

FOR LEASE

CYPRESSWOOD COMMONS RETAIL CENTER

20057 Interstate 45 North, Spring, Texas 77388



RENT

\$27.22/SF



NNN CHARGES

\$6.24/SF



AVAILABLE SPACE

880 SF



PARKING SPACE

355



YEAR BUILT

2000

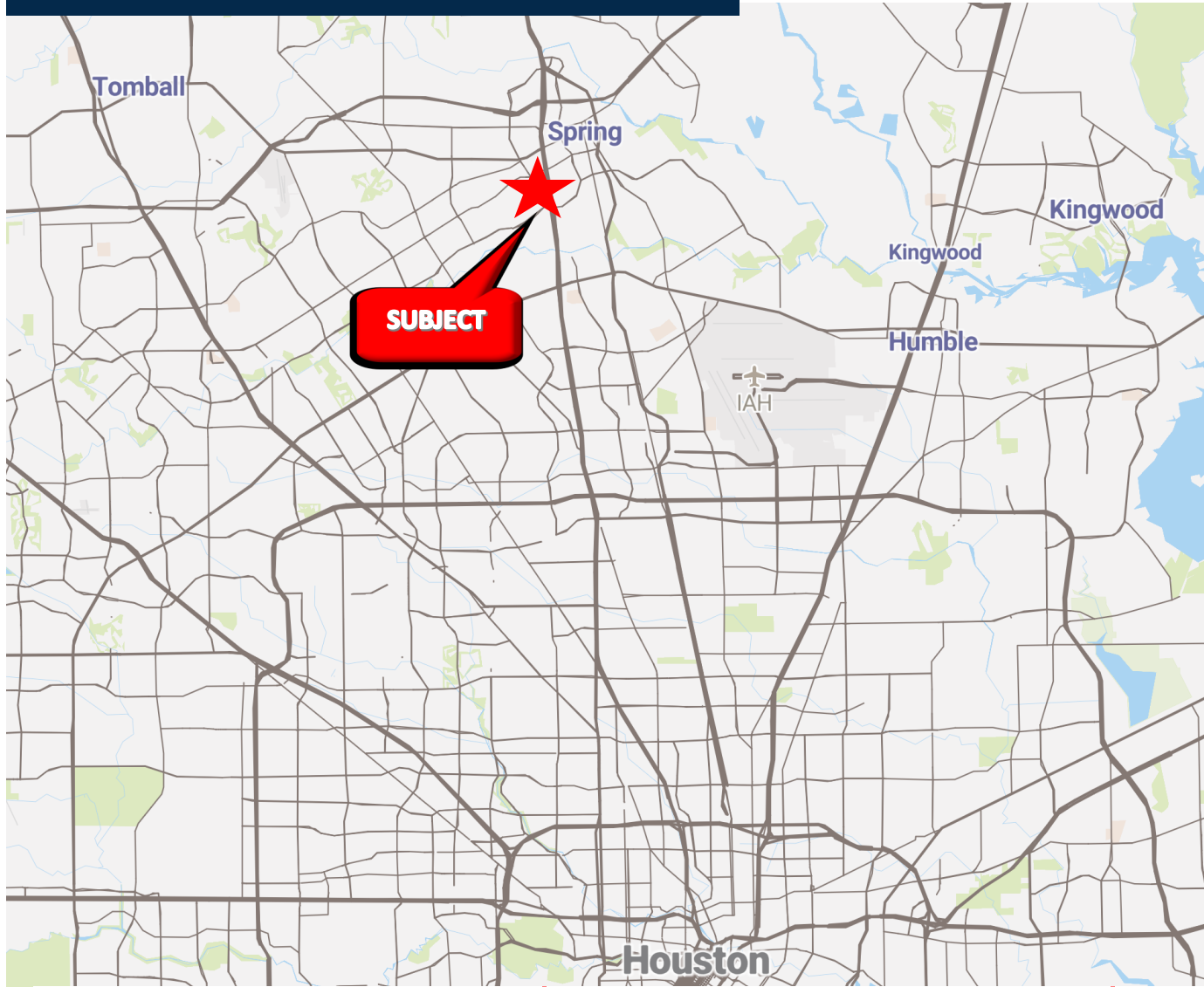


LAND SIZE

4 AC

LEASE SUMMARY

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AVAILABLE:

- # 20063: 880 SF

ANNUAL RENT RATE:

- BASE RENT:
\$ 27.22/SF
- NNN:
\$ 6.24/SF

POPULATION

1 MILE	3 MILE	5 MILE
11,680	87,172	217,970

AVE. HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$125,610	\$107,098	\$103,676

TRAFFICE COUNT 2018

- I-45: 245,401
- Cypresswood (2016): 20,550

AIRPORT

- IAH: 12.5 MI
- WILLIAM P. HOBBY: 32.0 MI

COMSUMER SPENDING

1 MILE	3 MILE	5 MILE
\$318 MM	\$2.17 B	\$5.18B

AREA MAP



EXXON MOBILE
CAMPUS

99
TOLL

99
TOLL

OLD TOWN
SPRING



SPRING STUEBNER RD

INTERSTATE
45
292



Office DEPOT

ROCK 'N' ROLL SUSHI

LA FITNESS

LOUISIANA KITCHEN

POPEYES

NUTRITION TE SUPERSTORE

DENNY'S

SMOOTHIE FACTORY

BULLRITOS BURRITOS & TACOS

PIZZA HUT

LOUETTA RD

TARGET

ULTA

KIRKLAND'S

THE CHILDREN'S PLACE

BEST BUY

GameStop

STAPLES



SUBJECT

CYPRESSWOOD DR.

SPRING HIGH-
SCHOOL

INTERSTATE
45



LOCATION

LOCATION



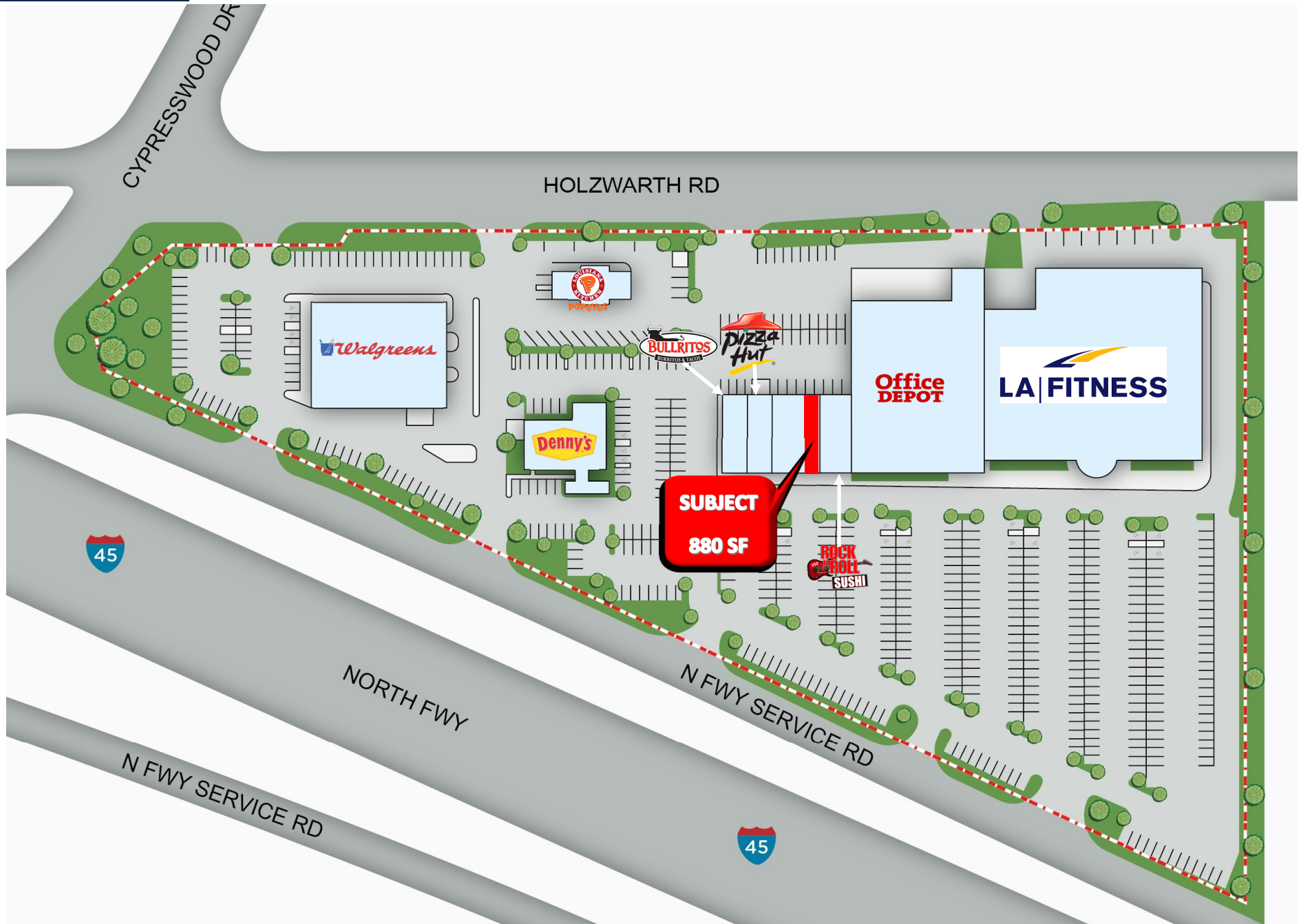
LOCATION

LOCATION



SITE PLAN

SITE PLAN



DEMOGRAPHICS

DEMOGRAPHICS

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	4,595	45,755	99,809
Population (4/1/2000)	5,739	54,246	121,464
Population (4/1/2010)	10,175	75,456	187,059
Population (1/1/2019)	11,680	87,172	217,970
Population (1/1/2024)	12,279	91,596	229,452
Percent Growth (2019/2010)	14.79	15.53	16.52
Percent Forecast (2024/2019)	5.13	5.08	5.27

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	1,586	16,905	36,190
Households (4/1/2000)	2,152	20,113	44,763
Households (4/1/2010)	3,672	27,170	65,662
Households (1/1/2019)	4,206	31,321	76,520
Households (1/1/2024)	4,418	32,883	80,557
Percent Growth (2019/2010)	14.54	15.28	16.54
Percent Forecast (2024/2019)	5.04	4.99	5.28

GENERAL POPULATION CHARACTERISTICS			
Median Age	38.2	34.7	32.8
Male	5,683	42,728	106,548
Female	5,997	44,444	111,422
Density	2,223.30	3,378.80	2,334.50
Urban	11,680	86,912	216,944
Rural	0	260	1,026

Description	1 Miles	3 Miles	5 Miles
POPULATION BY RACE			
White Alone	7,898	54,648	128,135
Black Alone	1,783	17,531	49,206
Asian Alone	878	5,099	11,175
American Indian and Alaska Native Alone	41	489	1,350
Other Race Alone	703	6,292	19,849
Two or More Races	377	3,113	8,255

POPULATION BY ETHNICITY			
Hispanic	2,700	22,661	65,251
White Non-Hispanic	6,079	39,992	87,878

GENERAL INCOME CHARACTERISTICS			
		3,354,420,19	
Total Household Income (\$)	528,315,672	2 7,933,276,880	
Median Household Income (\$)	102,639	87,173	82,663
Average Household Income (\$)	125,610	107,098	103,676
Per Capita Income (\$)	45,291	38,634	36,490

RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	197,720	3,085,904	6,324,746

CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	317,732.90	2,173,101.40	5,175,042.70

EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	1,352	24,902	65,842
Establishments, Total (by Place of Work)	118	1,490	3,977



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andy Hsu	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

IABS 1-0 Date