



CYPRESS VILLAGE STATION

Unique Lifestyle Center in the Heart of Cypress

NEC of Highway 290 & Skinner Road | Cypress, Texas

Kevin Sims | 281.477.4300

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

CYPRESS VILLAGE STATION

PROJECT HIGHLIGHTS

CYPRESS, TEXAS



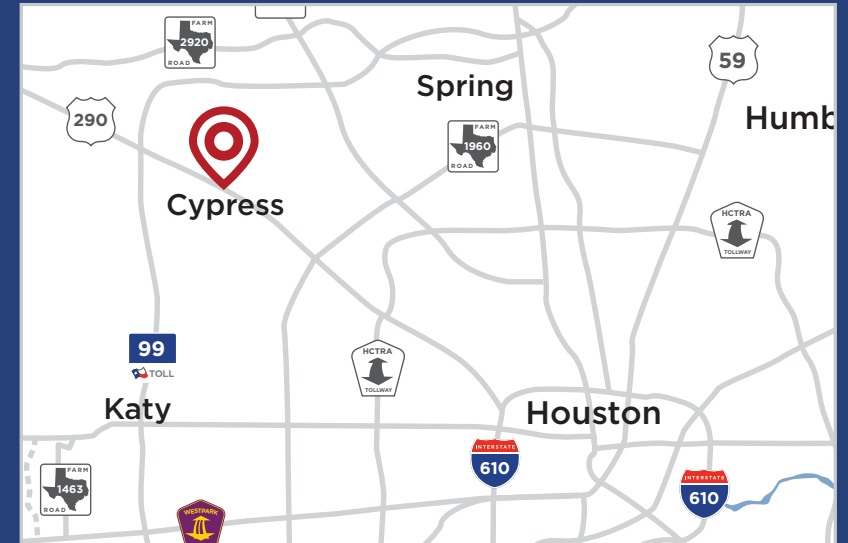
74%
POPULATION
GROWTH
WITHIN 3 MILES



\$130K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



**MORE THAN
11,945
VPD ON
HWY 290**



“...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*



**MAJOR
AREA
EMPLOYERS**



KEVIN SIMS
281.477.4366
ksims@newquest.com



PROJECT HIGHLIGHTS



111K+
VPD ON
HWY 290



UNOBSTRUCTED VISIBILITY TO HIGHWAY 290 AND IDEAL FOR MEDICAL, RETAIL, AND OFFICE USERS IN THE CYPRESS FAIRBANKS AND HOUSTON AREAS



HOUSTON'S **FIRST TRANSIT-ORIENTED, MIXED-USE DEVELOPMENT** COMBINING INNOVATIVE RETAIL, COMMERCIAL AND MULTI-FAMILY RESIDENTIAL



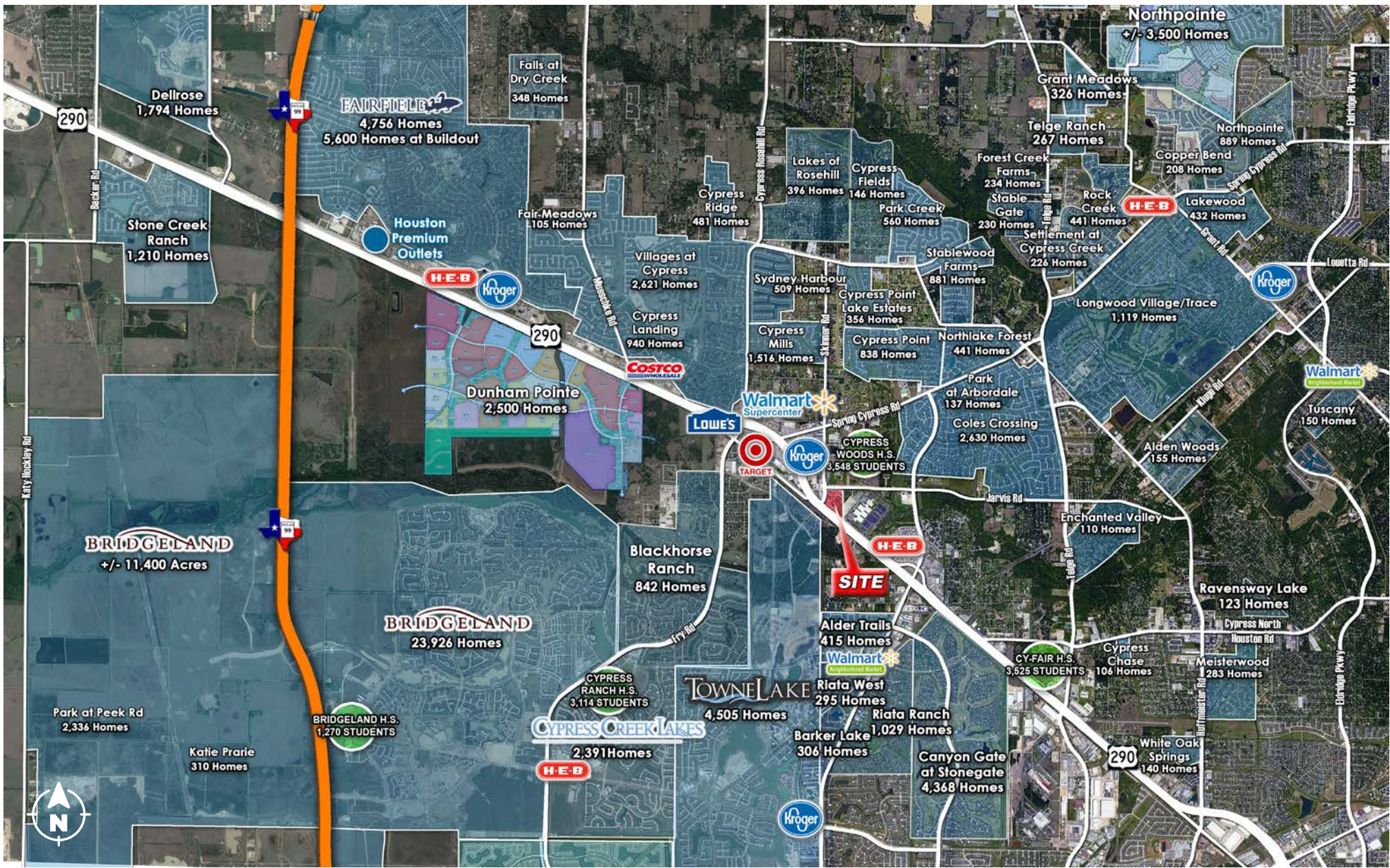
METRO STATION WITH A 1,500-SF COVERED PARKING STRUCTURE AND 273 HIGH-END RESIDENTIAL LOFTS



1,755 ANNUALIZED RESIDENTIAL CLOSINGS WITHIN A 5-MILE AREA



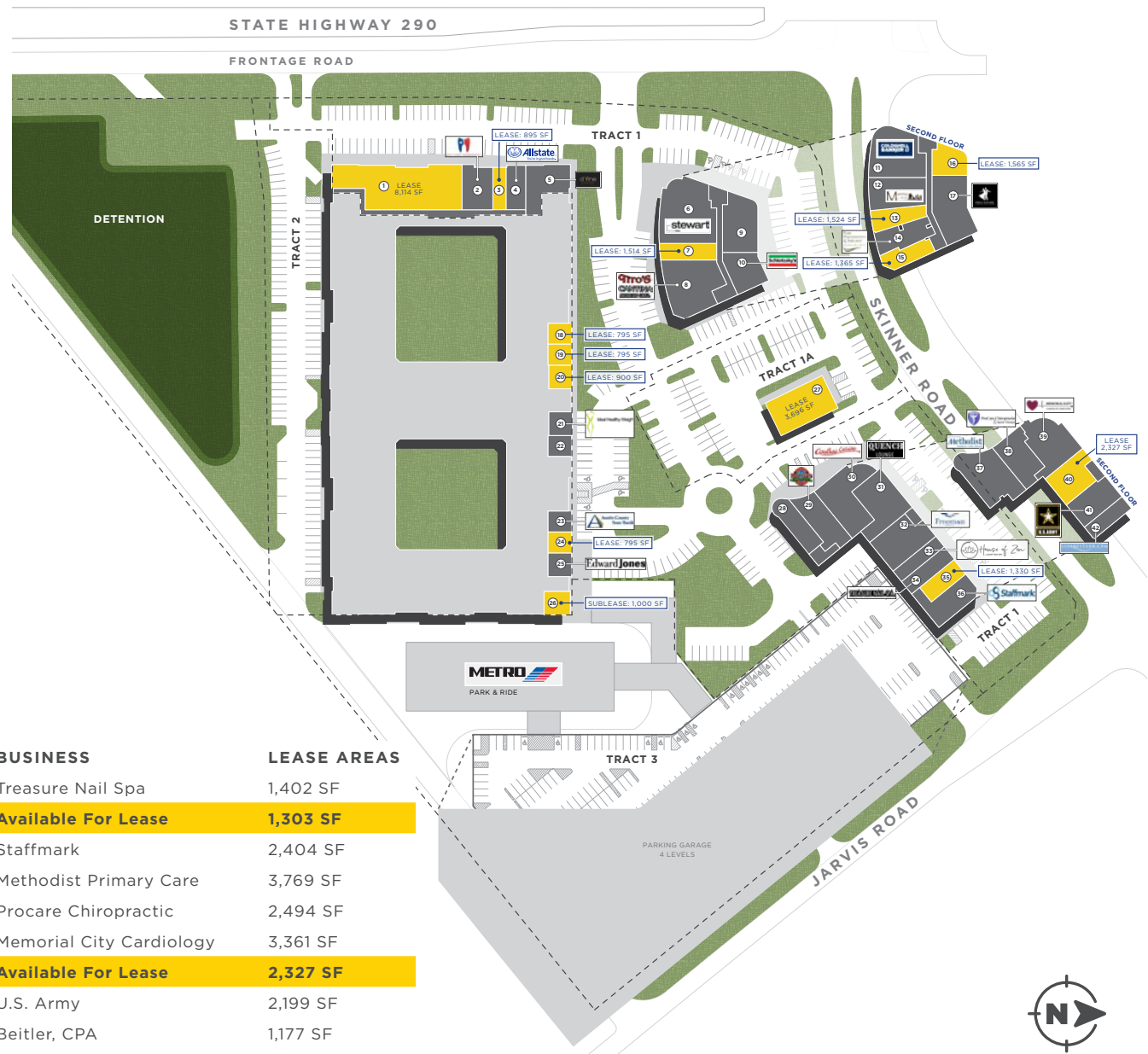
AVAILABLE
BUILT-OUT OFFICE SUITES: 795 - 1,000 SF
HWY 290 OR SKINNER RD-FACING SPACES: 895 - 2,327 SF
STAND-ALONE PAD SITE: 47,946 SF





SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	8,114 SF
2	Gulf Coast Endodontics	2,141 SF
3	Available For Lease	895 SF
4	Allstate Insurance	1,399 SF
5	D'Vine Wine Bar	2,590 SF
6	Stewart Title	5,364 SF
7	Available For Lease	1,514 SF
8	Tito's Cantina	4,565 SF
9	Allergy & ENT Associates	3,077 SF
10	Schlotsky's	2,074 SF
11	Coldwell Banker	4,000 SF
12	Manna Dental	2,825 SF
13	Available For Lease	1,524 SF
14	Pure Periodontics	1,992 SF
15	Available For Lease	1,365 SF
16	Available For Lease	1,565 SF
17	Fred Astaire Dance Studios	3,700 SF
18	Available For Lease	795 SF
19	Available For Lease	795 SF
20	Available For Lease	900 SF
21	Ideal Healthy Weigh	900 SF
22	Ann Tailor Alterations	795 SF
23	Austin County State Bank	795 SF
24	Available For Lease	795 SF
25	Edward Jones	900 SF
26	Available For Sublease	1,000 SF
27	Available Pad	47,946 SF
28	Hanan's Cafe	1,864 SF
29	Brothers Pizza Parlor	2,486 SF
30	Anothai Cuisine	3,821 SF
31	Quench Lounge	3,421 SF
32	Freeman Agency	3,044 SF
33	House of Zen Med Spa	1,202 SF



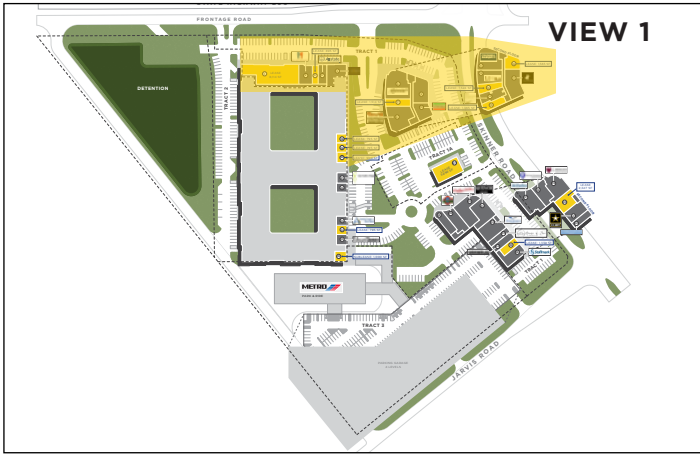
KEY	BUSINESS	LEASE AREAS
34	Treasure Nail Spa	1,402 SF
35	Available For Lease	1,303 SF
36	Staffmark	2,404 SF
37	Methodist Primary Care	3,769 SF
38	Procure Chiropractic	2,494 SF
39	Memorial City Cardiology	3,361 SF
40	Available For Lease	2,327 SF
41	U.S. Army	2,199 SF
42	Beitler, CPA	1,177 SF

AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



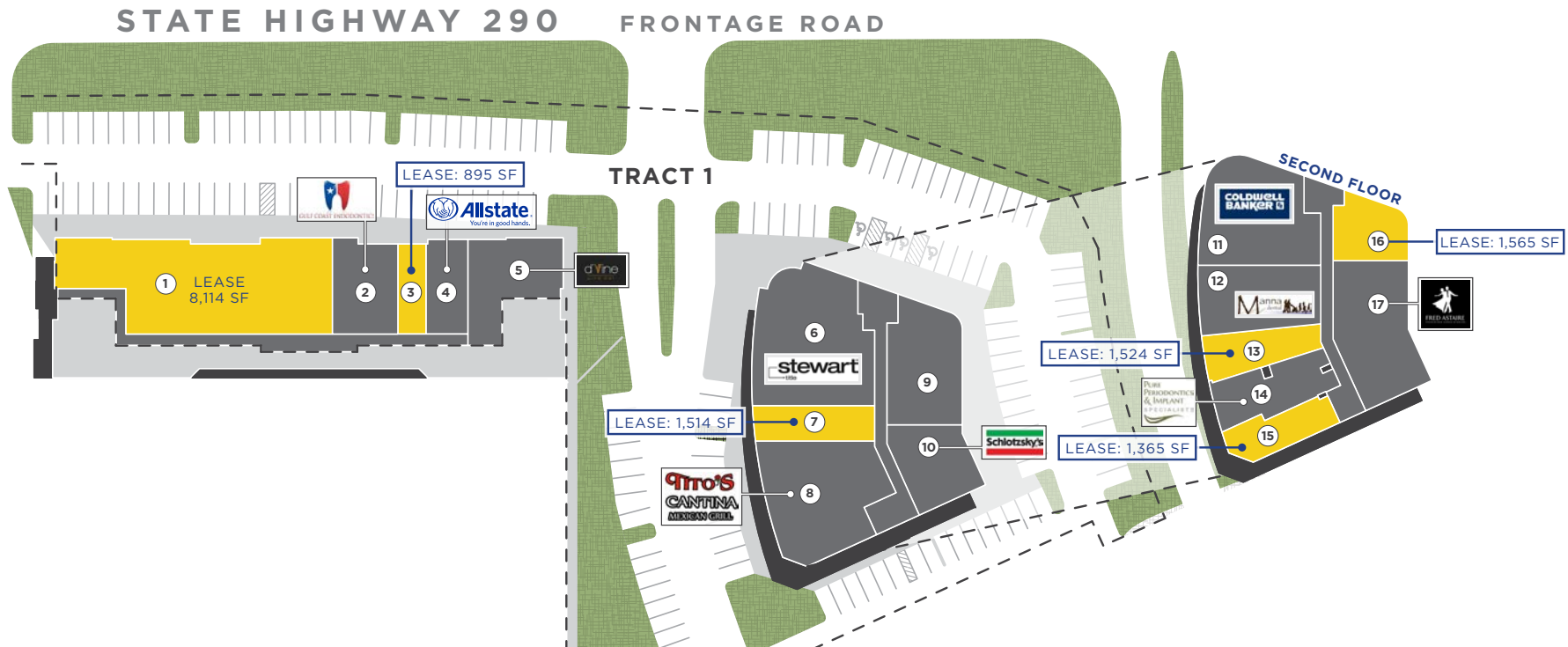
10.20 | 03.20

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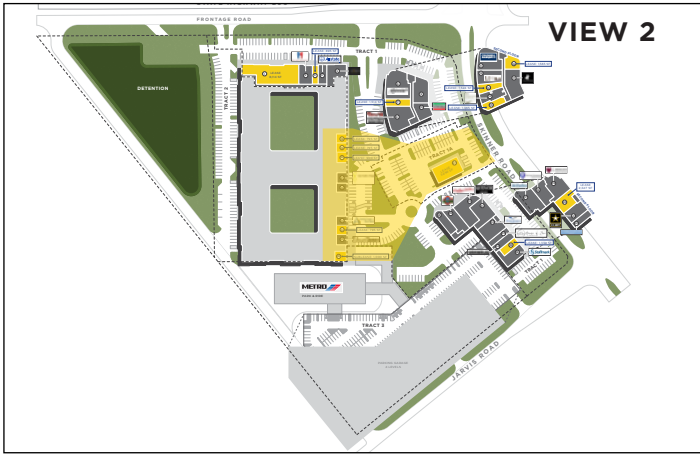
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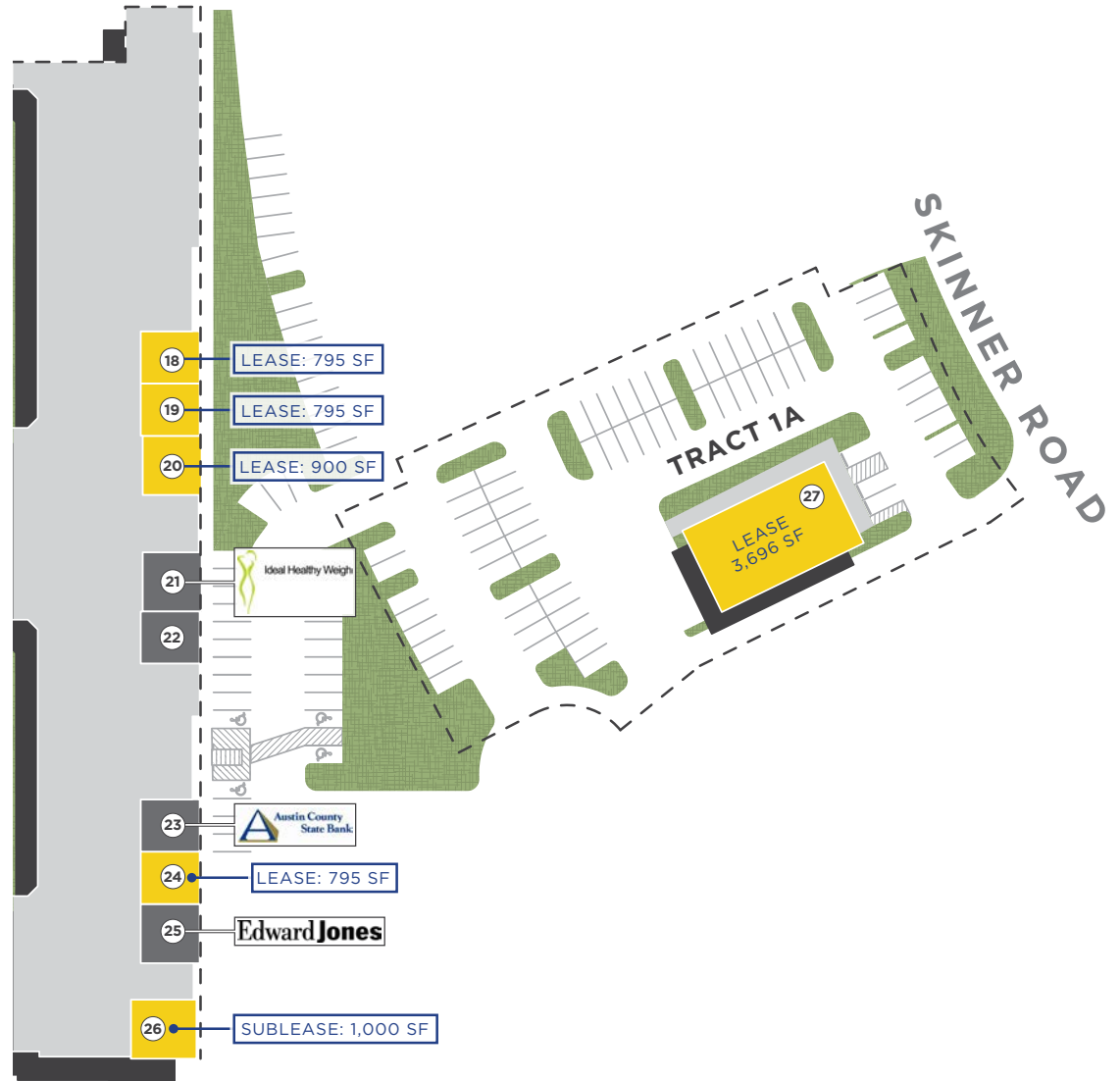
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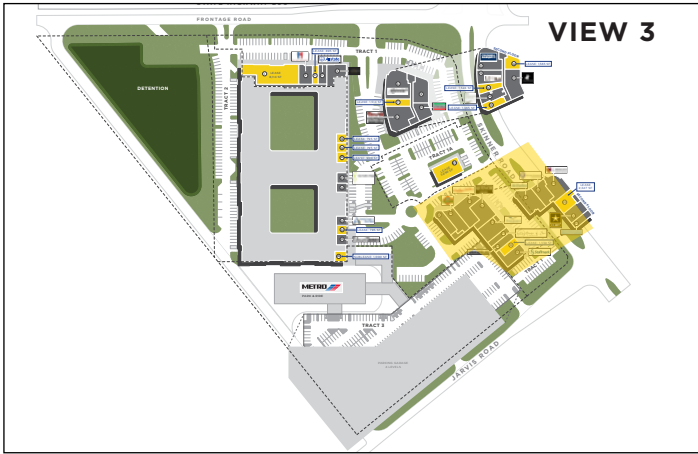


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 LEASED
 IN NEGOTIATION
 NOT A PART



10.20 | 03.20



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

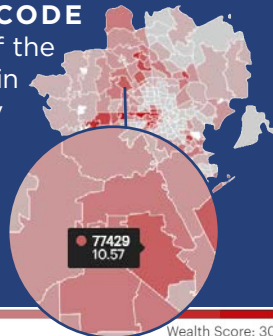
LIVING INDEX

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

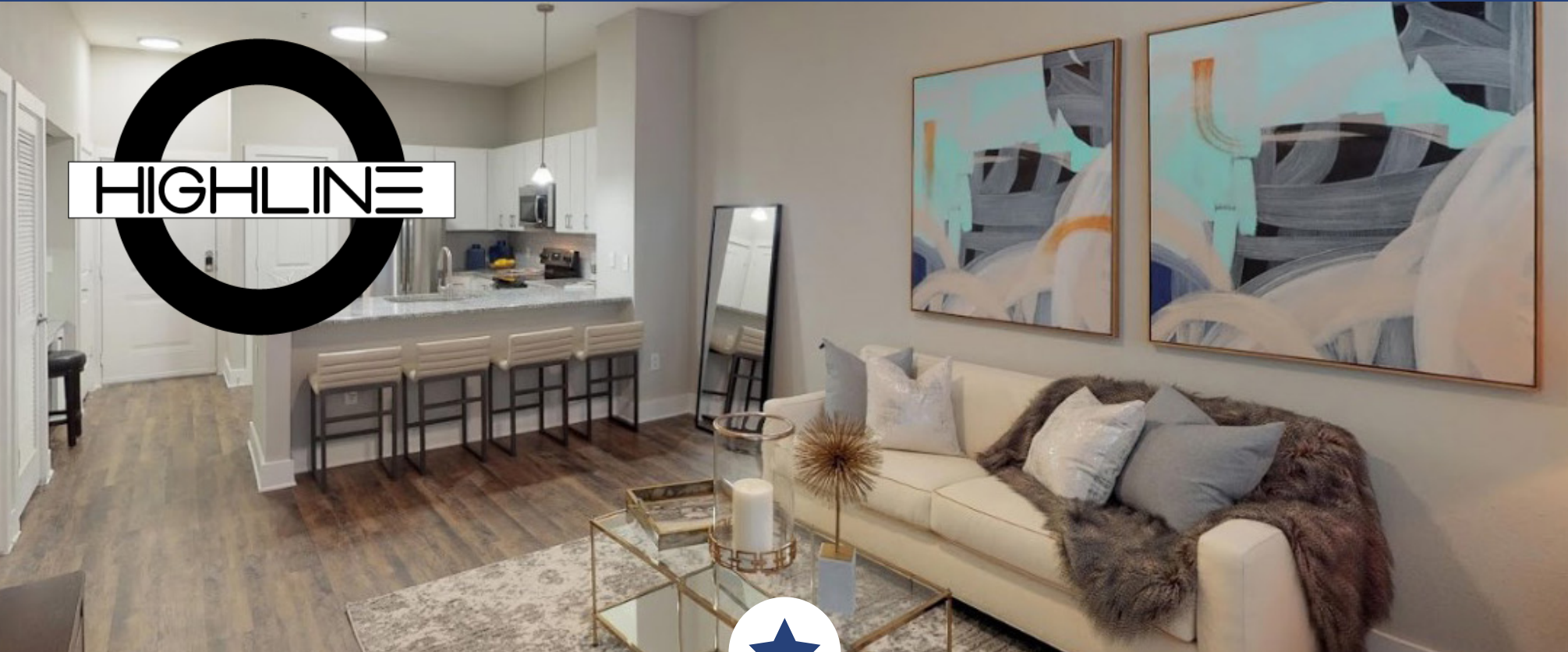
CYPRESS FAIRBANKS

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

- ↑ Unprecedented

98%
GRADUATION
RATE





HIGHLINE



NEXT-DOOR NEIGHBOR TO HIGH-END SMART-TECH LOFTS WITH LOCKED COMMUNITY ACCESS AND METRO Q CARD KIOSK ON-SITE

UPSCALE URBAN LIVING WITH COURTYARD AND BALCONY VIEWS, 24-HOUR PRIVATE AMAZON DELIVERY LOCKERS

HIGH-END COMMUNITY: OUTDOOR SUN DECK, WI-FI KITCHEN & GAMES CENTER, YOGA PLATFORMS, DOG PARK, SPORTS COURT, JOGGING

TRACK, FITNESS CENTER, CYBER CAFE, COFFEE BAR, BILLIARDS, MEDIA LOUNGE WITH FLAT SCREEN TV

HIGH-END INTERIOR FEATURES: HARDWOOD-STYLE FLOORING, GRANITE COUNTERTOPS AND PENDANT LIGHTING

TENANT HIGHLIGHTS

HOUSTON
Methodist[®]
LEADING MEDICINE



**RANKED #1
IN TEXAS**
— & —
#20 NATIONWIDE



**MEDICAL LEADER
FOR 100 YEARS**
IN OUTSTANDING
PATIENT CARE,
TREATMENTS AND
RESEARCH

**OPERATING IN
249 LOCATIONS**
THROUGHOUT THE
HOUSTON AREA
INCLUDING BAYTOWN
AND CONROE

HOME TO LEADING
PHYSICIANS
AND SCIENTISTS,
WORKING ON **MORE
THAN 800 CLINICAL
TRIALS**

OFFICIAL MEDICAL
PROVIDER FOR THE
**TEXANS, ASTROS,
HOUSTON LIVESTOCK
SHOW AND RODEO[®],**
AND MORE

THE **INTERNATIONAL
BENCHMARK FOR
CARDIOLOGY AND
CARDIOVASCULAR
SURGERY**

DEMOGRAPHICS

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



POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	11,454	31,147	71,603
Current Population	36,194	96,045	216,768
2010 Census Population	26,674	55,078	139,126
Population Growth 2010 to 2020	36%	74%	56%
2020 Median Age	35	35	35

INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$125,859	\$130,204	\$119,300
Median Household Income	\$92,970	\$98,109	\$96,607
Per Capita Income	\$42,523	\$43,757	\$40,549

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	71%	71%	69%
Black or African American	11%	11%	11%
Asian or Pacific Islander	9%	8%	9%
Hispanic	23%	23%	24%

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Household	14%	13%	14%
2 Person Households	27%	27%	29%
3+ Person Households	59%	59%	57%
Owner-Occupied Housing Units	84%	87%	84%
Renter-Occupied Housing Units	16%	13%	16%

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

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



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