

**HIGH TRAFFIC 290
CORRIDOR WITH DIRECT
OFF RAMP & ON RAMP**

**6,049 SF Available
Can Be Subdivided**



**4,675 SF (Divisible)
Restaurant & Patio**

**4,438 SF Available
Can Be Subdivided**



THE SHOPPES AT CYPRESS MILL

NEC OF HWY 290 & CYPRESS MILL PLACE BLVD. | CYPRESS, TEXAS

NEW RETAIL AVAILABLE ON HIGHWAY 290



PROJECT HIGHLIGHTS

The Shoppes at Cypress Mill

NEC OF HWY 290 & CYPRESS MILL PLACE BLVD.
CYPRESS, TEXAS

- 28,000 SF shopping center located on the northeast corner of Hwy 290 and Cypress Mill Place Blvd., **under 2 miles from Fairfield** and Grand Pkwy.
- Fairfield is a 3,200 acre master planned community with **5,800 homes upon completion**
- Located in existing Cypress Mill master-planned community
- **Highly acclaimed Cypress-Fairbanks School District**
- **Lone Star College** Cy-Fair campus **closely located on** Barker Cypress Rd.
- **Over 1,000 feet of frontage along US 290**
- **Traffic Generators:**
 - 475,000 SF Houston Premium Outlets
 - 500,000 SF HEB power center



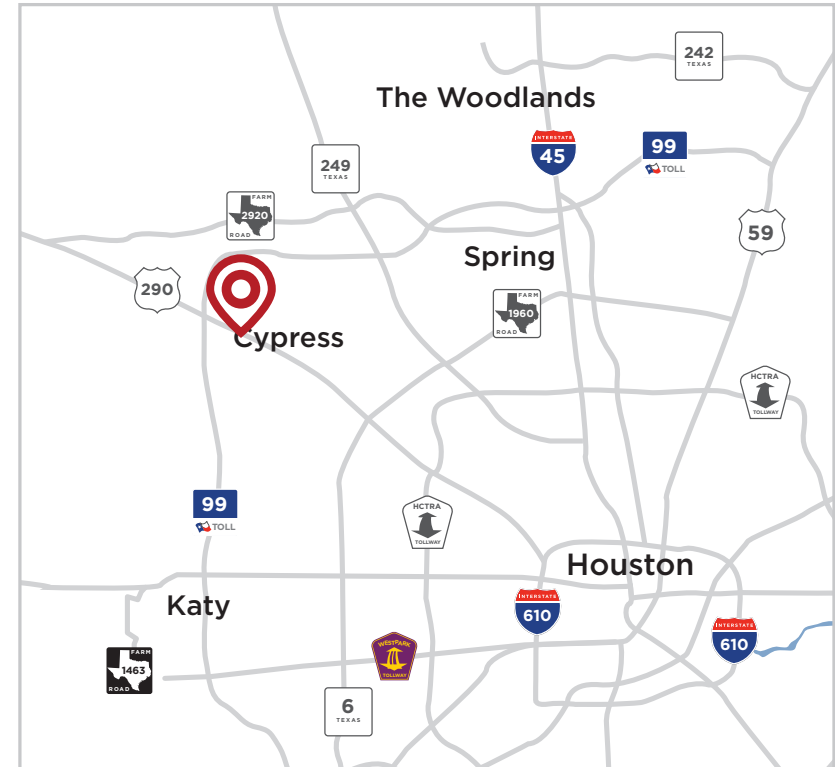
TRAFFIC COUNTS

89,756 VPD on Hwy 290



\$127K AVG HHI

within 5 miles



MAJOR AREA EMPLOYERS



MEMORIAL HERMANN CYPRESS CAMPUS

A \$168 Million State-of-the-Art Project over 32 Acres
with 80 Hospital Beds

ASHLEY STRICKLAND

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NICK RAMSEY

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Fairfield
3,200 Acres
5,800 Homes

GRINGO'S

COSTCO
WHOLESALE

NORTHWEST FRWY 89,756 VPD
200

Entrance Ramp

CYPRESS MILL RD

SITE



SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	6,049 SF
2	Capital Title of Texas	2,913 SF
3	The Toasted Yolk	4,985 SF 710 SF Patio

KEY	BUSINESS	LEASE AREAS
4	Available For Lease	2,475 SF 710 SF Patio
5	Available For Lease	2,200 SF
6	Synergen X	2,460 SF

KEY	BUSINESS	LEASE AREAS
7	Available For Lease	3,000 SF
8	Available For Lease	1,438 SF
9	Sleep Number	2,980 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



DEMOGRAPHICS

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



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	9,771	25,754	49,511
Current Population	31,072	82,262	155,972
2010 Census Population	20,506	39,166	84,824
Population Growth 2010 to 2020	51.55%	110.08%	83.93%
2020 Median Age	34.3	34.6	34.9
INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$109,170	\$121,892	\$126,822
Median Household Income	\$97,417	\$102,065	\$103,023
Per Capita Income	\$36,040	\$39,812	\$41,871
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	72.92%	74.11%	73.34%
Black or African American	11.38%	10.48%	10.13%
Asian or Pacific Islander	5.40%	5.98%	7.04%
Hispanic	24.45%	23.35%	23.27%
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	13.14%	11.55%	12.01%
2 Person Households	26.26%	26.69%	27.44%
3+ Person Households	60.61%	61.76%	60.55%
Owner-Occupied Housing Units	86.91%	89.95%	89.01%
Renter-Occupied Housing Units	13.09%	10.05%	10.99%

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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