

**NEW  
LISTING!  
GROUND  
LEASE**



**NewQuest**

**26003 NORTHWEST FREEWAY**

26003 Northwest Freeway | Cypress, TX 77429

3,980 SF Now Available, Former Panera Bread Pad with 290 Frontage

**Glenn Dickerson**  
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# Project Highlights

## ±3,980 SF Available For Ground Lease in Cypress, Texas

- ± 3,980 SF now available, Formerly Panera Bread
- Located at the key intersection of Spring Cypress Rd and Hwy 290
- Sits in front of Lowe's with Hwy 290 Frontage
- Nearby tenants; Target, TJ Maxx, Michael's, Best Buy, Home Depot, Hobby Lobby, Kroger
- Ground Lease opportunity only
- Accessible through feeder, Fry Rd or Spring Cypress Rd

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### 44%

**POPULATION GROWTH**  
WITHIN 1 MILE  
FROM 2020 TO 2025



### 207K

**CURRENT POPULATION**  
WITHIN 5 MILES

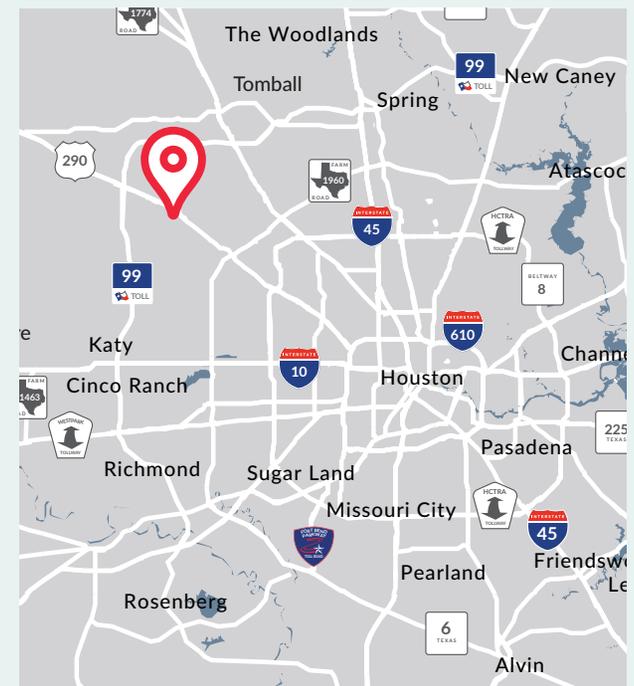


### \$175K

**AVERAGE HHI**  
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

- **Approximate Size:**  
±0.61 acres with 3,980 SF building
- **Price:**  
Contact Broker for Pricing
- **Traffic Counts:**  
113,447 VPD on Northwest Freeway  
25,885 VPD on Fry Rd  
11,141 VPD on Spring Cypress Rd  
7,903 VPD on Hempstead Rd  
TxDOT Traffic Counts as of 2024
- **Utilities:**  
Provided
- **Engineering/Detention:**  
Provided
- **School District:**  
Cypress-Fairbanks ISD
- **Frontage:**  
±185 ft on Northwest Freeway (Hwy 290)





TxDot Traffic Counts as of 2024

08.25 | 07.25



# Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,180	28,220	66,775
Current Population	8,939	87,021	206,855
2020 Census Population	6,228	73,906	176,236
Population Growth 2020 to 2025	43.53%	17.75%	17.37%
2025 Median Age	35.6	36.4	36.6

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	50.41%	52.33%	51.83%
Black or African American	17.83%	14.41%	14.90%
Asian or Pacific Islander	11.36%	13.23%	12.74%
Other Races	19.56%	19.46%	19.94%
Hispanic	26.57%	26.56%	27.13%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$174,995	\$174,730	\$175,499
Median Household Income	\$110,122	\$139,332	\$143,886
Per Capita Income	\$63,762	\$57,125	\$57,200

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	16.60%	11.35%	11.35%
2 Person Households	36.59%	30.68%	30.79%
3+ Person Households	46.81%	57.97%	57.87%
Owner-Occupied Housing Units	56.23%	78.30%	79.78%
Renter-Occupied Housing Units	43.77%	21.70%	20.22%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

# 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. **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:
  - 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</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>420076</b> License No.	- Email	<b>281.477.4300</b> Phone
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<b>H. Dean Lane, Jr.</b> Licensed Supervisor of Sales Agent/Associate	<b>366134</b> License No.	<b>dlane@newquest.com</b> Email	<b>281.477.4300</b> Phone
<b>Glenn Dickerson</b> Sales Agent/Associate's Name	<b>542479</b> License No.	<b>gdickerson@newquest.com</b> Email	<b>281.477.4384</b> 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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