



CYPRESS VILLAGE STATION

Unique Lifestyle Center in the Heart of Cypress

NEC of Highway 290 & Skinner Road | Cypress, Texas



Ryan Kelsall | Ronnie Miranda CCIM, SIOR 281.477.4300

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



★
66% ANNUAL GROWTH
 FROM 2010 - 2018
*3 mile radius

\$124K
 AVERAGE
 HOUSEHOLD
 INCOME
 WITHIN 2 MILE
 TRADE AREA

TRAFFIC COUNT

US 290 west of Skinner Rd: 98,045 VPD
 US 290 east of Skinner Rd: 121,110 VPD

Source: TXDOT, 2017



MAJOR AREA RETAILERS

Walmart, Kroger, TARGET, 24 FITNESS, ROSS DRESS FOR LESS, CINEMARK The Best Seat in Town

212,184
 POPULATION
 WITHIN
5 MILE
 TRADE AREA



CYPRESS VILLAGE STATION

Cypress Village Station boasts **over 125K VPD** and **unobstructed visibility to NW FWY**

The first **TRANSIT-ORIENTED, MIXED-USE DEVELOPMENT IN HOUSTON** combining **INNOVATIVE RETAIL, COMMERCIAL** and **MULTI-FAMILY RESIDENTIAL**

Over **100,000 SF** of **RETAIL** and **OFFICE SPACE**, **METRO**, **1,500 COVERED-SPACE PARKING STRUCTURE** and **273 HIGH-END RESIDENTIAL LOFTS**

ANNUALIZED RESIDENTIAL CLOSINGS within 5-mile area from **4Q2018** were **1,604**

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WHAT'S AROUND



CYPRESS TOWNE CENTER

- Target
- TJ-MAXX
- Bed Bath & Beyond
- ROSS
- Pier 1 Imports
- Famous Footwear
- PETSMART
- Office DEPOT

Michaels

BEST BUY

290

- 99ro's CANTINA
- stewart MEXICAN GRILL
- salon S2AS2A
- Manna dental
- C&T MORTGAGE
- FRED ASTAIRE
- SPRINT

NORTHWEST FREEWAY 121,110 VPD

plucker's WING BAR

Pad Site Available

SITE

RESIDENTIAL/RETAIL

- ANTERRA LUXURY APARTMENTS 273 UNITS
- d'vine wine bar
- FARMERS INSURANCE
- Allstate
- Edward Jones

METRO
4-STORY
1,500 SPACE
PARKING FACILITY

SYSCO

SHARED SERVICES FACILITY
CALL CENTER & ADMIN SERVICES
1,800 EMPLOYEES

SKINNER RD 17,308 VPD

Spillane Middle School
1,387 Students

JARVIS RD

SPRING CYPRESS RD 22,394 VPD



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	283,074	6.50	99,409	329	3.31	35.12
TRACT '1A'	47,946	1.10	3,696	69	18.67	7.71
TOTAL	331,019	7.60	103,105	398	3.86	31.15

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: SP226 DATE: 06.15.18

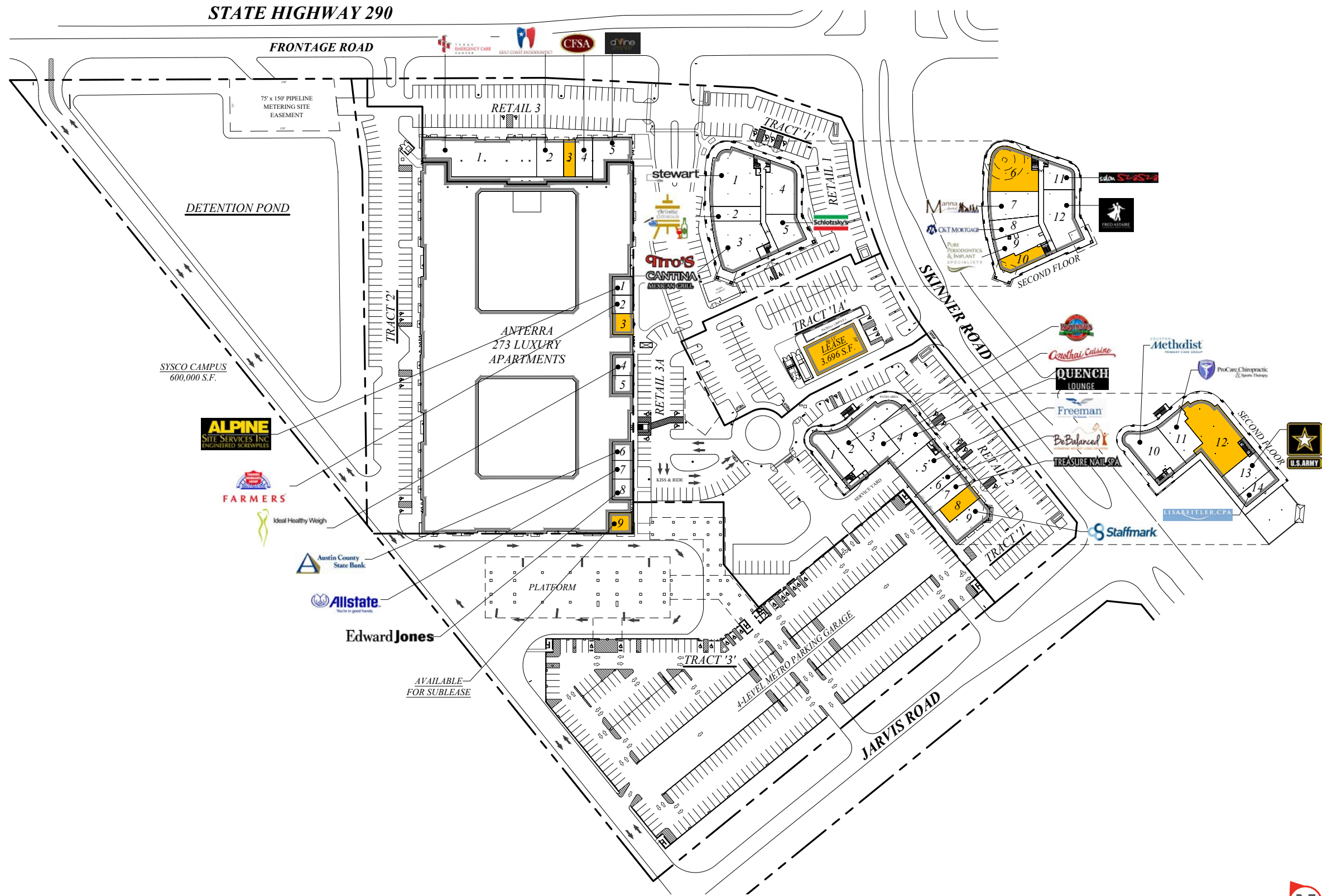
RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
FIRST FLOOR		
1	STEWART TITLE	5,364 S.F.
2	ARTISTIC EXPERIENCES	1,514 S.F.
3	TITO'S CANTINA	4,565 S.F.
4	ALLERGY & ENT ASSOCIATES	3,077 S.F.
5	SCHLOTZSKY'S	2,074 S.F.
	CORRIDOR/STAIRS & ELEVATOR	1,772 S.F.
SECOND FLOOR		
6	AVAILABLE	4,000 S.F.
7	MANNA DENTAL	2,825 S.F.
8	C&T MORTGAGE	1,500 S.F.
9	PURE PERIODONTICS	1,992 S.F.
10	AVAILABLE	1,365 S.F.
11	SALON SZA SZA	1,565 S.F.
12	FRED ASTAIRE DANCE STUDIOS	3,700 S.F.
	CORRIDOR/STAIRS & ELEVATOR	1,497 S.F.
TOTAL		36,810 S.F.

RETAIL BUILDING 3		
NO.	NAME	LEASE AREA
1	TEXAS EMERGENCY CARE	8,114 S.F.
2	GULF COAST ENDODONTICS	2,141 S.F.
3	AVAILABLE	895 S.F.
4	CYFAIR SPORTS ASSOCIATION	1,399 S.F.
5	D'VINE WINE BAR	2,590 S.F.
TOTAL		15,139 S.F.

RETAIL BUILDING 3A		
NO.	NAME	LEASE AREA
1	ALPINE SITE SERVICES	795 S.F.
2	FARMERS INSURANCE	795 S.F.
3	AVAILABLE	900 S.F.
4	IDEAL HEALTHY WEIGH	900 S.F.
5	ANN TAILOR ALTERATIONS	795 S.F.
6	AUSTIN COUNTY STATE BANK	795 S.F.
7	ALLSTATE INSURANCE	795 S.F.
8	EDWARD JONES	900 S.F.
9	AVAILABLE FOR SUBLEASE	1,000 S.F.
TOTAL		7,675 S.F.

AVAILABLE

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
FIRST FLOOR		
1	HANAN'S CAFE	1,864 S.F.
2	BROTHERS PIZZA PARLOR	2,486 S.F.
3	ANOTHAI CUISINE	3,821 S.F.
4	QUENCH LOUNGE	3,421 S.F.
5	FREEMAN AGENCY	3,044 S.F.
6	REBALANCED	1,202 S.F.
7	TREASURE NAILS	1,402 S.F.
8	AVAILABLE	1,330 S.F.
9	STAFFMARK	2,404 S.F.
	STAIRS/ELEVATOR	750 S.F.
SECOND FLOOR		
10	METHODIST PRIMARY CARE	3,769 S.F.
11	PROCARE CHIROPRACTIC	2,494 S.F.
12	AVAILABLE	5,689 S.F.
13	U.S. ARMY	2,199 S.F.
14	BEITLER, CPA	1,177 S.F.
	MECHANICAL	15 S.F.
	STAIRS/ELEVATOR	628 S.F.
TOTAL		37,695 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	11,671	27,178	69,282
Current Population	35,322	84,582	212,184
2010 Census Average Persons per Household	3.03	3.11	3.06
2010 Census Population	21,749	51,050	141,087
Population Growth 2010 to 2018	62.54%	65.78%	50.49%

	2 Miles	3 Miles	5 Miles
CENSUS HOUSEHOLDS			
1 Person Household	15.30%	13.36%	13.58%
2 Person Households	27.84%	27.08%	28.60%
3+ Person Households	56.86%	59.56%	57.82%
Owner-Occupied Housing Units	80.53%	85.49%	84.95%
Renter-Occupied Housing Units	19.47%	14.51%	15.05%

	2 Miles	3 Miles	5 Miles
RACE AND ETHNICITY			
2018 Estimated White	71.35%	72.07%	69.56%
2018 Estimated Black or African American	10.85%	10.80%	11.57%
2018 Estimated Asian or Pacific Islander	8.56%	8.07%	8.98%
2018 Estimated Other Races	8.75%	8.63%	9.41%
2018 Estimated Hispanic	22.53%	22.58%	23.48%

	2 Miles	3 Miles	5 Miles
INCOME			
2018 Estimated Average Household Income	\$123,647	\$119,495	\$120,655
2018 Estimated Median Household Income	\$106,653	\$111,131	\$106,154
2018 Estimated Per Capita Income	\$41,707	\$39,807	\$40,796

	2 Miles	3 Miles	5 Miles
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	15.87%	15.42%	17.37%
2018 Estimated Bachelors Degree	32.92%	33.98%	31.91%
2018 Estimated Graduate Degree	16.05%	16.83%	16.08%

	2 Miles	3 Miles	5 Miles
AGE			
2018 Median Age	34.6	34.6	34.9

Our quest is your success.

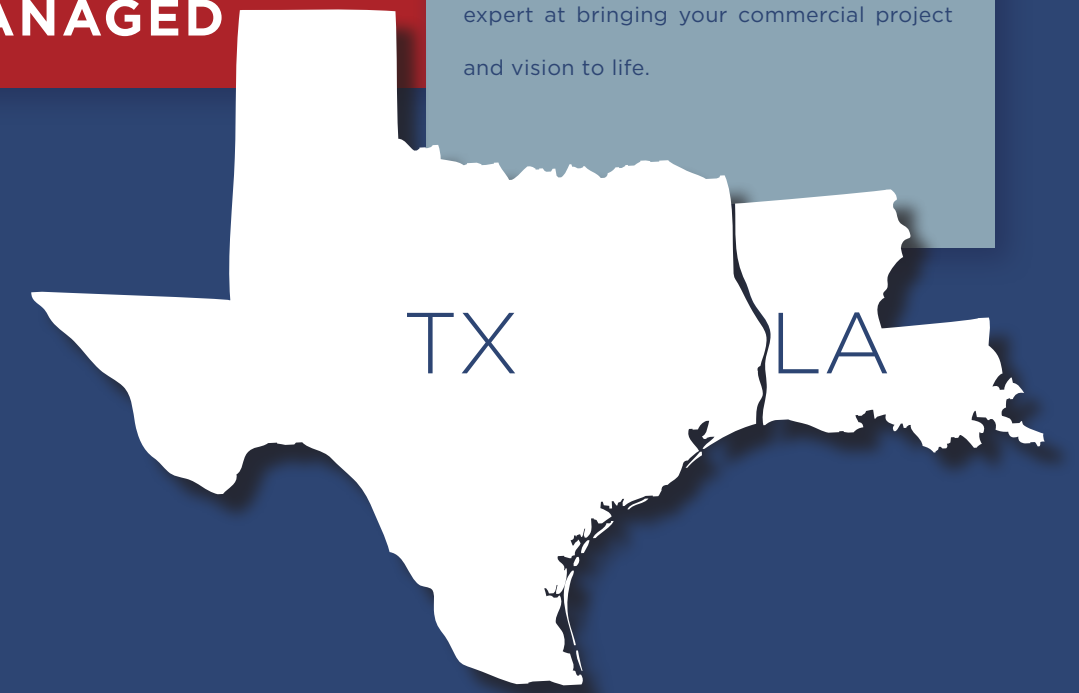
9.9M SF OWNED

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

