

# For Sale

## Classic Station

921 Cypress Creek Pkwy, Houston, TX 77090

±91,897 SF Retail Shopping Center



### PROPERTY SUMMARY

- Property Address: 921 Cypress Creek Parkway
- Price: \$6,500,000
- Net Rentable Area: 91,897 SF
- Land Size: 5.38 Acres

### Value Add Opportunity

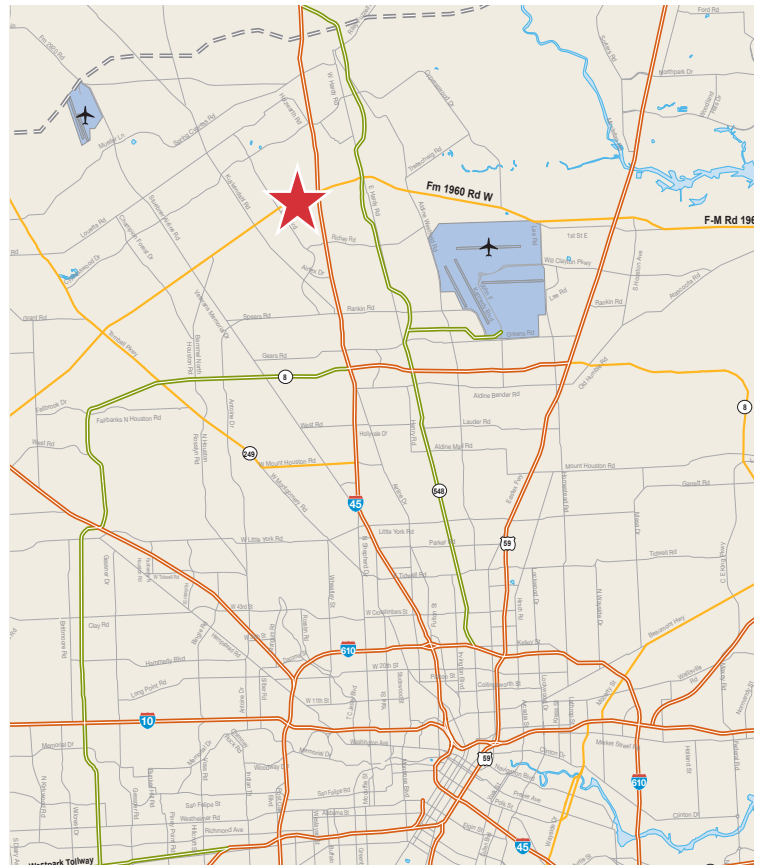
- Priced significantly below market at \$70.73 per foot
- 66% occupied
- Convert leases to NNN
- Increase rental rates

### Location and High Traffic Counts

- Next to Starbucks and Comerica Bank
- Surrounded by national, regional, and local retailers
- Significant presence on north Houston's main retail thoroughfare
- 75,000 VPD
- Less than 1 mile from Interstate 45
- Located in an established medical district
- Adjacent to two hospitals

### Favorable Demographics

- 301,873 people live within a 5 mile radius of Classic Station
- The population has almost doubled since 2000
- Average HH Income of \$78,165



### Jason Ridenbaugh

Senior Associate  
tel 713 275 9613  
jason.ridenbaugh@naipartners.com

### NAI Partners

tel 713 629 0500  
fax 713 629 0504  
www.naipartners.com

### NAIPartners

INVESTMENT SALES

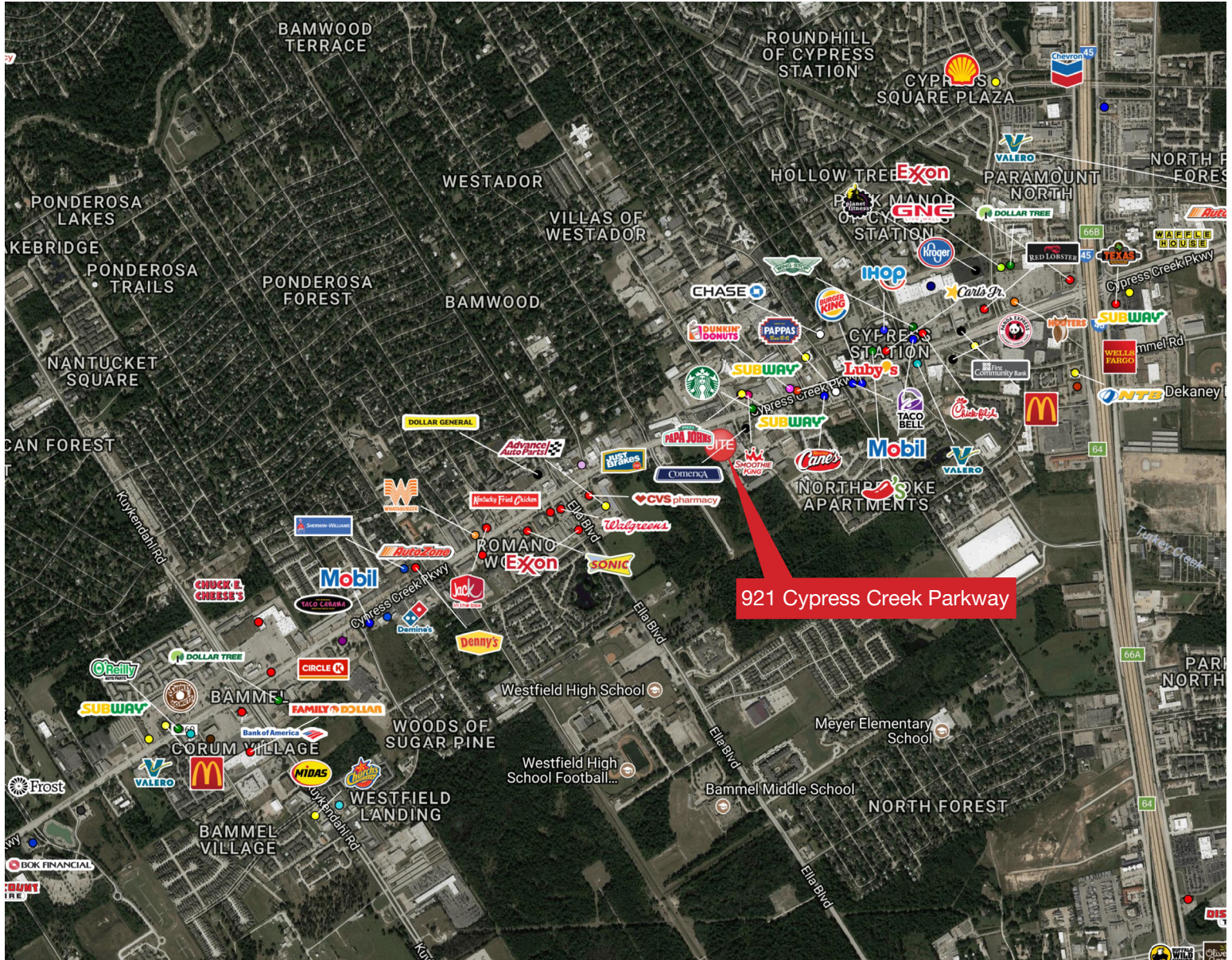
# For Sale

## Classic Station

921 Cypress Creek Pkwy, Houston, TX 77090

±91,897 SF Retail Shopping Center

## Retail Aerial



**Jason Ridenbaugh**  
Senior Associate  
tel 713 275 9613  
jason.ridenbaugh@naipartners.com

**NAI Partners**  
tel 713 629 0500  
fax 713 629 0504  
www.naipartners.com

**NAIPartners**  
INVESTMENT SALES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

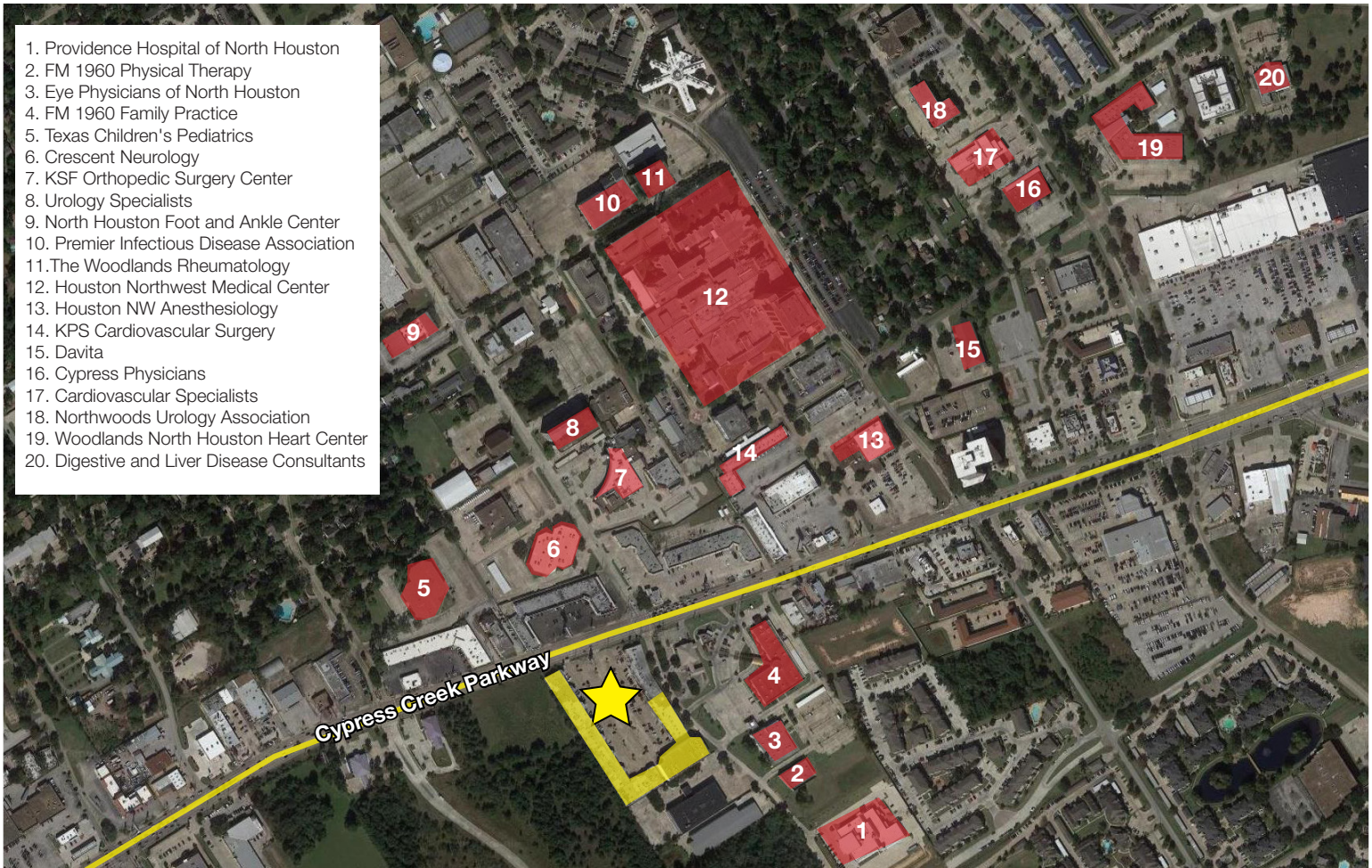
# For Sale

## Classic Station

921 Cypress Creek Pkwy, Houston, TX 77090

±91,897 SF Retail Shopping Center

## Medical Aerial



**Jason Ridenbaugh**

Senior Associate

tel 713 275 9613

jason.ridenbaugh@naipartners.com

**NAI Partners**

tel 713 629 0500

fax 713 629 0504

www.naipartners.com

**NAI Partners**

INVESTMENT SALES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

# For Sale

## Classic Station

921 Cypress Creek Pkwy, Houston, TX 77090

±91,897 SF Retail Shopping Center



**Jason Ridenbaugh**  
Senior Associate  
tel 713 275 9613  
jason.ridenbaugh@naipartners.com

**NAI Partners**  
tel 713 629 0500  
fax 713 629 0504  
www.naipartners.com

**NAIPartners**  
INVESTMENT SALES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.