

# For Lease

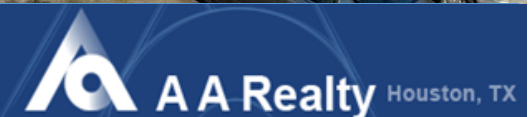
## Cypresswood Kroger's Shopping Center

19758 Hwy 249, Houston Texas

- Kroger's Shadow Anchored Center
- 1,800 SF Available
- Corner of 249 & Cypresswood Dr.
- Easy Access with HWY 249 Exposure
- Freeway Visibility



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**AVAILABLE SPACE**

- #19758: 1,800 SF

**ANNUAL RENT RATE:**

- BASE RENT:  
\$18.00/SF
- NNN:  
\$ 9.91/SF

**POPULATION 2019**

1 MILE	3 MILE	5 MILE
10,235	106,028	310,774

**AVE. HOUSEHOLD INCOME**

1 MILE	3 MILE	5 MILE
\$100,061	\$130,641	\$128,700

**TRAFFICE COUNT 2018**

- TOMBALL PKWY/CYPRESSWOOD DR., NW: 153,383
- CYPRESSWOOD DR./TOMBALL PKWY, SW : 31,004

**AIRPORT**

- IAH: 19.0 MI
- WILLIAM P. HOBBY: 34.9 MI

**COMSUMER SPENDING**

1 MILE	3 MILE	5 MILE
\$317.23MM	\$3,18B	\$8.50B



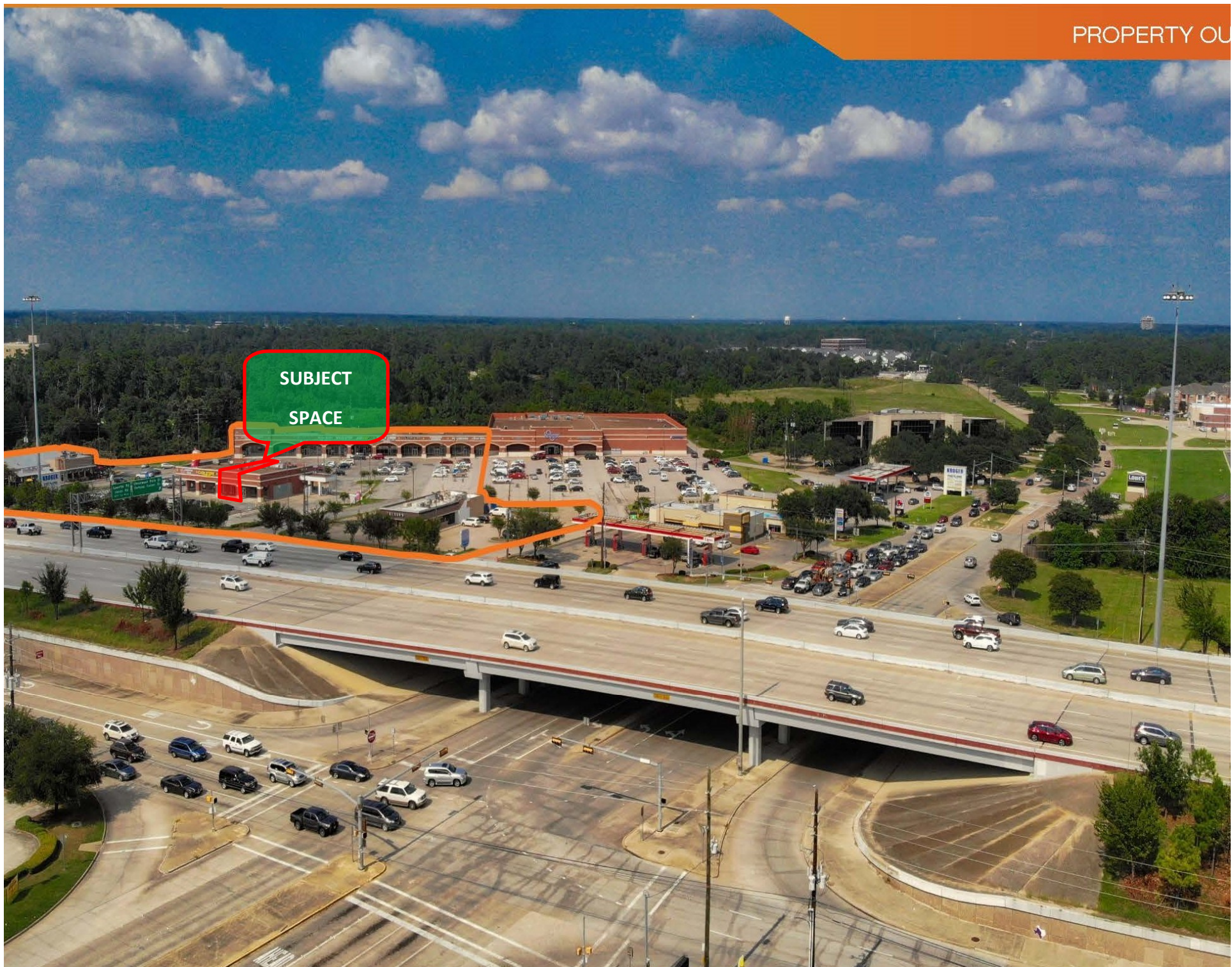








SUBJECT  
SPACE









# DEMOGRAPHICS

## DEMOGRAPHICS

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	4,267	54,623	136,633
Population (4/1/2000)	5,692	72,046	191,624
Population (4/1/2010)	9,016	92,678	270,461
Population (1/1/2019)	10,235	106,028	310,774
Population (1/1/2024)	10,755	111,428	326,604
Percent Growth (2019/2010)	13.52	14.4	14.91
Percent Forecast (2024/2019)	5.08	5.09	5.09
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	1,520	18,464	46,789
Households (4/1/2000)	2,496	26,417	67,682
Households (4/1/2010)	4,106	36,393	97,185
Households (1/1/2019)	4,652	41,569	111,480
Households (1/1/2024)	4,886	43,649	117,062
Percent Growth (2019/2010)	13.3	14.22	14.71
Percent Forecast (2024/2019)	5.03	5	5.01
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	34.4	38.1	36
Male	5,093	52,017	152,575
Female	5,142	54,011	158,199
Density	4,090.30	3,883.80	3,310.50
Urban	10,235	106,028	308,476
Rural	0	0	2,298

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY RACE</b>			
White Alone	7,144	75,565	203,753
Black Alone	1,184	10,770	39,173
Asian Alone	1,043	10,069	33,268
American Indian and Alaska Native Alone	89	677	2,033
Other Race Alone	419	5,396	21,445
Two or More Races	356	3,551	11,102
<b>POPULATION BY ETHNICITY</b>			
Hispanic	1,986	21,648	76,310
White Non-Hispanic	5,750	60,874	154,767
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Household Income (\$)	465,482,079	5,430,617,13	14,347,427,87
Median Household Income (\$)	85,466	99,130	99,045
Average Household Income (\$)	100,061	130,641	128,700
Per Capita Income (\$)	45,679	51,266	46,294
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services)	678,883	3,507,818	7,440,116
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	317,230.70	3,182,007.50	8,500,467.00
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	8,841	52,205	106,519
Establishments, Total (by Place of Work)	509	3,111	6,926



11/2/2015

# Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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>A A Realty Company</b>	423906	cwu9720@hotmail.com	(713)988-0888
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Chris Wu</b>	395818	cwu9720@hotmail.com	(713)988-0888
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Andy Hsu</b>	0401340	andy.hsu@aaarealtytx.com	(713)414-5529
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

## Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Data

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