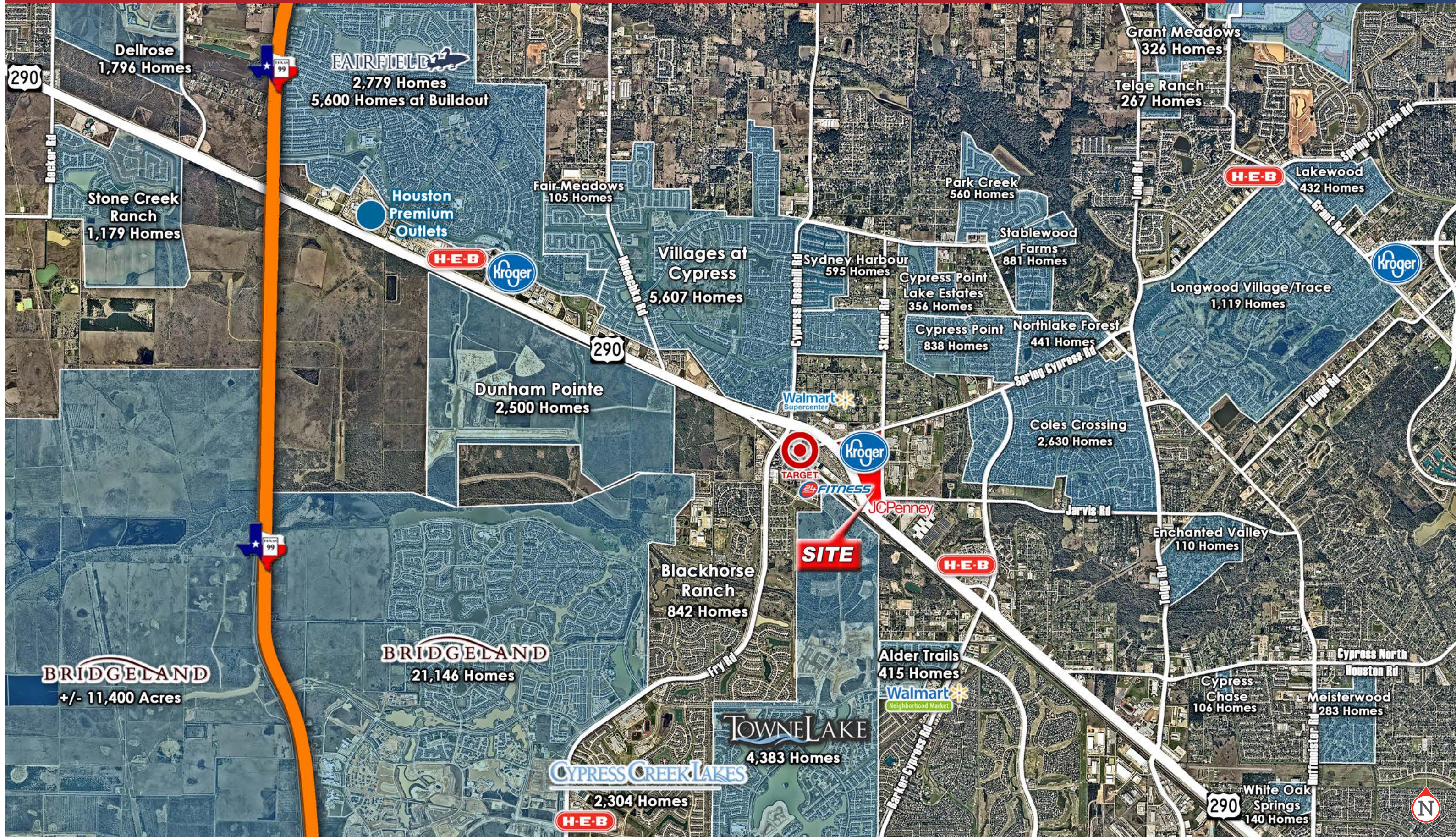
HALF MILE from **3 CY-FAIR
 ISD CAMPUSES**

**KEY COMMERCIAL
 INTERSECTION**

AVAILABLE:
 2nd generation restaurant space:
 2,800 SF

Rebecca Le
 281.477.4327
 rle@newquest.com

WHAT'S AROUND: Neighborhoods



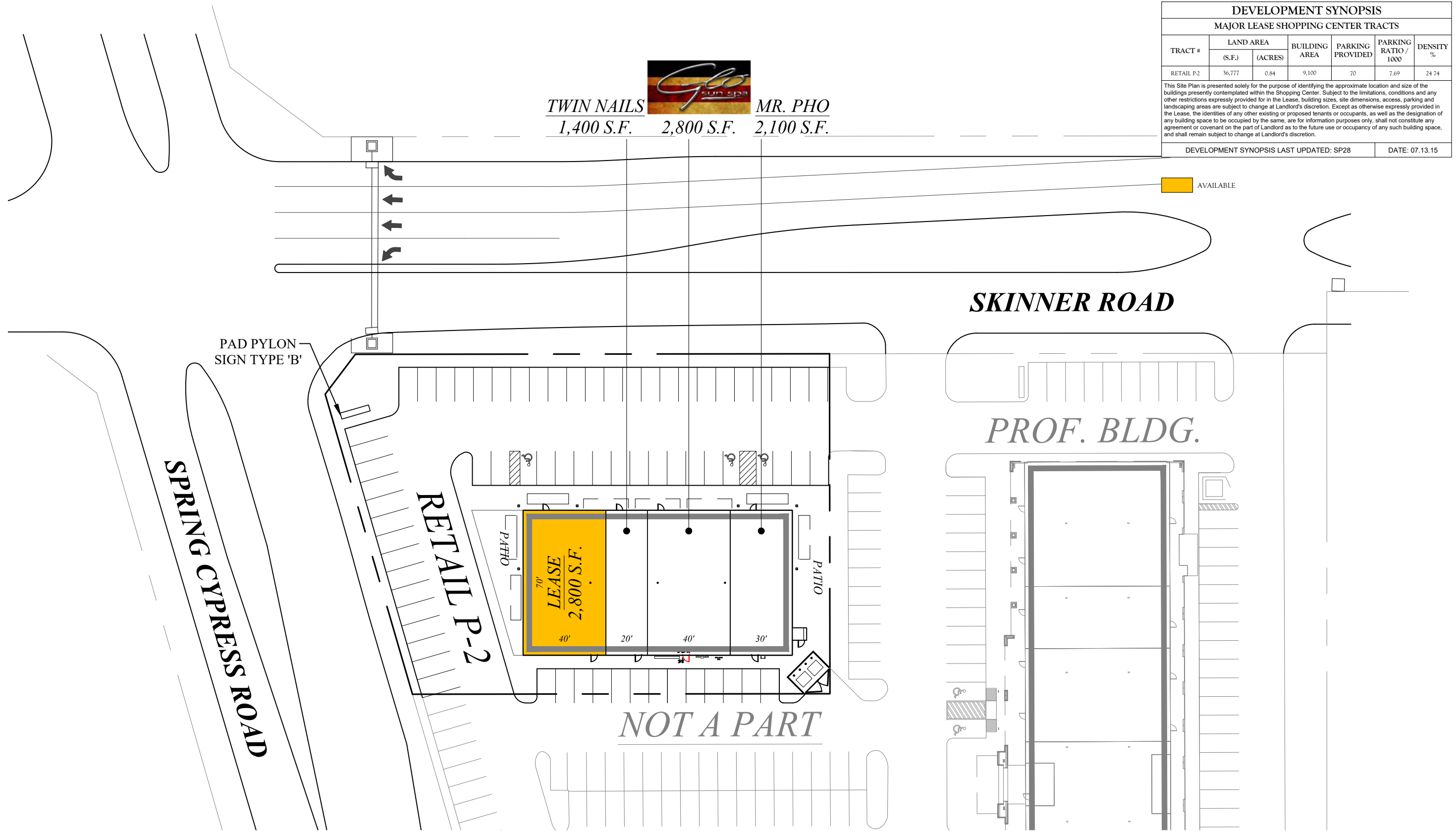


DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
RETAIL P-2	36,777	0.84	9,100	70	7.69	24.74

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP28 DATE: 07.13.15


TWIN NAILS **MR. PHO**
 1,400 S.F. 2,800 S.F. 2,100 S.F.



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

2 Miles 3 Miles 5 Miles

POSTAL COUNTS

Current Households	12,405	25,675	63,579
Current Population	38,246	79,526	195,339
2010 Census Average Persons per Household	3.08	3.10	3.07
2010 Census Population	25,579	49,050	127,088
Population Growth 2010 to 2018	49.60%	62.21%	53.81%

CENSUS HOUSEHOLDS

1 Person Household	14.15%	13.39%	12.93%
2 Person Households	27.38%	27.43%	28.97%
3+ Person Households	58.46%	59.18%	58.10%
Owner-Occupied Housing Units	83.34%	86.02%	86.98%
Renter-Occupied Housing Units	16.66%	13.98%	13.02%

RACE AND ETHNICITY

2018 Estimated White	73.55%	72.18%	71.74%
2018 Estimated Black or African American	9.81%	10.57%	10.63%
2018 Estimated Asian or Pacific Islander	7.49%	7.93%	8.09%
2018 Estimated Other Races	8.63%	8.81%	9.03%
2018 Estimated Hispanic	22.63%	22.62%	22.89%

INCOME

2018 Estimated Average Household Income	\$126,222	\$127,194	\$123,463
2018 Estimated Median Household Income	\$103,252	\$109,242	\$109,455
2018 Estimated Per Capita Income	\$42,391	\$42,684	\$41,439

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	17.23%	16.09%	16.91%
2018 Estimated Bachelors Degree	32.88%	33.92%	32.72%
2018 Estimated Graduate Degree	15.28%	15.89%	16.07%

AGE

2018 Median Age	34.6	34.6	35.2
-----------------	------	------	------

Our quest is your success.

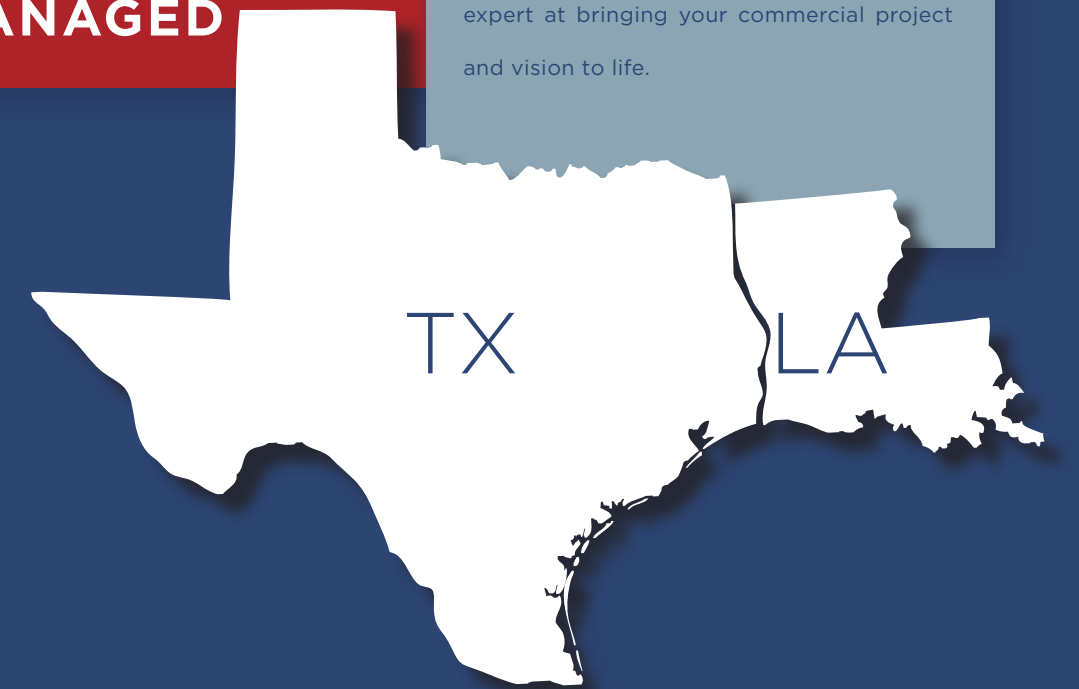
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

