

BLACK ⚡ ROCK
★ COFFEE BAR

NATIONAL
RETAILER

pizzatwist

± 3,925 SF
END CAP
(DIVISIBLE)

The Shoppes at Riata Heights

10760 BARKER CYPRESS ROAD
CYPRESS, TX 77433

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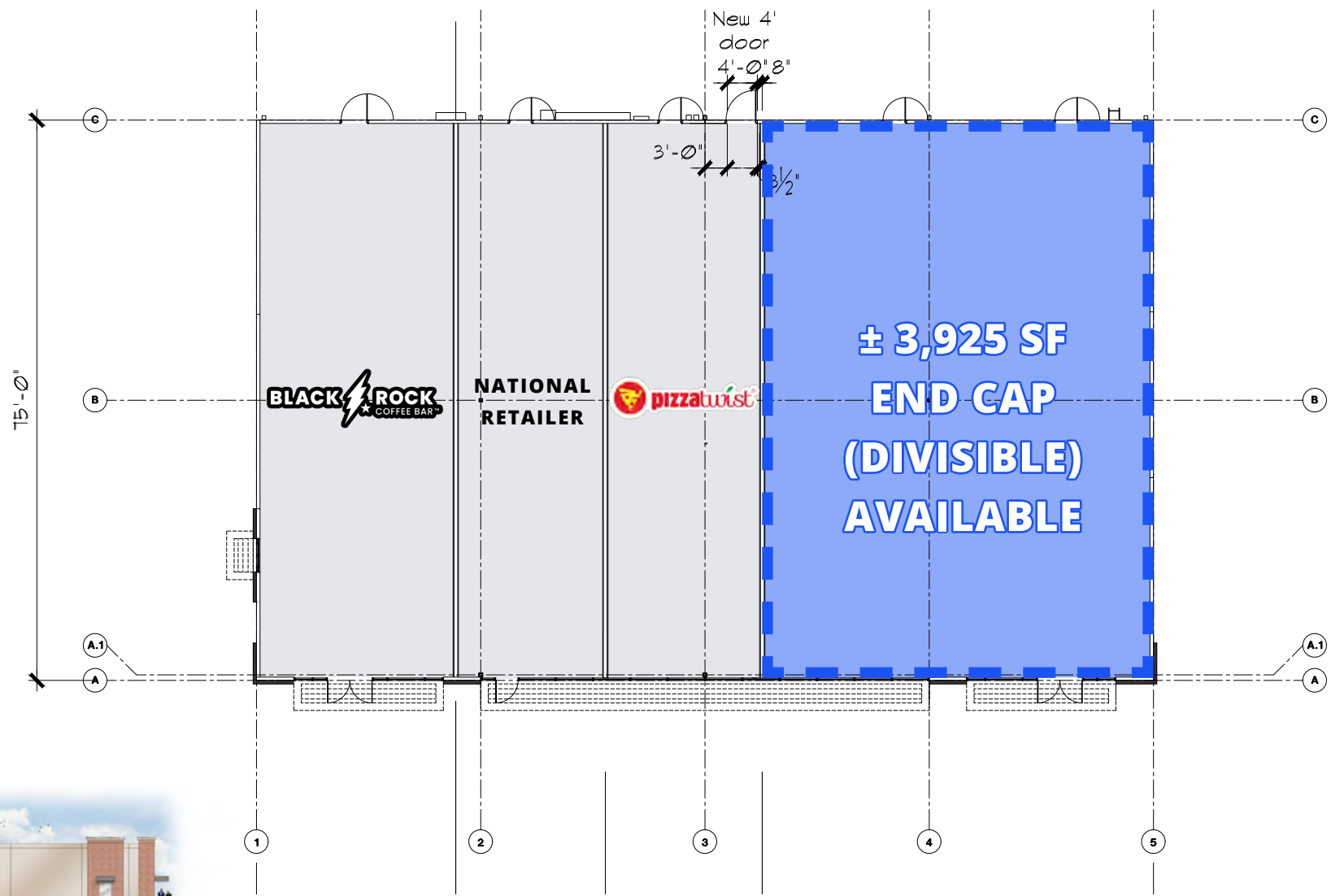
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Floor Plan





Property Highlights

- New 9,000-square-foot retail center located in one of the fastest-growing areas in Houston
- Seeking both national and local tenants: retail, medical, coffee users, fast casual food concepts
- Over 90,000 total households in a 5-mile radius
- Surrounded by affluent neighborhoods including: Towne Lake, Adler Trails, Riata Ranch & West, Canyon Lakes, and Bridgeland
- Less than two miles south of Highway 290
- Just one mile north of Boardwalk Towne Lake Center and Kroger Marketplace on Tuckerton Road





SITE

Walmart

**WOODARD
ELEMENTARY**

REGIONS

5,500 VPD

Walgreens

BLUEWAVE
express car wash

BARKER CYPRESS RD

JINYA

290

Walmart

CHASE

H-E-B

Jenny Holm

at home

81,575 VPD

Marvino's

SALT GRASS

Chickadee

LA FITNESS



WALMART
at home
CHASE

H-E-B

LA FITNESS
STARBUCKS COFFEE
CHECKER'S
SALTGRASS STEAK HOUSE

Walgreens

Walmart

290

81,575 VPD

SITE

BARKER CYPRESS RD

QUEENSTON BLVD

HUFFMEISTER RD

TELGE RD

The Boardwalk at
Towne Lake

hopdoddy
MOD
sweetgreen
crumbl
TORCHYS
COCO
Chick-fil-A
FIRST WATCH

Kroger

McDonald's
Bank of America
petco

TUCKERTON RD

FRY RD

H-E-B

STARBUCKS COFFEE

CHIPOTLE
SAJADO
CHARLEY'S
PIADA
SANTitas
FIVE GUYS

LONE STAR COLLEGE

STARBUCKS COFFEE

WHATABURGER

CVS

Cane's
ALDI

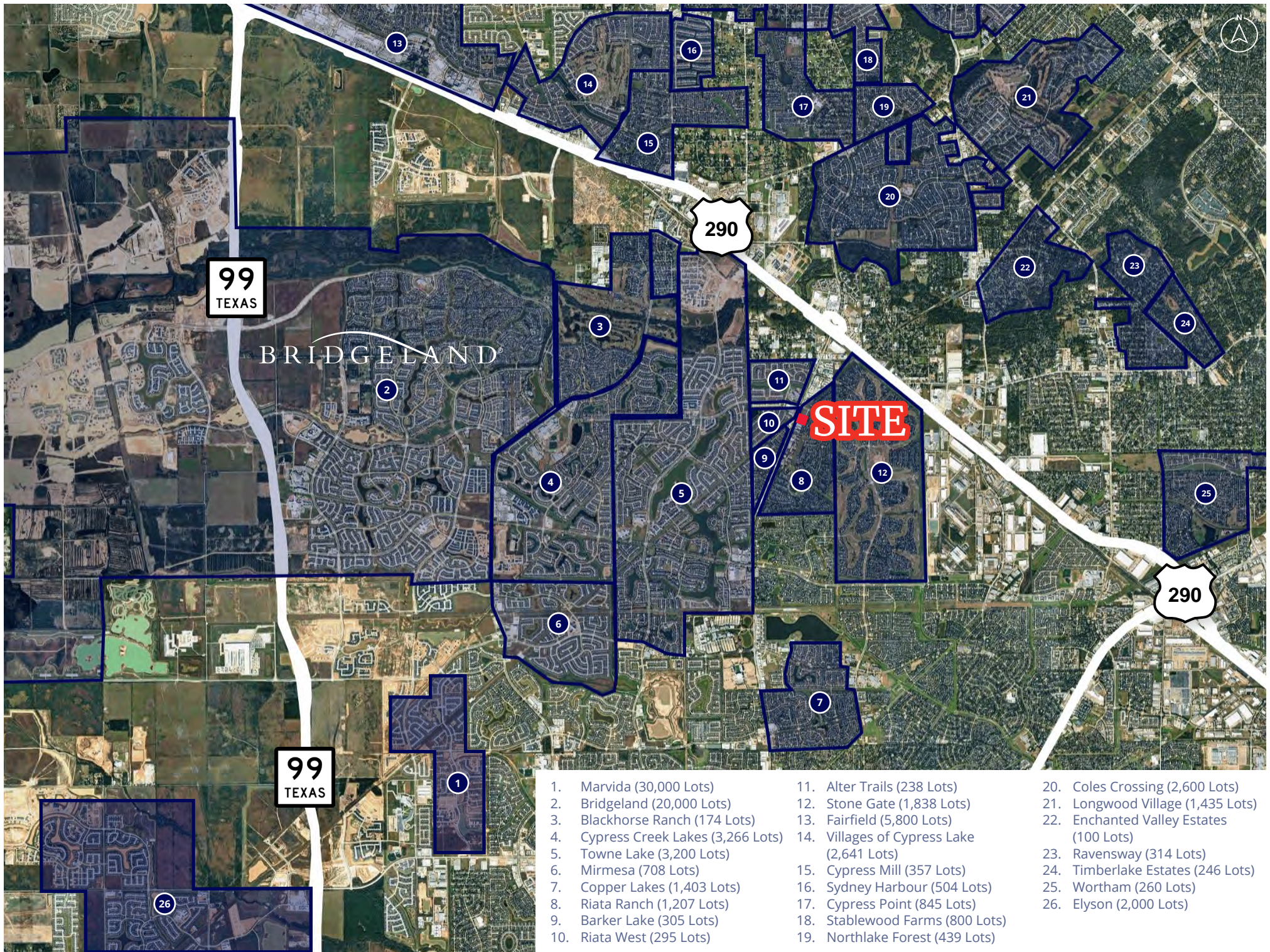
BERRY CENTER
of Northwest Houston

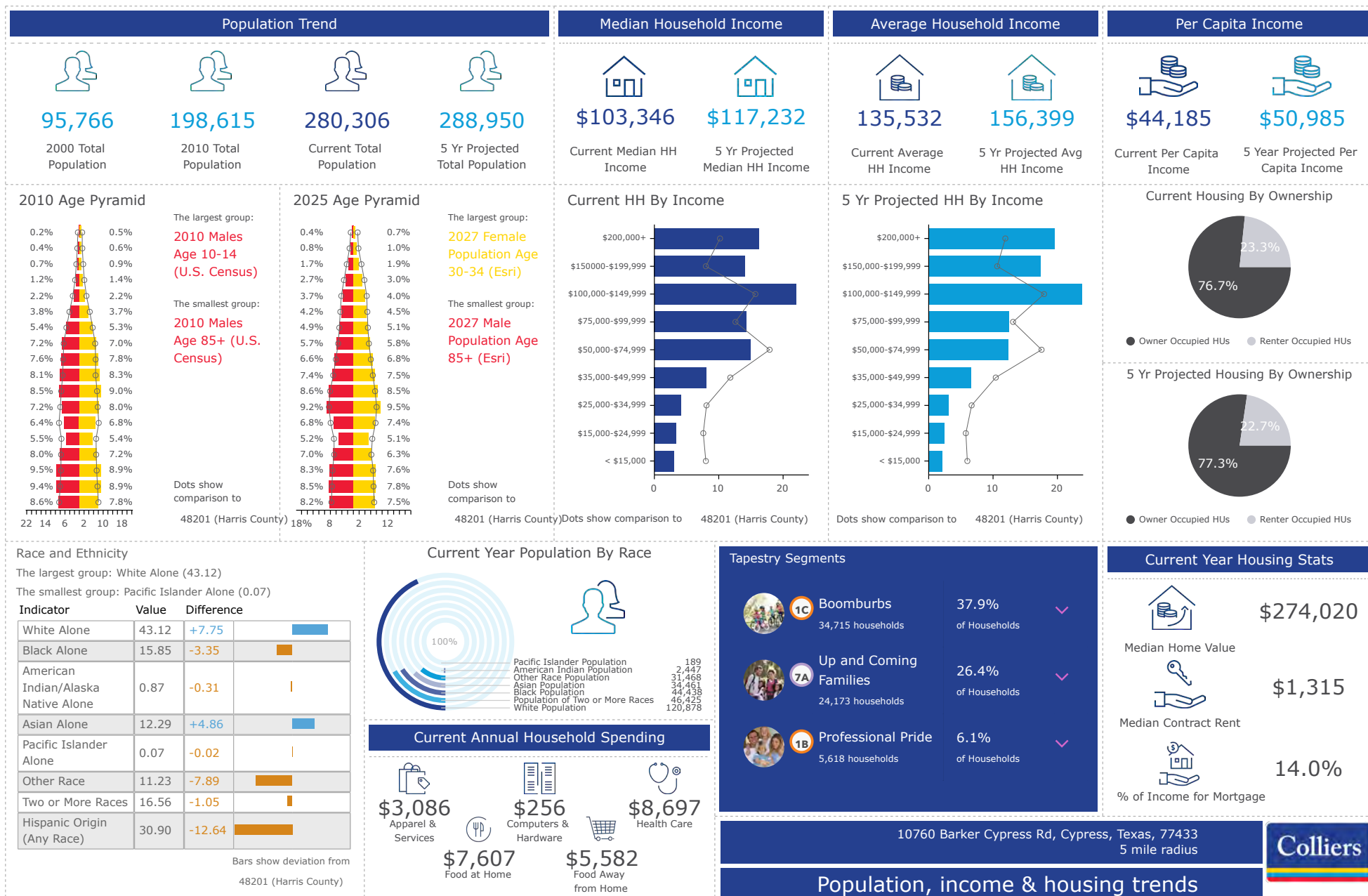
Walmart

LONGENBAUGH RD

WEST RD

WEST RD







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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:
 - 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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29114

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Date