



FOR SALE OR GROUND LEASE

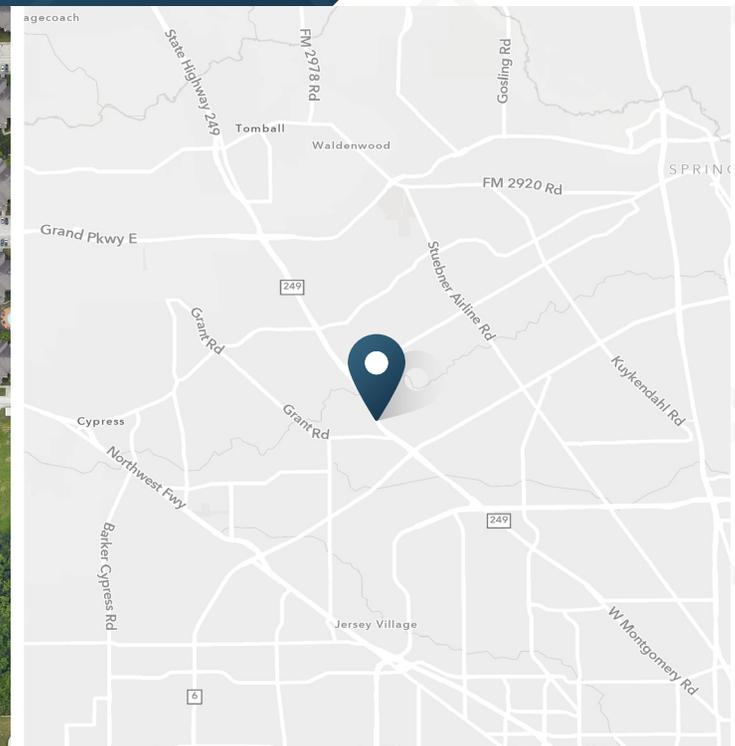
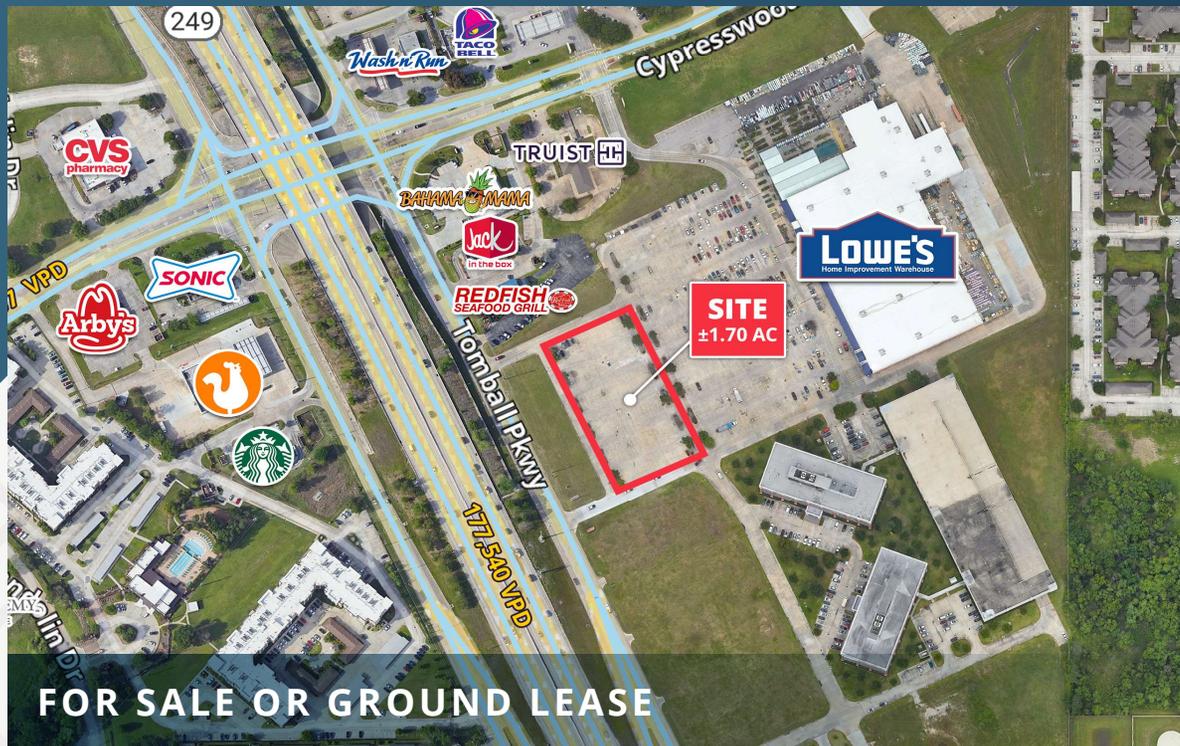
1.7 AC Carveout Available

Corner of HWY 249 and Cypresswood | Houston, TX



1.7 AC Carveout Available

Corner of HWY 249 & Cypresswood Dr. | Houston, TX 77070



FOR SALE OR GROUND LEASE

1.70 AC
Total Land

Contact
Broker
Rate

ABOUT THE PROPERTY

- Lowe's parking lot carveout
- Excellent visibility and access off of 249
- Can deliver 0.75AC - 1.7AC

TRAFFIC COUNTS

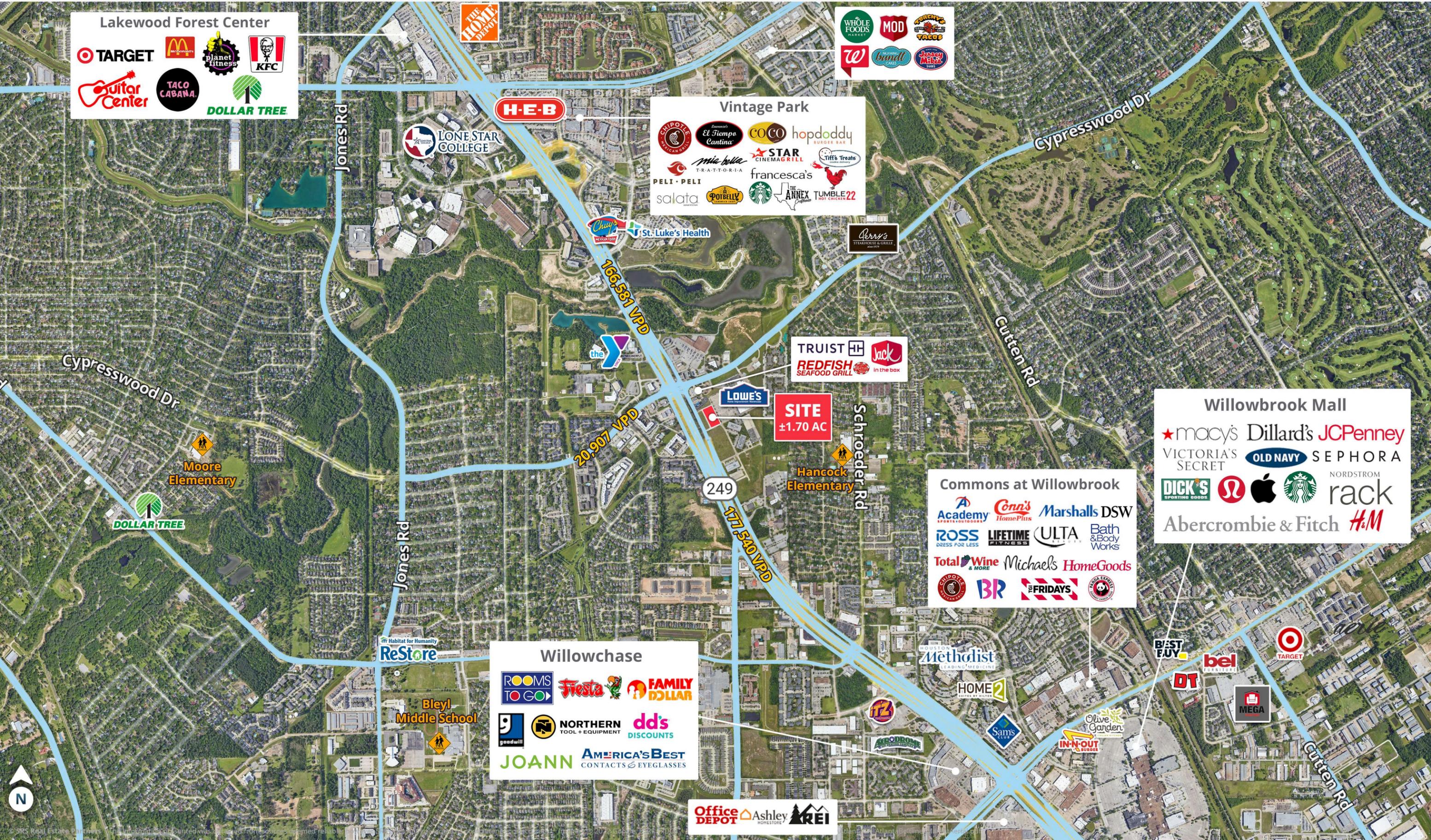
| | |
|----------------------------|-------------|
| HWY 249, N of Site | 166,581 VPD |
| HWY 249, adjacent to Site | 177,540 VPD |
| Cypresswood Dr @ HWY 249 | 20,907 VPD |
| Year: 2024 Source: TXDOT | |

JOIN THESE RETAILERS



1.7 AC Carveout Available at The Corner of HWY 249 & Cypresswood Dr

Houston, TX



Lakewood Forest Center

- TARGET
- McDonald's
- planet fitness
- KFC
- Guitar Center
- TACO CABANA
- DOLLAR TREE



- WHOLE FOODS MARKET
- MOD
- Jersey Mike's
- Wendy's
- bandit
- Jersey Mike's

LONE STAR COLLEGE



Vintage Park

- CHIPOTLE
- El Tiempo Cantina
- COGO
- hopdoddy
- Mia Bella Trattoria
- STAR CINEMAGRILL
- Tiff's Treats
- PELLI • PELLI
- francesca's
- salata
- POTBELLY
- Starbucks
- THE ANNEX
- TUMBLE 22

Chuy's

St. Luke's Health



TRUIST



SITE
±1.70 AC



Hancock Elementary

Schroeder Rd

249

Willowbrook Mall

- macy's
- Dillard's
- JCPenney
- VICTORIA'S SECRET
- OLD NAVY
- SEPHORA
- NORDSTROM
- DICK'S SPORTING GOODS
- Apple
- Starbucks
- rack
- Abercrombie & Fitch
- H&M

Commons at Willowbrook

- Academy Sports & Outdoors
- Conn's HomePlus
- Marshalls
- DSW
- ROSS DRESS FOR LESS
- LIFETIME FITNESS
- ULTA
- Bath & Body Works
- Total Wine & More
- Michael's
- HomeGoods
- CHIPOTLE
- BR
- FRIDAYS
- PIZZA EXPRESS

Habitat for Humanity
ReStore

Willowchase

- ROOMS TO GO
- Fiesta
- FAMILY DOLLAR
- goodwill
- NORTHERN TOOL + EQUIPMENT
- dd's DISCOUNTS
- JOANN
- AMERICA'S BEST CONTACTS & EYEGLASSES

Bleyl Middle School

Methodist LEADING MEDICINE

HOME 2

Sams CLUB

Olive Garden

IN-N-OUT BURGER

BEST BUY

bel

TARGET

MEGA

Office DEPOT Ashley HOMESTORE KREI

1.7 AC Carveout Available

Corner of HWY 249 & Cypresswood Dr | Houston, TX 77070



DEMOGRAPHIC HIGHLIGHTS

Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|--------|---------|---------|
| 2024 Estimated Population | 13,488 | 106,357 | 298,326 |
| 2029 Projected Population | 14,523 | 107,996 | 301,677 |
| Proj. Annual Growth 2024 to 2029 | 1.49% | 0.31% | 0.22% |

Daytime Population

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|--------|---------|---------|
| 2024 Daytime Population | 15,312 | 110,623 | 292,537 |
| Workers | 9,156 | 59,652 | 145,984 |
| Residents | 6,156 | 50,971 | 146,553 |

Income

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|----------|-----------|-----------|
| 2024 Est. Average Household Income | \$94,463 | \$115,203 | \$119,983 |
| 2024 Est. Median Household Income | \$68,327 | \$79,410 | \$87,603 |

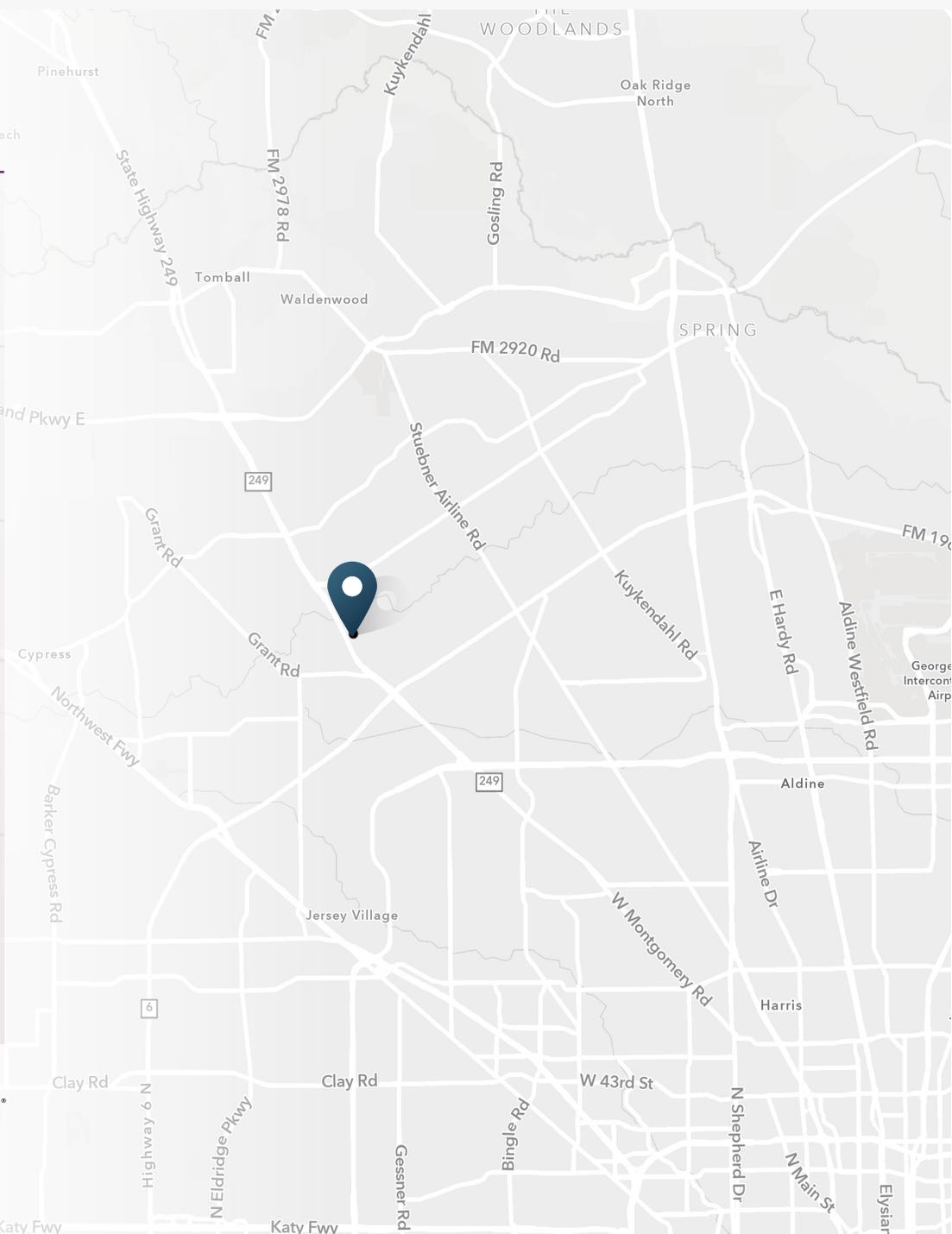
Households & Growth

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|--------|---------|---------|
| 2024 Estimated Households | 5,946 | 41,571 | 107,224 |
| 2029 Estimated Households | 6,472 | 42,853 | 109,979 |
| Proj. Annual Growth 2024 to 2029 | 1.71% | 0.61% | 0.51% |

Race & Ethnicity

| | 1 Mile | 3 Miles | 5 Miles |
|---|--------|---------|---------|
| 2024 Est. White | 42% | 46% | 43% |
| 2024 Est. Black or African American | 21% | 17% | 16% |
| 2024 Est. Asian or Pacific Islander | 11% | 10% | 12% |
| 2024 Est. American Indian or Native Alaskan | 1% | 1% | 1% |
| 2024 Est. Other Races | 25% | 25% | 28% |
| 2024 Est. Hispanic (Any Race) | 29% | 28% | 31% |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

| | | | |
|---|-------------|------------------------|--------------|
| SRS Real Estate Partners-Southwest, LLC | 600324 | ryan.johnson@srsre.com | 214.560.3285 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Enter Information Here | 525292 | ryan.johnson@srsre.com | 214.560.3285 |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | | |
|--|-----------------|---------------------------|-------------------|------|
| Ryan Johnson | 525292 | ryan.johnson@srsre.com | 214.560.3285 | |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone | |
| Jonathan Probst | 564184 | jonathan.probst@srsre.com | 281.657.9340 | |
| Sales Agent/Associate's Name | License No. | Email | Phone | |
| Buyer Initials | Tenant Initials | Seller Initials | Landlord Initials | Date |



SRS Real Estate Partners
7500 San Felipe, Suite 950
Houston, TX 77063
281.661.3220

Jonathan Probst
281.657.9340
jonathan.probst@srsre.com

Cole Duthrage
281.661.3221
cole.duthrage@srsre.com

SITE
±1.70 AC

SRSRE.COM

©2025 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.