

CYPRESS SPRINGS PLAZA

7710 FRY RD. | CYPRESS, TEXAS

±1,450 SF REMAINING IN FAST-GROWING CYPRESS SPRINGS



PROJECT HIGHLIGHTS

Cypress Springs Plaza

7710 FRY RD. | CYPRESS, TEXAS

Cypress Springs Plaza is a 12,000 SF newly built retail center located on busy Fry Road between FM 529 and Longenbaugh Road in the fast-growing Cypress Springs market of West Houston. The center sits directly across from Cypress Springs High School (3,151 students) and Hopper Middle School (1,411 students), and very close to Andre Elementary School (1,176 students). High traffic and solid incomes surround as young families continue to move in droves seeking new master-planned communities and high-quality Cy-Fair schools.

- ±1,450 SF remaining between **Sherwin Williams & Pearle Vision**
- Built in 2017 - Cross-access to Rustic Lake Ln (lighted intersection)
- One of the **fastest-growing residential markets** in the Houston MSA.
- Just East of Land Tejas' new master planned community, set to deliver **3,000 future lots** in 2021.
- Aggressive lease terms.

APPROXIMATE SIZE: ±1,450 SF DIVISIBLE

Landlord to deliver white box

PRICE

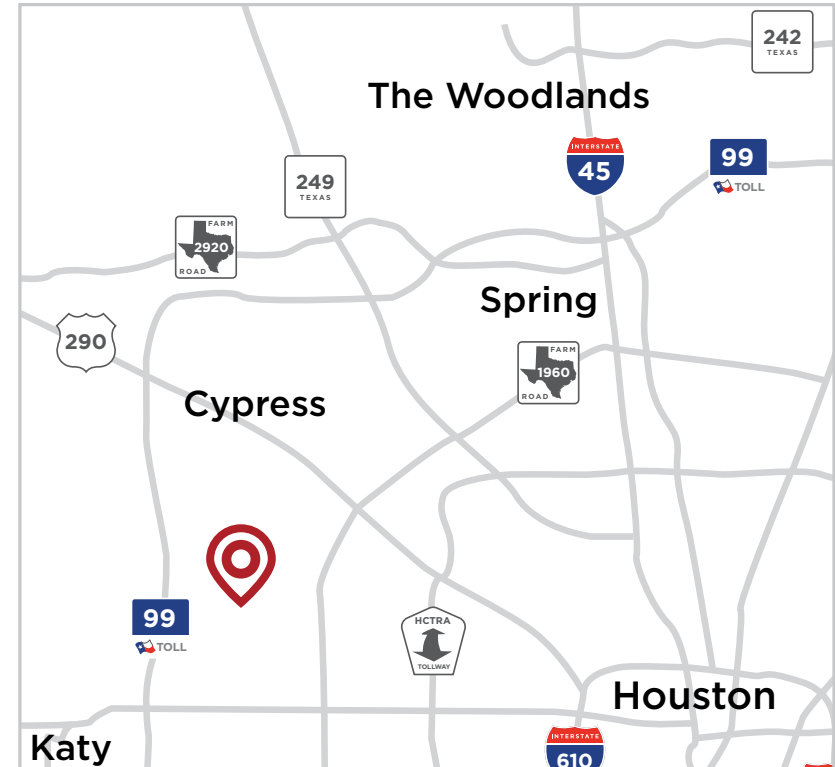
\$26.00 PSF + NNN



TRAFFIC COUNTS

22,905 VPD on Fry Rd.

14,259 VPD on Longenbaugh Dr.



MAJOR AREA RETAILERS



FUTURE WALMART

Corner of Fry Rd. and West Rd.

AUSTEN BALDRIDGE

281.477.4363

abaldridge@newquest.com

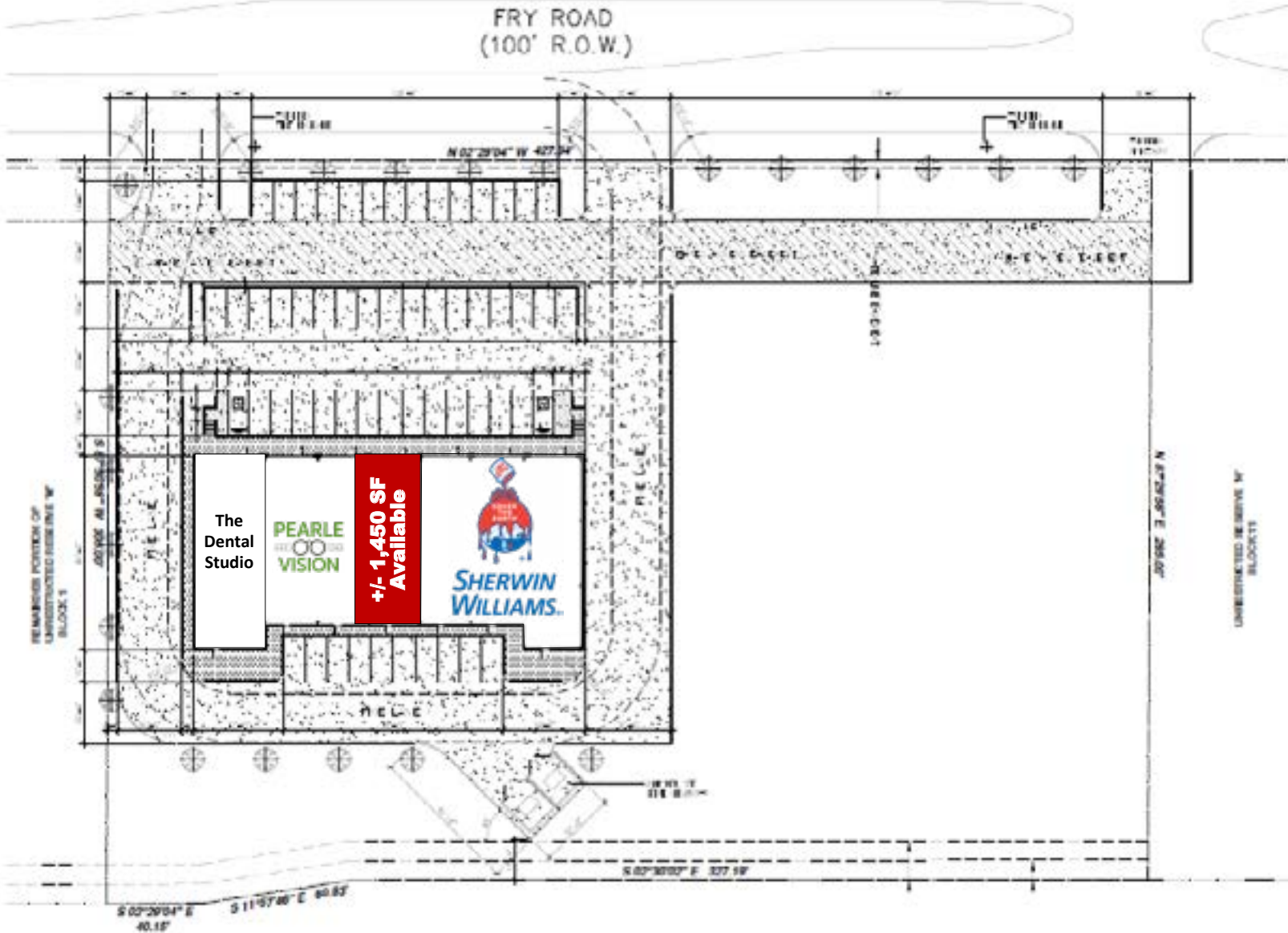
CHRIS DRAY

281.640.7682

cdray@newquest.com







DEMOGRAPHICS

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



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,093	33,352	86,366
Current Population	17,494	115,321	281,123
2010 Census Population	13,643	77,203	193,762
Population Growth 2010 to 2020	31%	50%	45%
2020 Median Age	31	32	33

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$97,429	\$88,175	\$92,204
Median Household Income	\$80,532	\$82,371	\$82,265
Per Capita Income	\$28,900	\$26,970	\$29,308

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	61%	60%	59%
Black or African American	18%	17%	16%
Asian or Pacific Islander	6%	6%	9%
Other Races	15%	17%	16%
Hispanic	38%	39%	37%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	11%	12%	14%
2 Person Households	21%	22%	25%
3+ Person Households	69%	66%	62%
Owner-Occupied Housing Units	83%	82%	80%
Renter-Occupied Housing Units	17%	18%	20%

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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev 08.14.20 DK