



# CYPRESS VILLAGE STATION

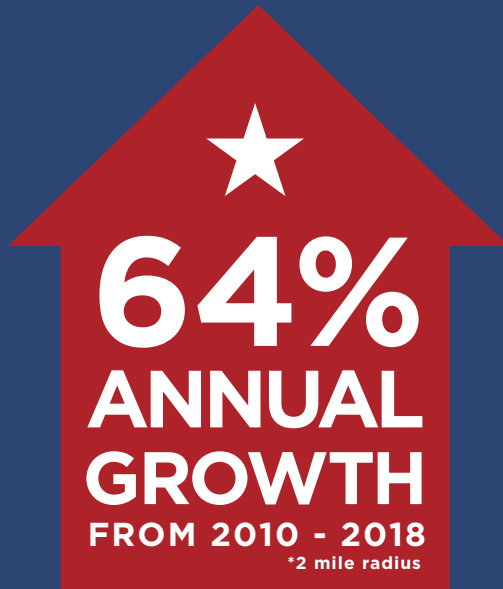
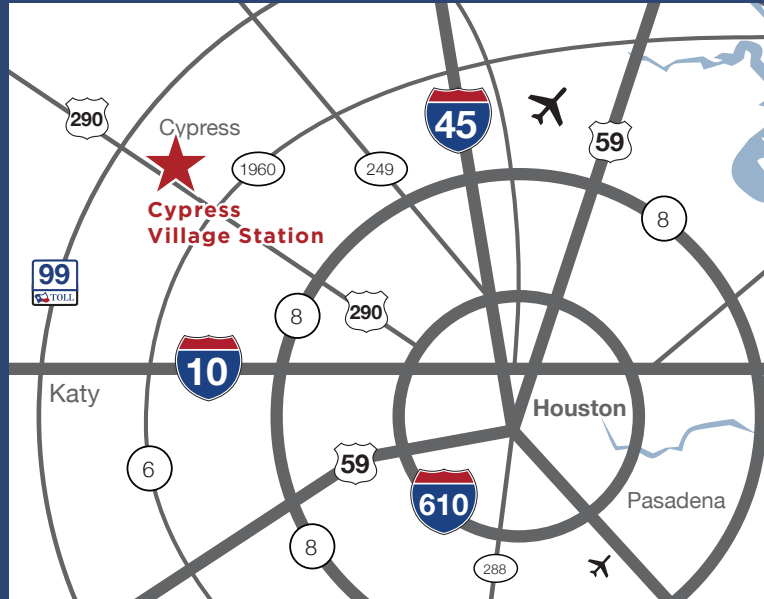
*Unique Center in the Heart of Cypress*

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



**\$126K**  
**AVERAGE**  
**HOUSEHOLD**  
**INCOME**  
 WITHIN 2 MILE  
 TRADE AREA



## TRAFFIC COUNT

US 290 west of Skinner Rd: 116,833 VPD

US 290 east of Skinner Rd: 125,593 VPD

Source: TxDOT Engineers, 2015 Traffic Count



### LOCAL AREA BUSINESSES



## CYPRESS VILLAGE STATION

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

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

The retail portion of this development is **LEED CERTIFIED**. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings performance

**ANNUALIZED CLOSINGS** within 5 mile area from **2Q2017 WERE 1,807**

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Cypress Mill  
550 Homes

Cypress Point  
Lakes Estate  
1,200 Homes

Kroger  
Newk's  
Baker St. Pub & Grill  
SHOGUN  
McALISTER'S

DISCOUNT TIRE  
AutoZone  
POPPY'S  
Mama Fu's

CINEMARK  
The Best Seat in Town

JCPenney

24 FITNESS

COMING SOON  
EF  
EXCLUSIVE FURNITURE  
WHITE LOW PRICES LIVE

Robison  
Elementary  
937 Students

Spillane  
Middle School  
1,387 Students

Cy-Woods  
High School  
3,346 Students

**METRO**  
4-STORY  
1,500 SPACE  
PARKING FACILITY

**SITE**

JARVIS RD

stewart  
sdm S2S22  
C&T MORTGAGE  
Manna Dental  
HERITAGE  
PIRO'S CANTINA

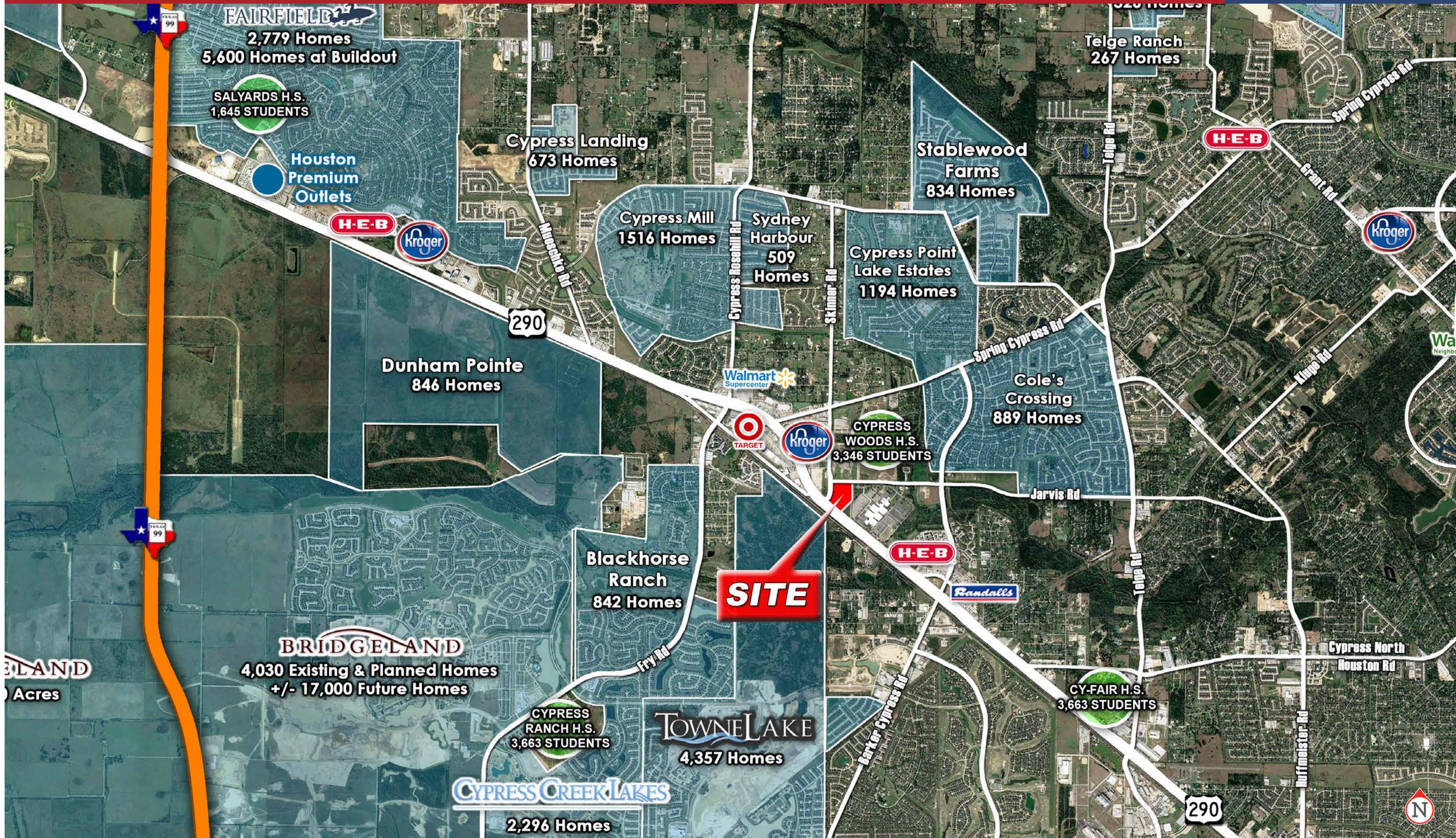
RESIDENTIAL/RETAIL  
**GREYSTAR**  
LUXURY APARTMENTS  
273 UNITS  
d'vine  
FARMERS INSURANCE  
Allstate Edward Jones

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

290  
NORTHWEST FREEWAY 125,593 VPD



# WHAT'S AROUND



| 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         |
| <b>TOTAL</b>                       | <b>331,019</b> | <b>7.60</b> | <b>103,105</b> | <b>398</b>       | <b>3.86</b>          | <b>31.15</b> |

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

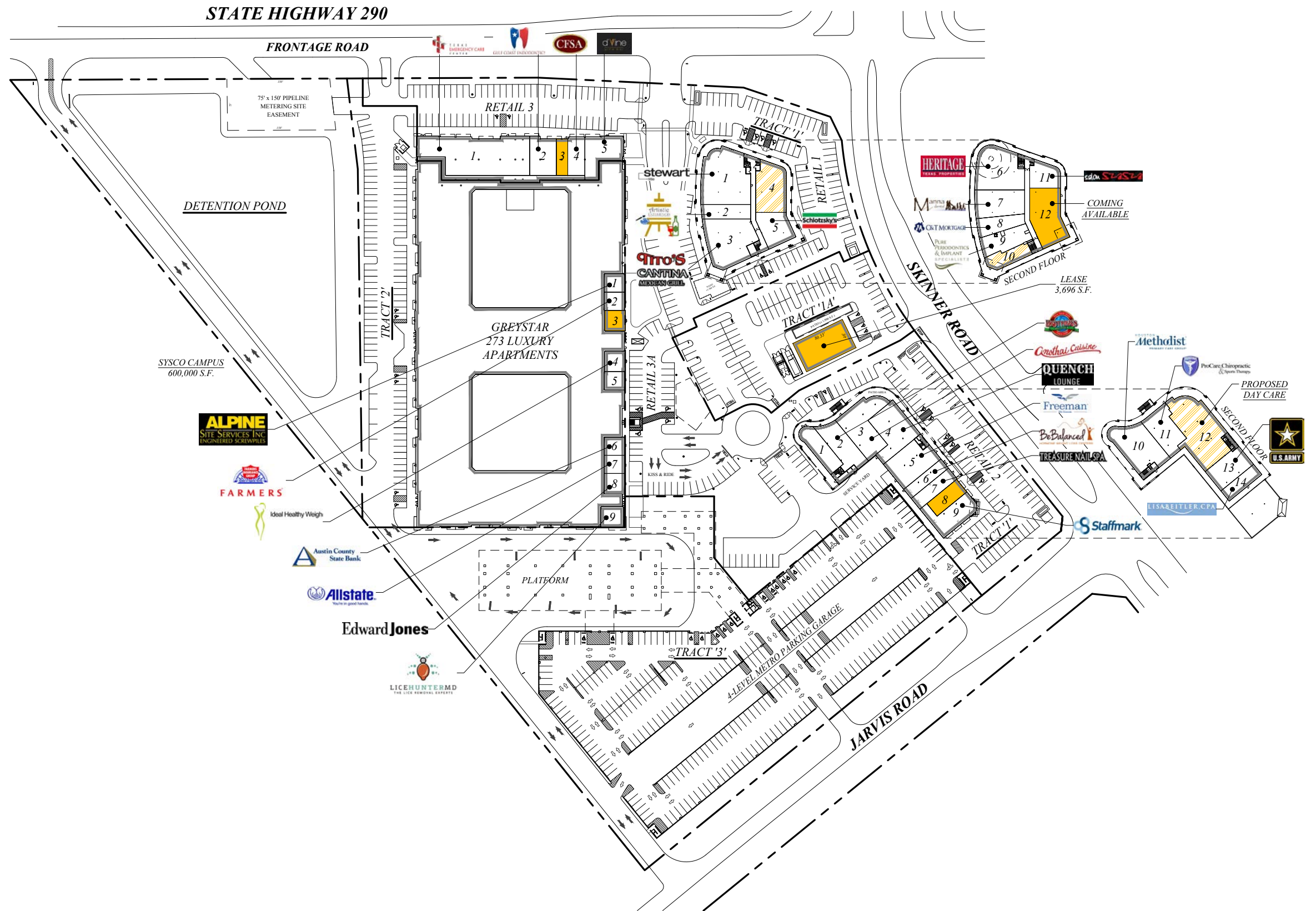
| RETAIL BUILDING 1   |                                   |                    |
|---------------------|-----------------------------------|--------------------|
| NO.                 | NAME                              | LEASE AREA         |
| <b>FIRST FLOOR</b>  |                                   |                    |
| 1                   | STEWART TITLE                     | 5,364 S.F.         |
| 2                   | ARTISTIC EXPERIENCES              | 1,514 S.F.         |
| 3                   | TITOS CANTINA                     | 4,565 S.F.         |
| 4                   | PROPOSED ALLERGY & ENT ASSOCIATES | 3,077 S.F.         |
| 5                   | SCHLOTZSKYS                       | 2,074 S.F.         |
|                     | CORRIDOR/STAIRS & ELEVATOR        | 1,772 S.F.         |
| <b>SECOND FLOOR</b> |                                   |                    |
| 6                   | HERITAGE TEXAS                    | 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                  | PROPOSED SCHOOL OF MATH           | 1,365 S.F.         |
| 11                  | SALON SZA SZA                     | 1,565 S.F.         |
| 12                  | COMING AVAILABLE                  | 3,700 S.F.         |
|                     | CORRIDOR/STAIRS & ELEVATOR        | 1,497 S.F.         |
| <b>TOTAL</b>        |                                   | <b>36,810 S.F.</b> |

| 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                 | CY FAIR SPORTS ASSOCIATION | 1,399 S.F.         |
| 5                 | DVINE WINE BAR             | 2,590 S.F.         |
| <b>TOTAL</b>      |                            | <b>15,139 S.F.</b> |

| 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                  | LICE HUNTER MD           | 1,000 S.F.        |
| <b>TOTAL</b>       |                          | <b>7,675 S.F.</b> |

| RETAIL BUILDING 2   |                        |                    |
|---------------------|------------------------|--------------------|
| NO.                 | NAME                   | LEASE AREA         |
| <b>FIRST FLOOR</b>  |                        |                    |
| 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                   | BEBALANCED             | 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.           |
| <b>SECOND FLOOR</b> |                        |                    |
| 10                  | METHODIST PRIMARY CARE | 3,769 S.F.         |
| 11                  | PROCARE CHIROPRACTIC   | 2,494 S.F.         |
| 12                  | PROPOSED DAYCARE       | 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.           |
| <b>TOTAL</b>        |                        | <b>37,695 S.F.</b> |

AVAILABLE



# WHO'S NEARBY

# DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 03/18

|   | 2 Miles   | 3 Miles   | 5 Miles   |
|---|-----------|-----------|-----------|
| <b>POSTAL COUNTS</b>                      |           |           |           |
| Current Households                        | 11,763    | 26,656    | 67,779    |
| Current Population                        | 35,603    | 82,958    | 207,579   |
| 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            | 63.83%    | 62.60%    | 47.22%    |
| <b>CENSUS HOUSEHOLDS</b>                  |           |           |           |
| 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%    |
| <b>RACE AND ETHNICITY</b>                 |           |           |           |
| 2018 Estimated White                      | 72.34%    | 73.27%    | 70.62%    |
| 2018 Estimated Black or African American  | 10.46%    | 10.29%    | 11.14%    |
| 2018 Estimated Asian or Pacific Islander  | 8.40%     | 7.84%     | 8.75%     |
| 2018 Estimated Other Races                | 8.34%     | 8.17%     | 9.02%     |
| 2018 Estimated Hispanic                   | 21.17%    | 21.00%    | 22.08%    |
| <b>INCOME</b>                             |           |           |           |
| 2018 Estimated Average Household Income   | \$125,742 | \$122,115 | \$122,973 |
| 2018 Estimated Median Household Income    | \$111,473 | \$115,973 | \$110,743 |
| 2018 Estimated Per Capita Income          | \$42,200  | \$40,503  | \$41,412  |
| <b>EDUCATION (AGE 25+)</b>                |           |           |           |
| 2018 Estimated High School Graduate       | 16.10%    | 15.74%    | 17.83%    |
| 2018 Estimated Bachelors Degree           | 33.15%    | 34.13%    | 31.98%    |
| 2018 Estimated Graduate Degree            | 15.99%    | 16.72%    | 15.88%    |
| <b>AGE</b>                                |           |           |           |
| 2018 Median Age                           | 34.4      | 34.4      | 34.7      |

Our quest is your success.

9.9M SF OWNED

12.1M SF LEASED

10.3M SF MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project 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.

|   |               |                           |                      |
|---|---------------|---------------------------|----------------------|
| <b>Home Asset, Inc., dba NewQuest Properties</b>                  | <b>420076</b> | -                         | <b>(281)477-4300</b> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No.   | Email                     | Phone                |
| <b>H. Dean Lane, Jr.</b>  | <b>366134</b> | <b>dlane@newquest.com</b> | <b>(281)477-4300</b> |
| Designated Broker of Firm   | License No.   | Email                     | Phone                |
| <b>H. Dean Lane, Jr.</b>  | <b>366134</b> | <b>dlane@newquest.com</b> | <b>(281)477-4300</b> |
| 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

