

**TENANT IN PLACE  
APPOINTMENT REQUIRED**



**FOR SALE | LEASE | ±2,585 SF**

**11946 Barker Cypress – Cypress, TX 77433**

**Zach Rogers**  
Broker Associate  
281-466-2880 X4  
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# FOR SALE | LEASE | PROPERTY INFORMATION

## 11946 Barker Cypress – Cypress, TX 77433

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### Property Information

**Offering:** FOR SALE or LEASE, (contact broker for pricing)

**Building Size:** ±2,585 SF flex / retail

**Building Features:** 100% HVAC, 2 restrooms, 1 grade-level rollup door, built-in reception desk

**Availability:** Tenant is month-to-month

**County:** Harris County

### Location Highlights

- Positioned in the heart of the Barker Cypress / U.S. 290 retail corridor, one of NW Houston's densest trade areas
- Surrounded by national anchors: H-E-B Cypress Market (157,407 SF), Walmart Neighborhood Market, Walgreens & LA Fitness
- Harris County flex/retail zoning — flexible for owner-user, medical, service or retail tenancy
- Direct access to U.S. 290 (Northwest Fwy) and Barker Cypress Rd frontage

| Demographic       | 3 Mile   | 5 Mile  | 10 Mile |
|-------------------|----------|---------|---------|
| Population        | 84,107   | 267,576 | 814,782 |
| Median HH Income  | 121,720  | 114,069 | 97,316  |
| Median Home Value | 368,0059 | 353,722 | 319,868 |

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**FOR SALE | LEASE | BUILDING PHOTOS**  
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## **±2,585 SF FLEX / RETAIL BUILDING**

Masonry & metal construction with storefront glazing, dedicated parking, and prominent Barker Cypress Rd visibility. Well-suited for owner-user, medical, professional service, or single-tenant retail use.

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### A PROVEN NW HOUSTON RETAIL CORRIDOR

The Barker Cypress @ U.S. 290 node is anchored by a 157,407 SF H-E-B Cypress Market and supported by Walmart Neighborhood Market, national fitness, banking, dining and service tenants — 107 shopping centers and 305 stores sit within one mile of the site.

**305**  
Stores within 1 mile

**107**  
Centers within 1 mile

**84,107**  
Population (3-mile)

**\$1.10 B**  
Consumer spend (3-mi)

### MAJOR RETAILERS WITHIN 1 MILE

| RETAILER                    | TYPE             | CENTER / ADDRESS        | GLA        | MI   |
|-----------------------------|------------------|-------------------------|------------|------|
| H-E-B                       | Supermarket      | H-E-B Cypress Market    | 112,550 SF | 0.55 |
| Walmart Neighborhood Market | Supermarket      | 11425 Barker Cypress Rd | 44,000 SF  | 0.62 |
| LA Fitness                  | Fitness          | Coles Crossing          | 41,201 SF  | 0.44 |
| Star Furniture Company      | Furniture        | Coles Crossing          | 67,334 SF  | 0.49 |
| Walgreens                   | Drug Store       | 11803 Barker Cypress Rd | 14,235 SF  | 0.19 |
| At Home                     | Home Accessories | 24340 Highway 290 W     | 88,400 SF  | 0.59 |
| 84 Lumber Company           | Home Improvement | 12020 Barker Cypress Rd | 142,100 SF | 0.12 |
| Twin Liquors / Wells Fargo  | Retail / Bank    | H-E-B Cypress Market    | —          | 0.55 |

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# FOR SALE | LEASE | MARKET DEMOGRAPHICS

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### POPULATION & GROWTH (Sourced from Costar)

|                 | 3 MI   | 5 MI    | 10 MI   |
|-----------------|--------|---------|---------|
| 2020 Census     | 80,198 | 254,353 | 771,620 |
| 2025 Estimate   | 84,107 | 267,576 | 814,782 |
| 2030 Projection | 89,529 | 284,993 | 868,445 |
| Growth '25-'30  | 6.45%  | 6.51%   | 6.59%   |
| Avg HH Size     | 3.10   | 3.00    | 3.00    |
| Median Age      | 37.6   | 37.3    | 36.7    |

### INCOME & HOUSING (Sourced from Costar)

|                   | 3 MI      | 5 MI      | 10 MI     |
|-------------------|-----------|-----------|-----------|
| Avg HH Income     | \$148,206 | \$141,001 | \$123,746 |
| Median HH Income  | \$121,720 | \$114,069 | \$97,316  |
| Median Home Value | \$368,059 | \$353,722 | \$319,868 |
| Owner Occupied    | 77.3%     | 75.8%     | 70.3%     |
| HH w/ \$100K+     | 60.4%     | 56.4%     | 48.5%     |
| Bachelor's+       | 45.8%     | 42.2%     | 36.6%     |

### WHY BARKER CYPRESS

- 3-mile trade area of 84,107 residents projected to reach 89,529 by 2030 — steady 6%+ five-year growth in an already-dense corridor
- Affluent, family household base: \$121,720 median (3-mi) household income, 77% owner-occupied, average household size of 3.1
- Highly educated workforce — 45.8% of adults hold a bachelor's degree or higher within 3 miles
- \$1.10 B in total annual consumer spending inside 3 miles, including \$286.5 M on food & dining alone
- Mature, built-out retail node (median home built 2006) anchored by H-E-B, Walmart and national brands

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### 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.

2-10-2025



#### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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.

|                                      |               |                          |                         |
|--------------------------------------|---------------|--------------------------|-------------------------|
| <u>Foldetta Commercial</u>           | <u>559790</u> | <u>ross@foldetta.com</u> | <u>(281)466-2880 X1</u> |
| Licensed Broker /Broker Firm Name or | License No.   | Email                    | Phone                   |
| Primary Assumed Business Name        |               |                          |                         |
| <u>Ross Foldetta</u>                 | <u>514192</u> | <u>ross@foldetta.com</u> | <u>(281)466-2880 X1</u> |
| Designated Broker of Firm            | License No.   | Email                    | Phone                   |
| Licensed Supervisor of Sales Agent/  | License No.   | Email                    | Phone                   |
| Associate                            |               |                          |                         |
| <u>Zach Rogers</u>                   | <u>727840</u> | <u>zach@foldetta.com</u> | <u>(281)466-2880 X4</u> |
| 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)

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