



# FAIRFIELD MARKETPLACE

*Retail and Office Space Available*

NEC of Highway 290 & Mason Road | Cypress, Texas



Bob Conwell | JJ McDermott | 281.477.4300

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



**\$121K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILE  
TRADE AREA



**TRAFFIC COUNT**

89,756 VPD on Highway 290  
21,814 VPD on Mason Road

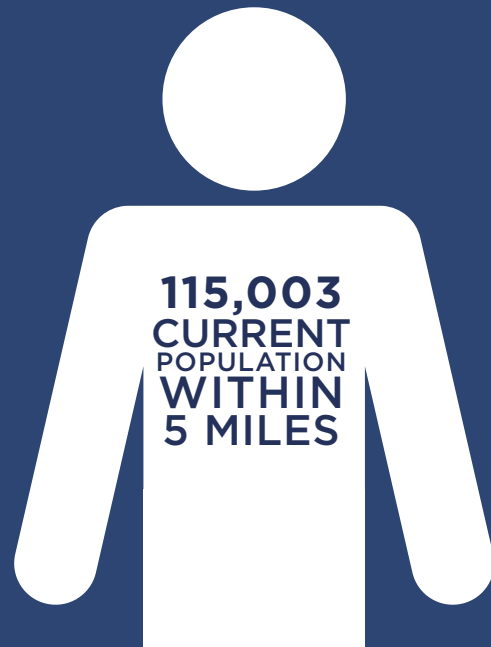
(Source: TXDOT 2017)



**FAIRFIELD**  
IS A 3,200 ACRE  
MASTER-PLANNED  
COMMUNITY  
WITH 5,800 HOMES  
UPON COMPLETION



**115,003**  
CURRENT  
POPULATION  
WITHIN  
5 MILES



**FAIRFIELD  
MARKETPLACE**

**4,859 SF OF 2ND  
FLOOR SPACE MEDICAL/  
PROFESSIONAL SPACE  
AVAILABLE for lease**

**1,400 SF OF RETAIL  
SPACE REMAINING**

Anchored by a **123,000 SF  
KROGER MARKETPLACE**

**LESS THAN 2 MILES**  
from the Grand Parkway

Fairfield has a current population  
of **115,003 WITHIN 5 MILES** of  
the center

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Fairfield  
3,200 Acres  
5,800 Homes

TXDOT Funded  
Exit Ramp  
Relocation  
Currently in  
Progress

MEMORIAL  
HERMANN

Good Shepherd  
United Methodist  
Church

T-Mobile xfinity  
Vogue Cleaners  
Pink Nails  
Space Available  
1,400 SF  
edible arrangements  
JHSalon

Future  
Dunham Pointe  
Development  
± 1,327 Acre  
Master Planned  
Community  
1,309 Lots

290 HIGHWAY 290 89,756 VPD

CHASE

FAIRFIELD MEADOWS

Kroger  
FUEL  
Center

ZAXBY'S

COMING SOON  
Jason's deli

COMING SOON  
Olive Garden

Wendy's

COMING SOON  
FRESENIUS  
MEDICAL CARE

Kroger  
Marketplace

CYPRESSWOOD DRIVE

Pet Supermarket  
Gulf Coast Regional  
Blood Center

Texas Children's  
Hospital  
Strong Vision  
Emerald Dental  
Space Available  
4,859 SF  
CRESTSTAFF  
SERVICES

MASON RD.





Fairfield  
3,200 Acres  
5,800 Homes

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3,200 Acres  
5,800 Homes

**Pet Supermarket**  
Gulf Coast Regional  
Blood Center

COMING SOON  
FRESINIUS  
MEDICAL CARE

T-Mobile xfinity  
Vogue Cleaners  
Pink Nails  
Space Available  
1,400 SF  
BUCK'S  
edible arrangements  
SHSalon

Good Shepherd  
United Methodist  
Church

MEMORIAL  
HERMANN

Kroger  
Marketplace

CYPRESSWOOD DRIVE

COMING SOON  
Jason's deli

Kroger  
FUEL  
Center

FAIRFIELD MEADOWS

Texas Children's  
Hospital  
Strong Vision  
Emerald Dental  
Creststaff  
SERVICES  
Space Available  
4,859 SF

Wendy's

COMING SOON  
Olive  
Garden  
ITALIAN KITCHEN

ZAXBY'S

CHASE

Future  
Dunham Pointe Development  
± 1,327 Acre  
Master Planned Community  
1,309 Lots

290 HIGHWAY 290 89,756 VPD





TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	547,004	12.56	123,000	630	5.12	22.49
TRACT '2'	55,480	1.27	17,278	62	3.59	31.14
TRACT '3'	61,602	1.41	3,558	35	9.84	5.78
TRACT '4'	54,091	1.24	3,900	40	10.26	7.21
TRACT '5'	45,668	1.05	4,690	57	12.15	10.27
TRACT '5B'	78,336	1.80	7,954	119	14.96	10.15
TRACT '6'	38,005	0.87	3,202	40	12.49	8.43
TRACT '7'	55,298	1.27	19,600	73	3.72	35.44
TRACT '8'	46,127	1.06	13,122	56	4.27	28.45
TRACT '9'	26,684	0.61	6,520	23	3.53	24.43
TOTAL	1,008,297	23.15	202,824	1,135	5.60	20.12

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: SP149 DATE: 03.13.19

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	PINK NAILS	2,412 S.F.
2	VOGUE CLEANERS	1,050 S.F.
3	POSTAL PLUS	1,400 S.F.
4	SHI SALON	1,400 S.F.
5	EDIBLE ARRANGEMENTS	1,050 S.F.
6	AVAILABLE	1,400 S.F.
7	T-MOBILE	1,400 S.F.
8	BAHAMA BUCKS	1,400 S.F.
9	XFINITY	4,448 S.F.
	SPRINKLER	38 S.F.
TOTAL		17,278 S.F.

PROFESSIONAL BUILDING 7		
NO.	NAME	LEASE AREA
FIRST FLOOR		
1	DENTIST	4,113 S.F.
2	STRONG VISION CENTER	2,603 S.F.
3	TEXAS CHILDREN'S URGENT CARE	2,800 S.F.
	STAIRS/ELEVATOR	361 S.F.
SECOND FLOOR		
4	CORESTAFF SUPPORT SERVICES	4,580 S.F.
5	AVAILABLE	4,859 S.F.
	STAIRS/ELEVATOR	361 S.F.
TOTAL		19,677 S.F.

AVAILABLE

## U.S. HIGHWAY 290

## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2018 Estimates with  
Delivery Statistics as of 12/18

**1 Mile**      **3 Miles**      **5 Miles**

### POSTAL COUNTS

Current Households	2,705	16,807	36,509
Current Population	8,568	53,452	115,003
2010 Census Average Persons per Household	3.17	3.18	3.15
2010 Census Population	4,904	31,933	61,865
Population Growth 2010 to 2018	74.71%	67.40%	86.06%

### CENSUS HOUSEHOLDS

1 Person Household	10.50%	11.38%	12.21%
2 Person Households	24.63%	25.83%	26.88%
3+ Person Households	64.87%	62.79%	60.91%
Owner-Occupied Housing Units	95.57%	90.14%	88.25%
Renter-Occupied Housing Units	4.43%	9.86%	11.75%

### RACE AND ETHNICITY

2018 Estimated White	76.00%	75.19%	74.04%
2018 Estimated Black or African American	9.46%	10.18%	10.13%
2018 Estimated Asian or Pacific Islander	5.29%	5.57%	5.89%
2018 Estimated Other Races	8.69%	8.57%	9.45%
2018 Estimated Hispanic	22.65%	22.81%	23.65%

### INCOME

2018 Estimated Average Household Income	\$113,848	\$120,964	\$115,974
2018 Estimated Median Household Income	\$115,385	\$115,674	\$111,110
2018 Estimated Per Capita Income	\$36,579	\$38,701	\$37,840

### EDUCATION (AGE 25+)

2018 Estimated High School Graduate	13.13%	17.46%	17.72%
2018 Estimated Bachelors Degree	39.82%	33.53%	32.53%
2018 Estimated Graduate Degree	13.91%	15.49%	16.02%

### AGE

2018 Median Age	34.8	34.7	34.6
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Our quest  
is your success.

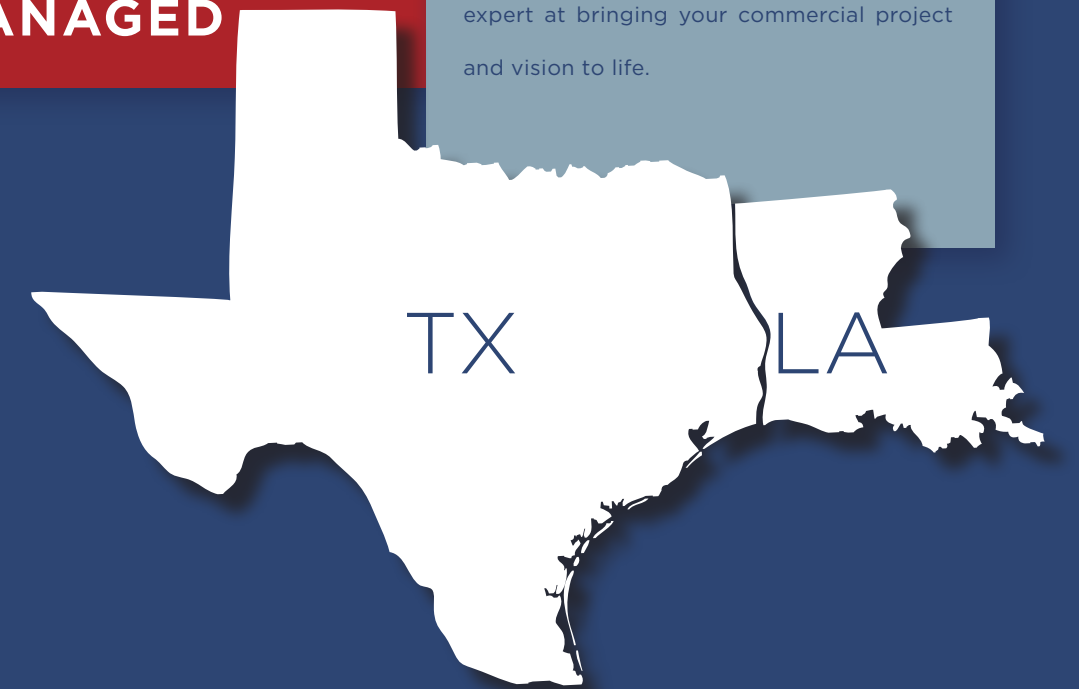
9.9M SF  
OWNED

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.





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

# 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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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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