



END CAP AVAILABLE

Description:

- Join Sportin' Woody's, Marco's Pizza & Sizzle & Brew
- Tremendous Residential Growth
- Easy Access to SH 249 & Grand Parkway
- Good Visibility, Parking & Signage
- Signalized Intersection

Available Space:

- 1,180 SF - 2,400 SF

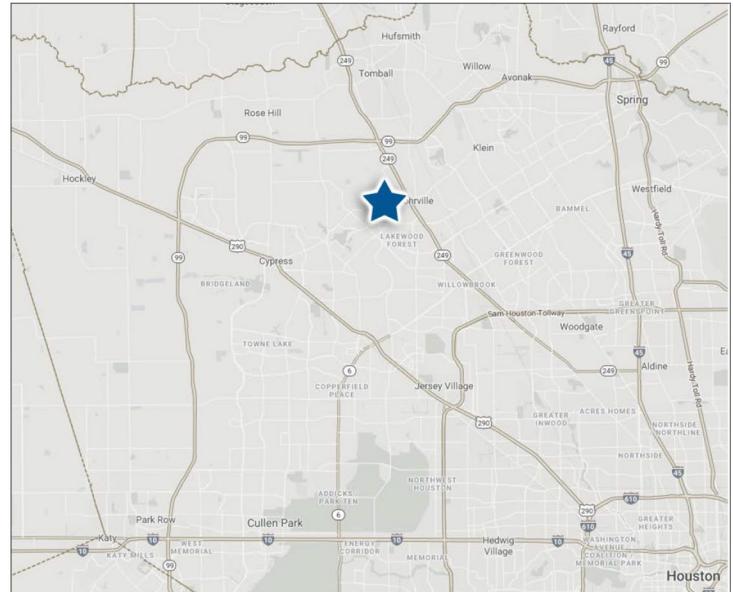
Traffic Counts:

Spring Cypress Rd: 23,373 VPD (TXDOT 2016)

Eldridge Pkwy: 12,806 VPD (TXDOT 2016)

Demographics:

	1 mile	3 mile	5 mile
2020 Population:	12,794	96,693	222,644
Daytime Pop:	11,794	88,479	206,604
Avg HH Income:	\$141,546	\$130,404	\$123,272



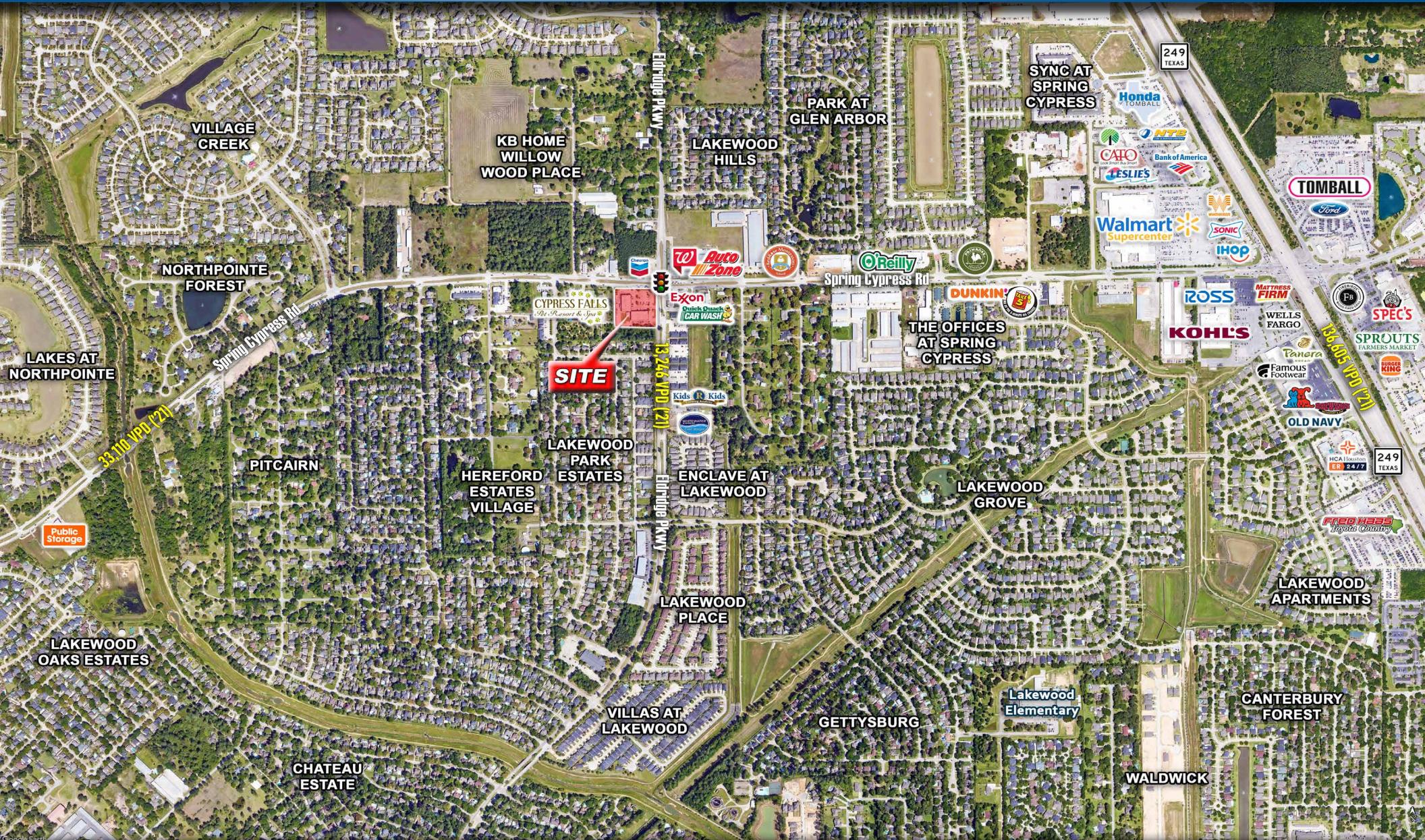
For More Information:

David Werlin

dwerlin@WPWMgmt.com

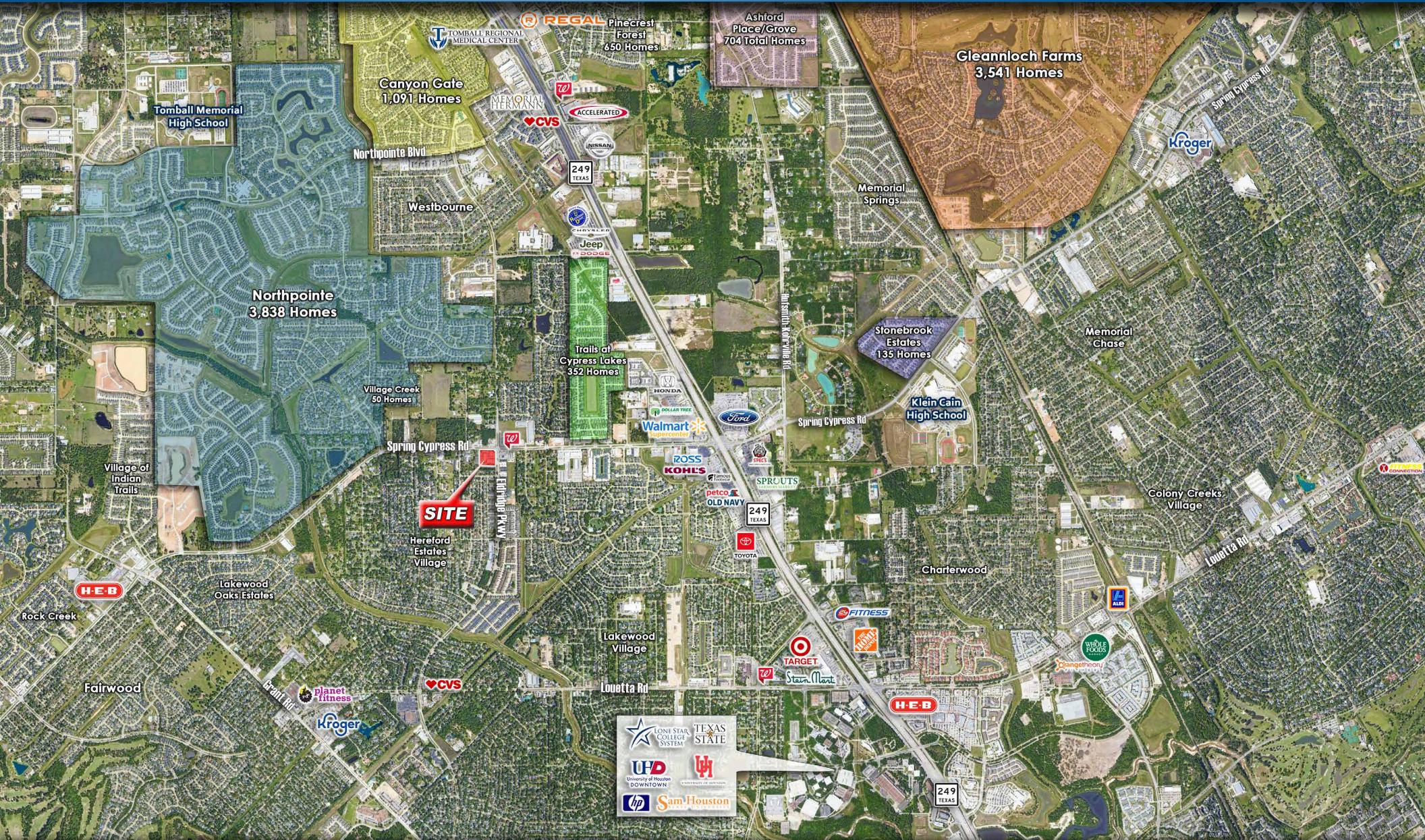
713-627-2711





Eldridge Retail Center

16949 N Eldridge @ Spring Cypress
Tomball, Texas 77377



The information herein is subject to errors or omissions and is subject to change; this information is not, in any way, warranted by WPW Realty Advisors or by any agent, independent associate or employee of WPW Realty Advisors.

2023 Population
(3 mi Radius)
98,344

Average HH Income
(3 mi Radius)
\$139,919

Households
(3 mi Radius)
33,204

2028 Population
(3 mi Radius)
99,440

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,626	73,424	183,905
2020 Total Population	14,152	97,184	228,250
2020 Group Quarters	37	255	1,023
2023 Total Population	14,294	98,344	234,796
2023 Group Quarters	37	255	1,030
2028 Total Population	14,345	99,440	238,552
2023-2028 Annual Rate	0.07%	0.22%	0.32%
2023 Total Daytime Population	11,877	80,084	194,640
Workers	4,161	31,155	78,868
Residents	7,716	48,929	115,772
Household Summary			
2010 Households	3,586	24,853	65,425
2010 Average Household Size	2.96	2.95	2.80
2020 Total Households	4,790	32,683	79,991
2020 Average Household Size	2.95	2.97	2.84
2023 Households	4,850	33,204	82,617
2023 Average Household Size	2.94	2.95	2.83
2028 Households	4,902	33,787	84,660
2028 Average Household Size	2.92	2.94	2.81
2023-2028 Annual Rate	0.21%	0.35%	0.49%
2010 Families	3,026	20,211	49,897
2010 Average Family Size	3.25	3.28	3.24
2023 Families	4,036	26,359	61,674
2023 Average Family Size	3.27	3.35	3.32
2028 Families	4,082	26,840	63,107
2028 Average Family Size	3.24	3.33	3.30
2023-2028 Annual Rate	0.23%	0.36%	0.46%
Housing Unit Summary			
2000 Housing Units	2,113	14,143	40,065
Owner Occupied Housing Units	86.1%	83.3%	75.9%
Renter Occupied Housing Units	11.9%	13.8%	19.9%
Vacant Housing Units	2.0%	2.9%	4.2%
2010 Housing Units	3,681	25,906	69,261
Owner Occupied Housing Units	92.4%	80.3%	71.6%
Renter Occupied Housing Units	5.1%	15.6%	22.8%
Vacant Housing Units	2.6%	4.1%	5.5%
2020 Housing Units	4,906	33,804	83,687
Vacant Housing Units	2.4%	3.3%	4.4%
2023 Housing Units	4,979	34,423	86,619
Owner Occupied Housing Units	89.3%	78.6%	70.2%
Renter Occupied Housing Units	8.1%	17.8%	25.2%
Vacant Housing Units	2.6%	3.5%	4.6%
2028 Housing Units	5,038	35,003	88,677
Owner Occupied Housing Units	89.6%	79.1%	70.4%
Renter Occupied Housing Units	7.7%	17.5%	25.1%
Vacant Housing Units	2.7%	3.5%	4.5%
Median Household Income			
2023	\$122,527	\$108,668	\$97,794
2028	\$134,898	\$119,072	\$108,054
Median Home Value			
2023	\$302,745	\$293,588	\$295,241
2028	\$341,840	\$338,468	\$342,037
Per Capita Income			
2023	\$51,390	\$47,344	\$46,298
2028	\$58,090	\$53,633	\$52,672
Median Age			
2010	38.4	35.2	35.5
2023	38.6	36.2	37.0
2028	37.8	35.4	36.8



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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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