

CYPRESS VILLAGE STATION

Unique Lifestyle Center in the Heart of Cypress

NEC of Highway 290 and Skinner Road
Cypress, Texas

COMING SOON:

outergle

OI JUICY
DUMPLING & RAMEN

vitalcare

NOW OPEN:

AISHA'S
SALON & SPA

KRAZIE KUTZ

BROTHERS STYLISH

HOUSTON
Methodist
PRIMARY CARE GROUP

OI JUICY DUMPLING AND RAMEN

METRO

NewQuest

Nina Kuhn-Irwin

713.840.8244 | nirwin@newquest.com

Ben Postma

281.955.3547 | bpostma@newquest.com

Project Highlights



29%
POPULATION
GROWTH
WITHIN 2 MILES
FROM 2020 TO 2024



\$174K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



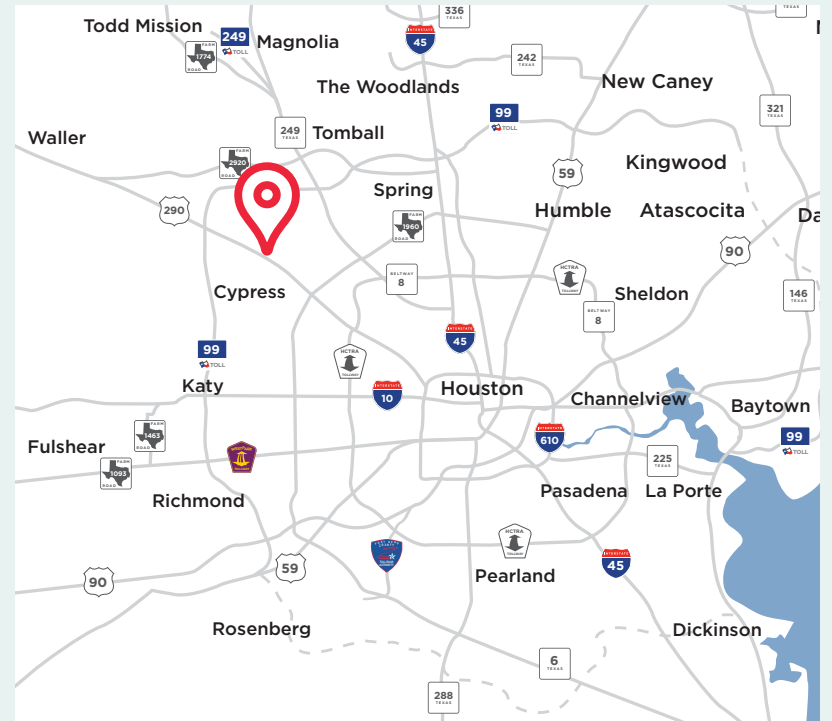
240K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

STEADY RESIDENTIAL GROWTH

919 ANNUAL HOME STARTS & 1,227 ANNUAL HOME CLOSINGS
5,769 FUTURE HOMES | \$694,322 AVERAGE HOME SALE PRICE

Zonda Estimates Within 5 miles as of Q4 2024



AREA BUSINESSES

CINEMARK



Methodist



Allstate

Sysco

stewart

METRO



Project Highlights



HOUSTON'S FIRST
TRANSIT-ORIENTED,
MIXED-USE
DEVELOPMENT
COMBINING
INNOVATIVE RETAIL,
COMMERCIAL AND
MULTIFAMILY



UNOBSTRUCTED
VISIBILITY TO
HIGHWAY 290 AND
IDEAL FOR MEDICAL,
RETAIL, AND OFFICE
USERS IN THE CYPRESS
FAIRBANKS AND
HOUSTON AREAS



FEATURING METRO
STATION ON SITE
WITH A 1,500-SPACE
COVERED PARKING
STRUCTURE AND
273 HIGH-END
RESIDENTIAL LOFTS

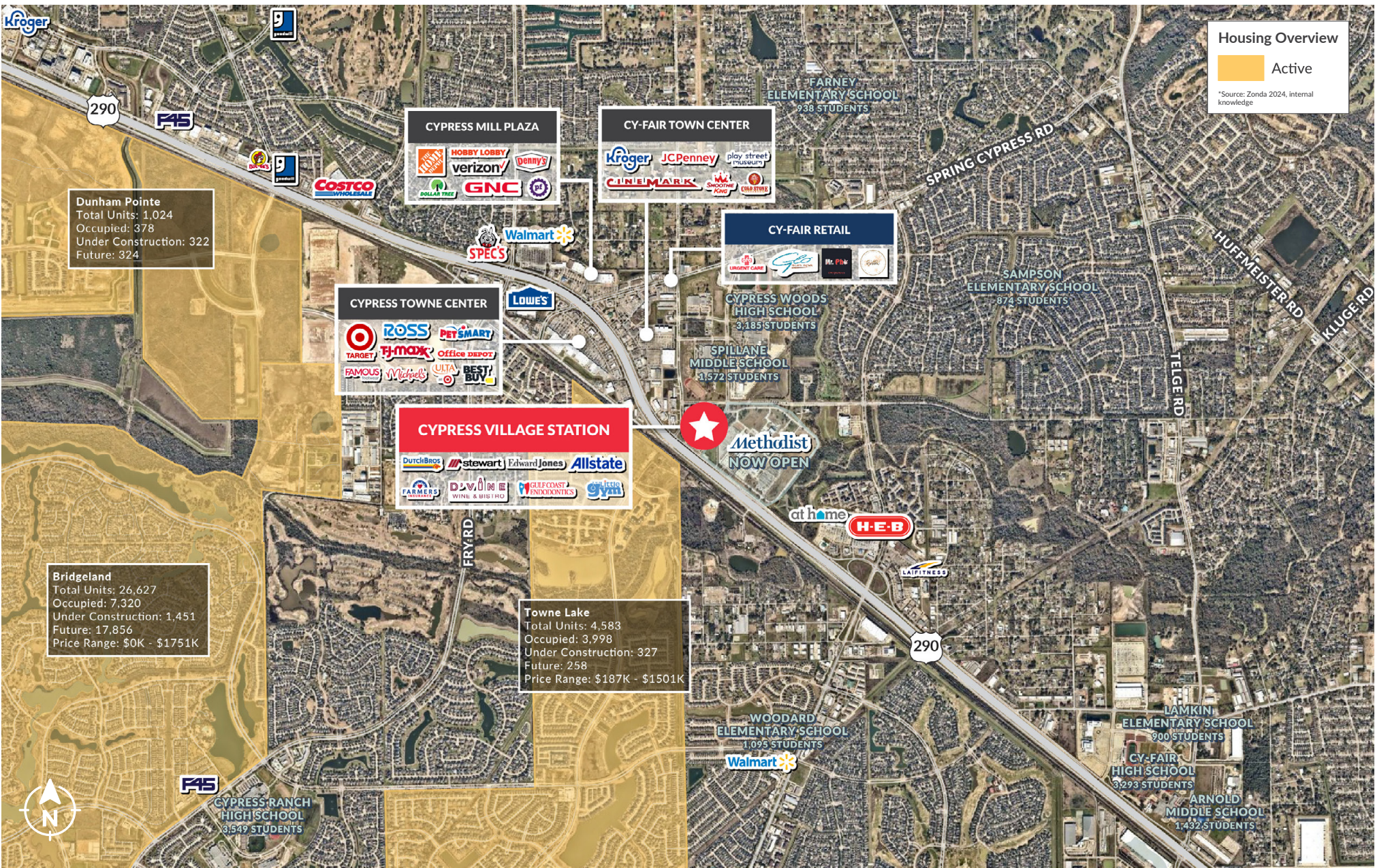


\$694,322 AVERAGE
HOME SALE PRICE
WITHIN 5 MILES

Zonda, Q3 2024

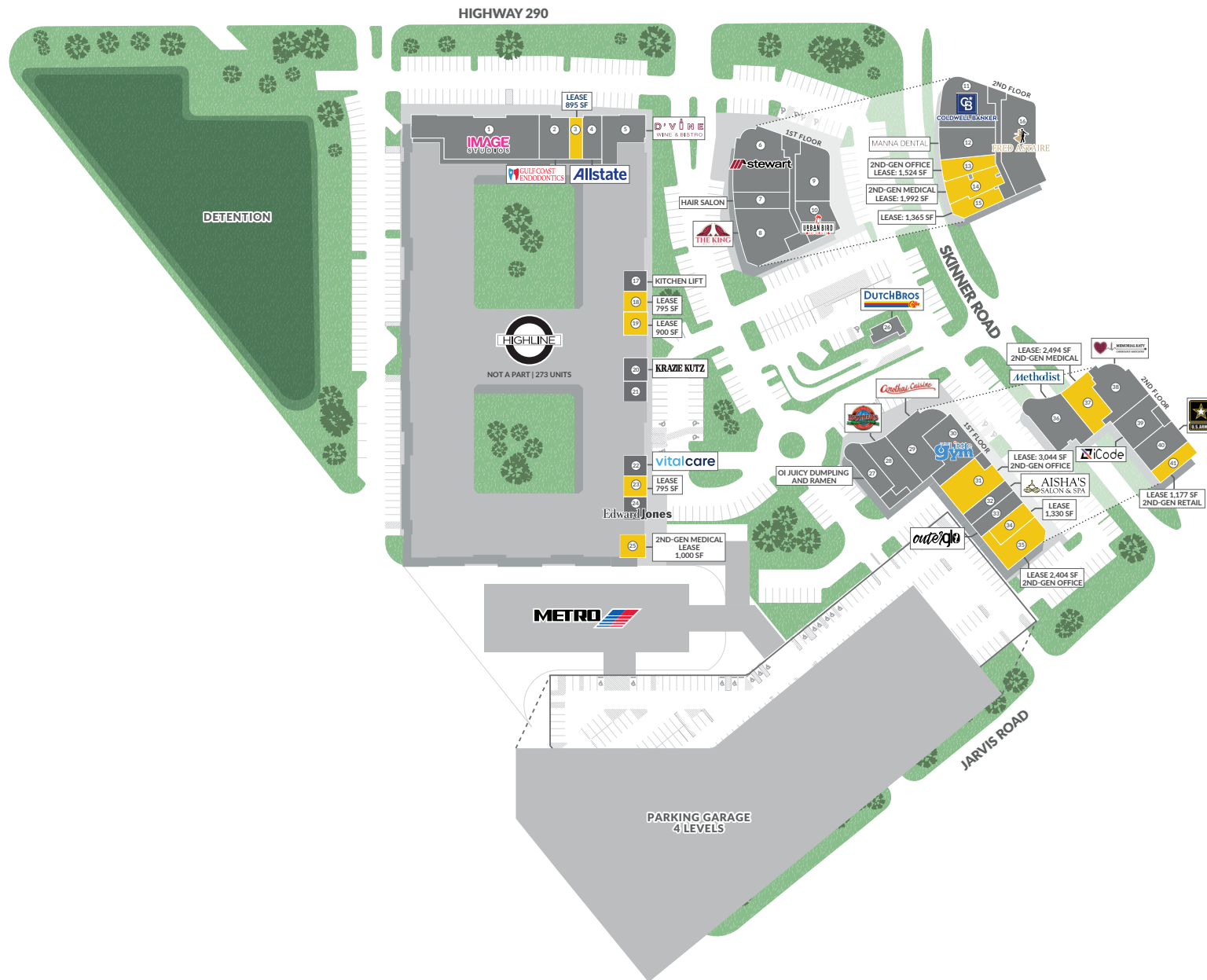


AVAILABLE
1,177 - 2,494 SF
AVAILABLE 2ND FLOOR
2,404 - 3,044 SF 2ND-
GEN OFFICE SPACE
795 -1,330 SF
AVAILABLE 1ST FLOOR



04.25 | 04.25





SP.275 | 09.25 | 05.24

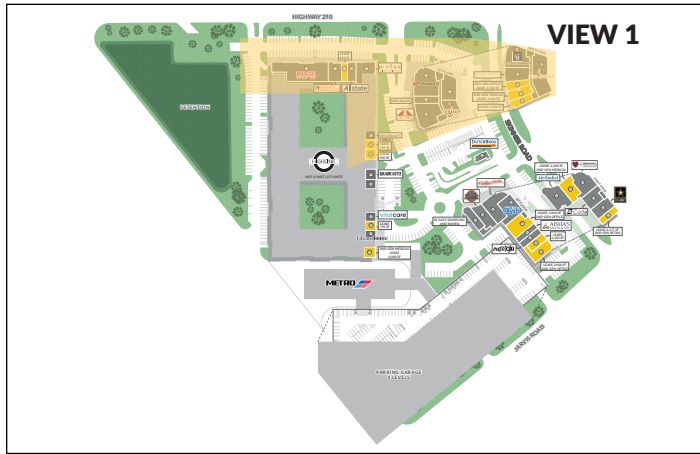
AVAILABLE

LEASED

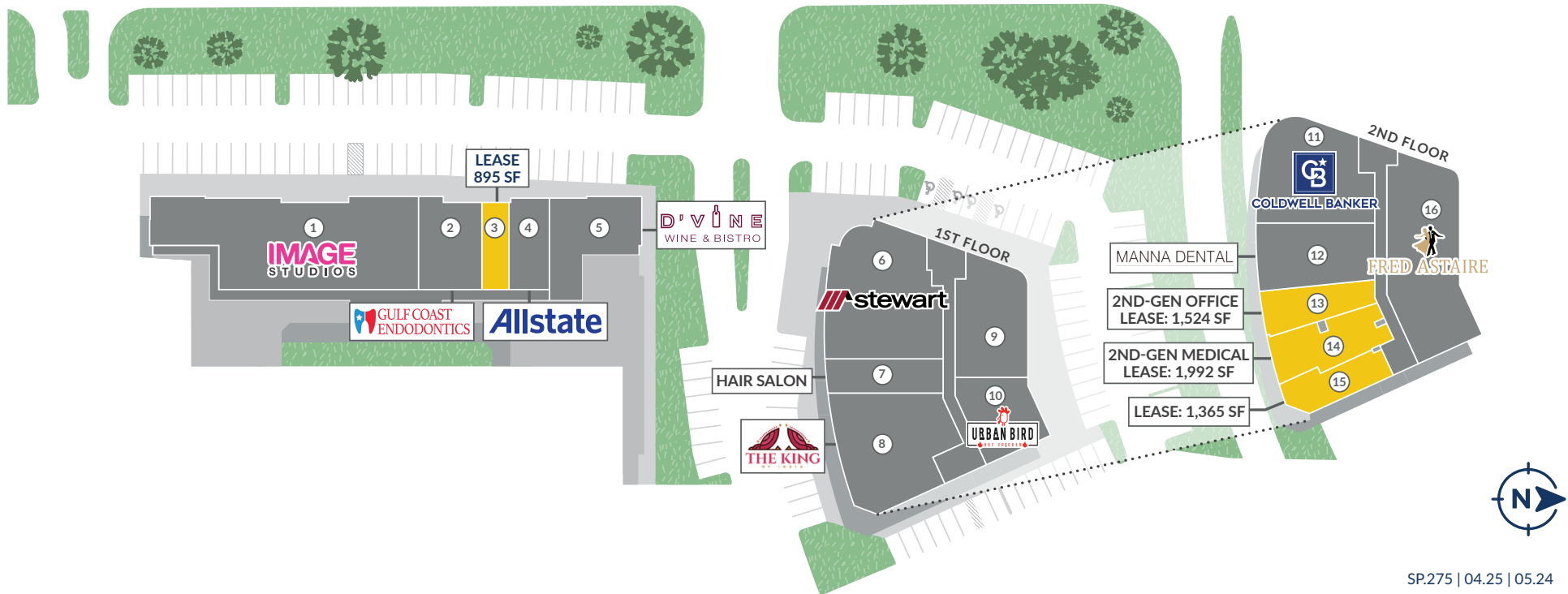
IN NEGOTIATION

NOT A PART

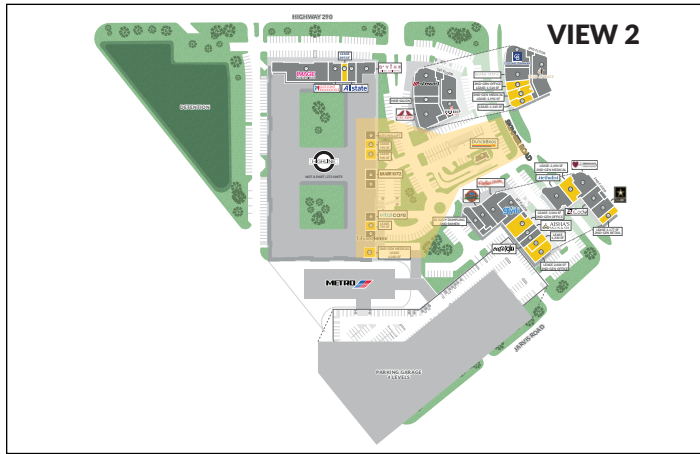
Site Plan



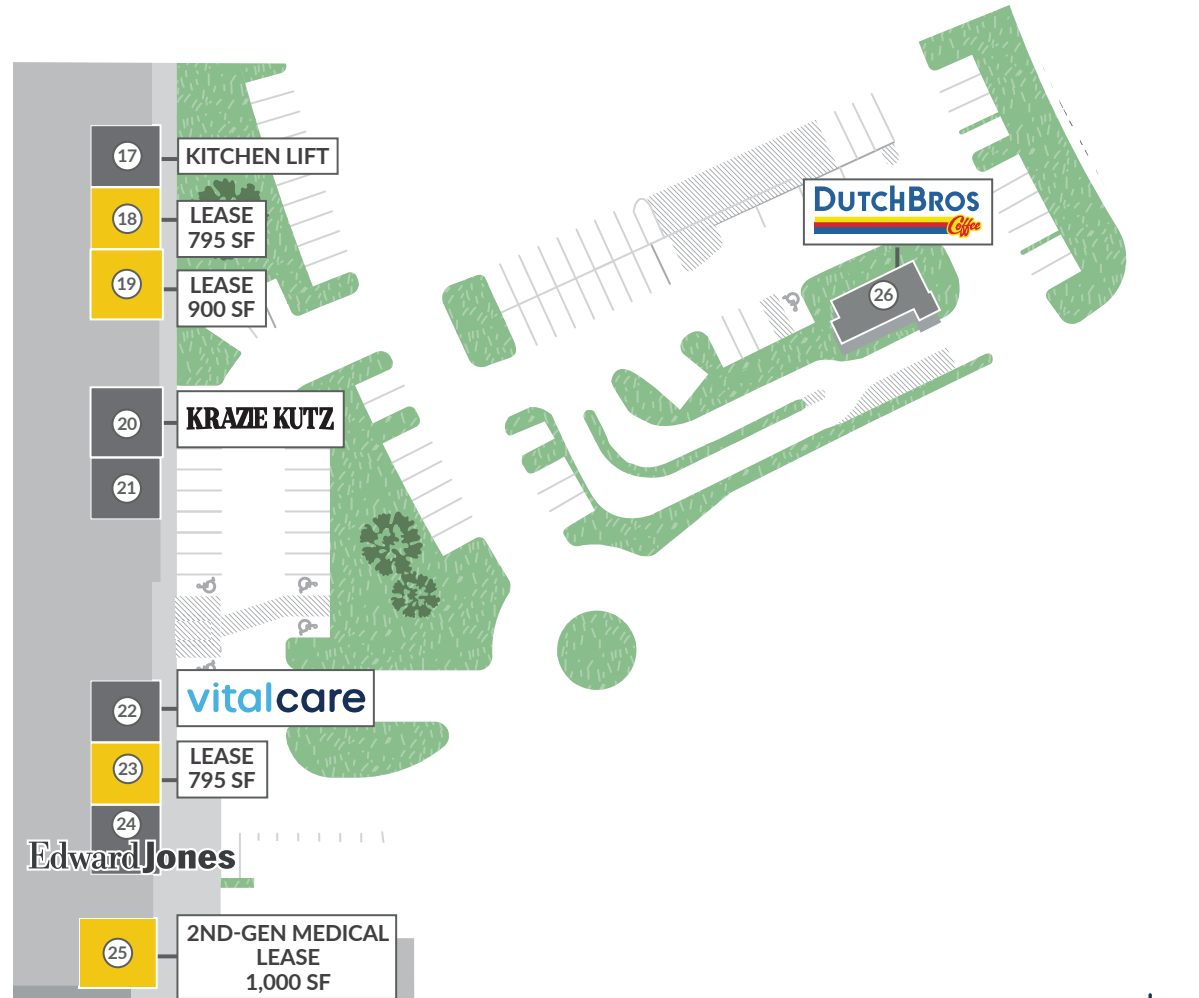
KEY	BUSINESS	AREAS
1	Image Studios	8,114 SF
2	Gulf Coast Endodontics	2,141 SF
3	Available For Lease	895 SF
4	Allstate Insurance	1,399 SF
5	D'Vine Wine Bar	2,590 SF
6	Stewart Title	5,364 SF
7	Hair Salon	1,514 SF
8	The King of India	4,565 SF
9	Allergy & Ent Associates	3,077 SF
10	Urban Bird Hot Chicken	2,074 SF
11	Coldwell Banker	4,000 SF
12	Manna Dental	2,825 SF
13	Available For Lease 2nd-Gen Office	1,524 SF
14	Available For Lease 2nd-Gen Medical	1,992 SF
15	Available For Lease	1,365 SF
16	Fred Astaire Dance Studios	5,265 SF



SP.275 | 04.25 | 05.24



KEY	BUSINESS	AREAS
17	Kitchen Lift	795 SF
18	Available For Lease	795 SF
19	Available For Lease	900 SF
20	Krazie Kutz	900 SF
21	Ann Tailor Alterations	795 SF
22	Vital Care	795 SF
23	Available For Lease	795 SF
24	Edward Jones	900 SF
25	Available For Lease 2nd-Gen Medical	1,000 SF
26	Dutch Bros. Coffee	863 SF



SP.275 | 09.25 | 05.24

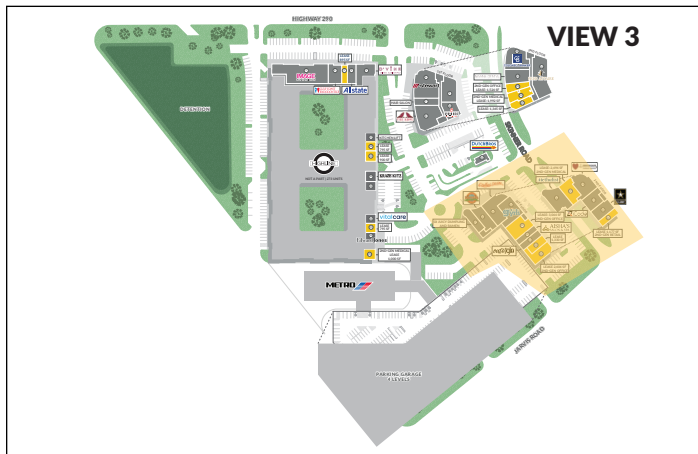
AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan



KEY	BUSINESS	AREAS
27	Oi Juicy Dumpling and Ramen	1,864 SF
28	Brothers Pizza Parlor	2,486 SF
29	Anothai Cuisine	3,821 SF
30	The Little Gym	3,421 SF
31	Freeman Agency	3,044 SF
31	Available 2nd-Gen Office	3,044 SF
32	Aisha's Salon & Spa	1,202 SF
33	Outerglo Airbrush Tanning & Skin Spa	1,417 SF
34	Available For Lease	1,330 SF
35	Available 2nd-Gen Office	2,404 SF
36	Methodist Primary Care	3,769 SF
37	Available For Lease 2nd-Gen Medical	2,494 SF
38	Memorial City Cardiology	3,361 SF
39	iCode	2,327 SF
40	U.S. Army	2,199 SF
41	Available 2nd-Gen Retail	1,177 SF



SP.275 | 06.25 | 05.24



Demographics

POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	13,871	30,327	78,673
Current Population	42,007	93,078	240,023
2020 Census Population	32,554	78,185	208,907
Population Growth 2020 to 2024	29.04%	19.05%	14.89%
2024 Median Age	36.6	36.9	36.8

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	52.31%	52.38%	49.89%
Black or African American	14.79%	14.26%	15.86%
Asian or Pacific Islander	13.64%	13.61%	12.80%
Other Races	18.71%	19.21%	20.84%
Hispanic	25.52%	26.06%	27.99%

INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$173,407	\$174,440	\$162,635
Median Household Income	\$130,976	\$139,888	\$131,885
Per Capita Income	\$58,006	\$57,118	\$54,317

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Households	13.88%	12.22%	14.25%
2 Person Households	32.20%	31.79%	32.12%
3+ Person Households	53.92%	56.00%	53.62%
Owner-Occupied Housing Units	73.94%	80.00%	76.95%
Renter-Occupied Housing Units	26.06%	20.00%	23.05%

2020 Census, 2024 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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nina Kuhn-Irwin	669710	nirwin@newquest.com	713.840.8244
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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