



2ND GEN RETAIL SHADOW ANCHORED BY PLANET FITNESS ON FM 529



1,650 SF Available

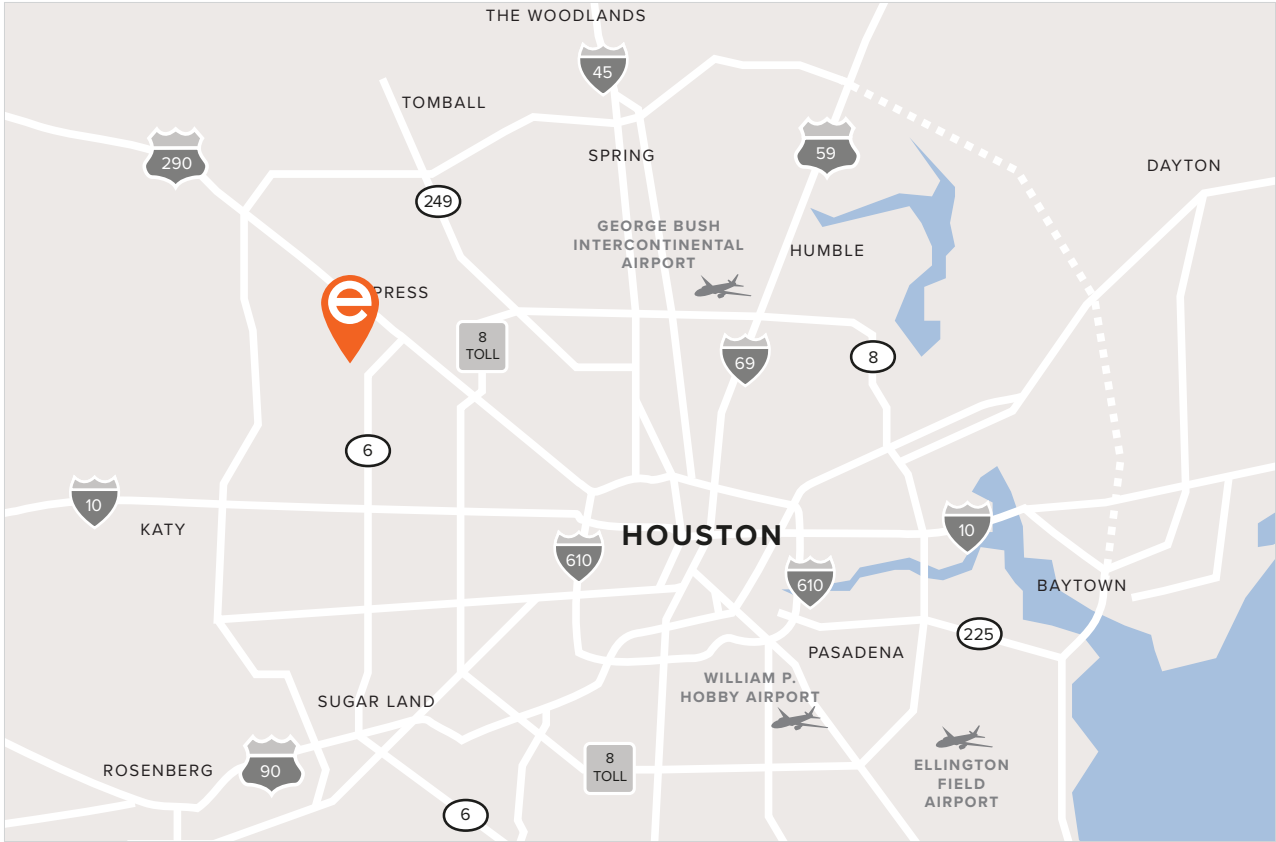
1,275 SF Available

Barker Cypress Marketplace

17817 FM 529, Houston, Texas 77095

Victoria Neff | Associate
vneff@edge-re.com | 713.900.3039

Edge Realty Partners
515 Post Oak Blvd, Suite 175, Houston, Texas 77027
713.900.3000 | edge-re.com



LOCATION

**17817 FM 529,
Houston, Texas 77095**



SIZE

**1,275 SF
1,650 SF**



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2026)

48,731 CPD **35,315 CPD**
FM 529 Barker Cypress Rd



2025 DEMOGRAPHIC SNAPSHOT

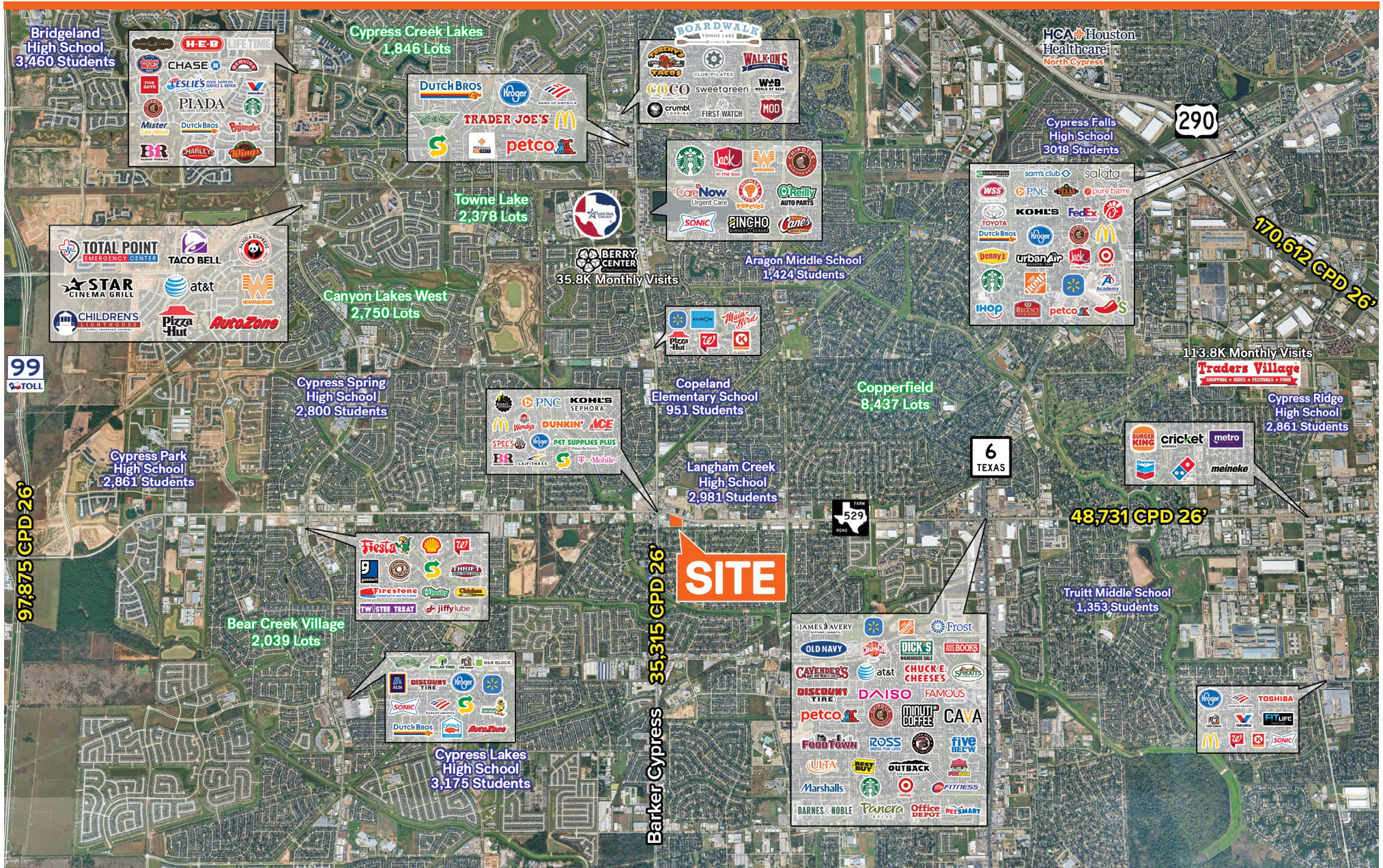
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	23,626	197,593	384,178
DAYTIME POPULATION	18,369	141,099	296,934
AVG HH INCOME	\$99,794	\$99,249	\$101,411

AREA RETAILERS

Planet Fitness, Autozone, Taco Bell, PNC Bank, Spec's, Wendy's, Subway, Kroger, La Fitness, McDonald's, Kohl's, Ace Hardware, Dunkin', Chase, Walgreens, Advance Auto Repair, Dick's Sporting Goods, Burlington, Walmart, Hobby Lobby, Panda Express, & Five Below

PROPERTY INFORMATION

- Located at the Signalized Intersection of Two Major Thoroughfares w/ High Visibility
- Positioned across the Langham Creek High School w/ 2,981 Students
- Surrounded by a Dense Residential Trade Area
- Recently Renovated Building Exterior and Parking Lot
- Pylon Signage Available







Barker Cypress Marketplace

Unit	Tenant	Sqft.
165	Messa Cafe	4,080
160	Double Dragon Chinese	2,630
159	Blue Sky Massage	1,280
155	Available	1,650
150	Kreamy Scoops and Snacks	1,500
147	Q Salon 2	1,730
145	Bubbly's Salon & Spa	1,125
135	Available	1,275
130	Ultra Nails	1,125
120	SpinXpress	5,100
109	Pediatricz Now	4,025

Total Square Footage: 25,520







BARKER CYPRESS MARKETPLACE - 17817 FM 529 | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	23,626	197,593	384,178
TOTAL DAYTIME POPULATION	18,369	141,099	296,934
PROJECTED POPULATION GROWTH 2025 TO 2030	11.16%	12.15%	12.90%
2030 PROJECTED POPULATION	26,264	221,609	433,755
% FEMALE POPULATION	51%	50%	51%
% MALE POPULATION	49%	50%	49%
MEDIAN AGE	37.8	39.4	39.4
BUSINESS			
TOTAL EMPLOYEES	4,202	31,171	77,432
TOTAL BUSINESSES	329	2,453	5,676
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$99,794	\$99,249	\$101,411
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$88,026	\$89,352	\$90,926
ESTIMATED PER CAPITA INCOME	\$33,030	\$36,933	\$39,401
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	7,131	61,754	119,932
% HOUSING UNITS OWNER-OCCUPIED	62%	66%	66%
% HOUSING UNITS RENTER-OCCUPIED	35%	30%	30%
RACE & ETHNICITY			
% WHITE	35%	33%	34%
% BLACK OR AFRICAN AMERICAN	16%	21%	19%
% ASIAN	8%	10%	11%
% OTHER	41%	37%	36%
% HISPANIC	53%	43%	41%
% NON-HISPANIC	47%	57%	59%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809