

edge

PROMINENT RETAIL CENTER AT HWY 290 & SPRING CYPRESS RD

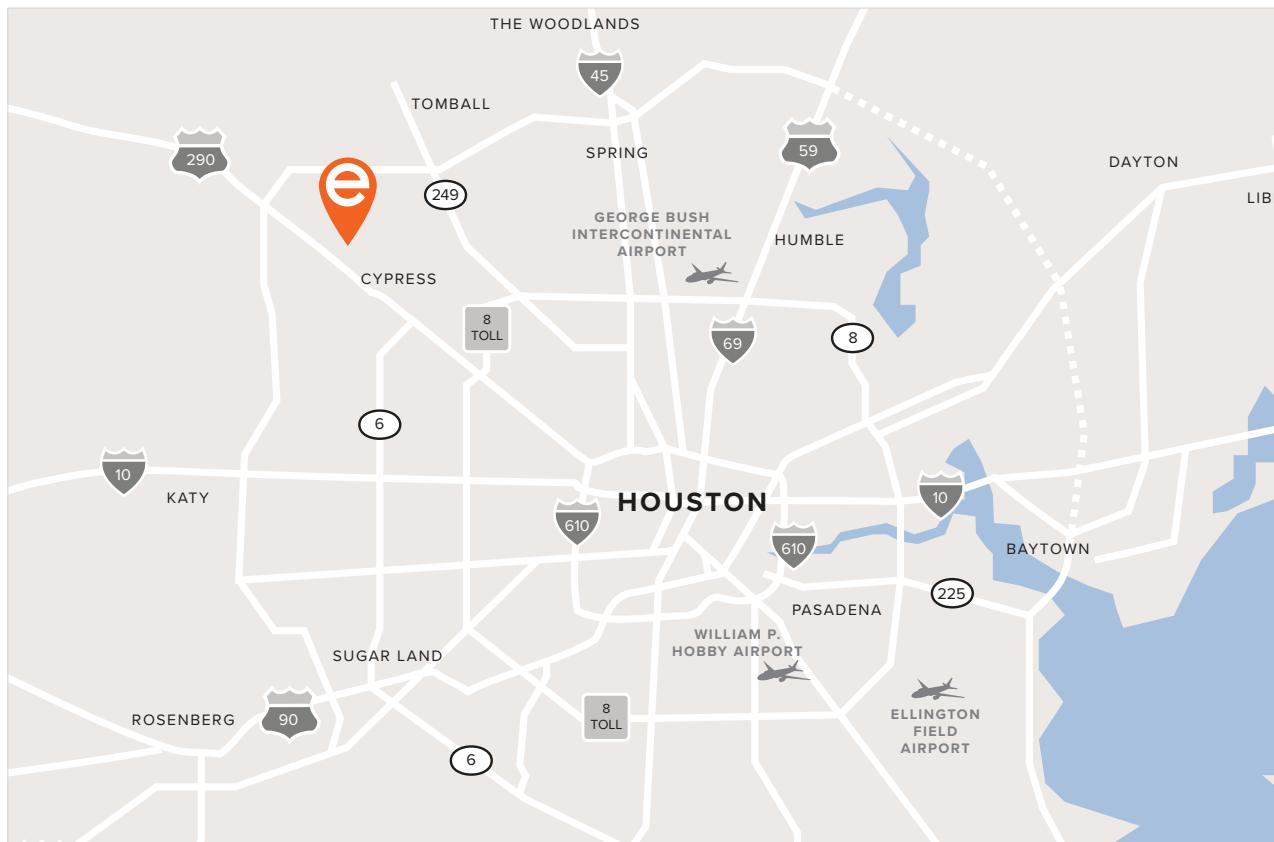


17445 Spring Cypress Rd, Cypress, TX 77429

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2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,500	89,611	227,556
DAYTIME POPULATION	8,359	67,872	171,136
AVG HH INCOME	\$112,524	\$127,729	\$128,039

AREA RETAILERS

Kroger, JC Penny, Cinemark, The Home Depot, Target, TJ Maxx, Crunch Fitness, Uptown Cheapsteak, European Wax Center, Pinch A Penny, Hand & Stone Massage, Massage Envy, The Joint, MOD Pizza, Buffalo Wild Wings, BJ's Restaurant, Kung Fu Tea, House of Pies, Killen's BBQ, Smoothie King, McAllister's Deli

LOCATION

17445 Spring Cypress Rd.



Cypress, Texas 77429

SIZE

See Site Plan For Availability



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2025)

142,800 CPD

Hwy 290

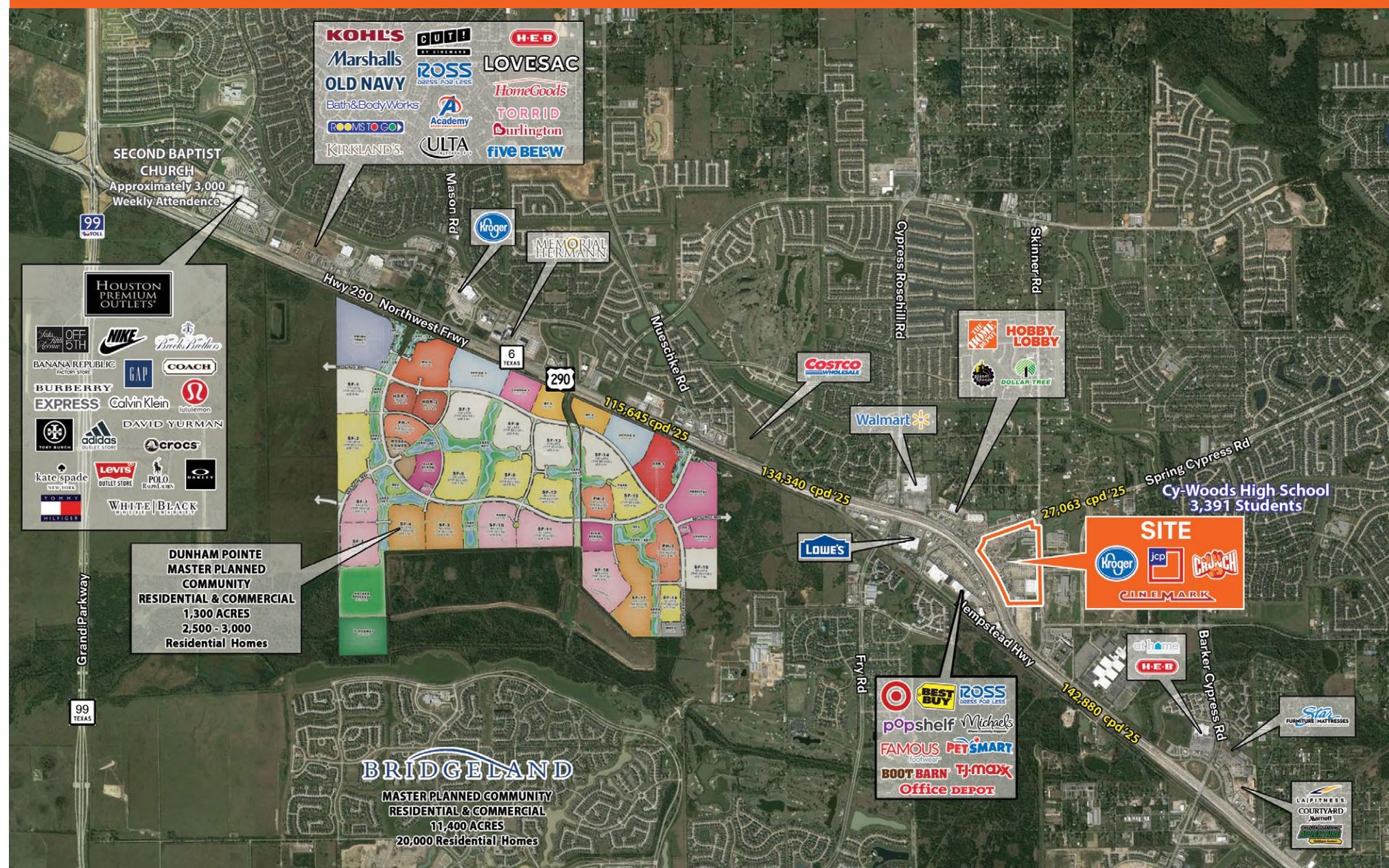
27,063 CPD

Spring Cypress Rd



PROPERTY INFORMATION

- Cyfair Town Center Receives 5.9M Visits Annually *Placer.ai
- High-visibility Center at Prominent Hwy 290 & Spring Cypress Rd. Intersection
- Robust Tenant Mix with Anchors such as Cinemark, JC Penny, and Kroger
- Surrounded by Growing Communities such as Fairfield, Dunham Pointe, and Bridgeland with over 227,000 Total Population Count in a 5-Mile Radius
- Pylon Signage Available







Unit	Tenant	Square Footage
2	UrgentVet	2, 800
3	The UPS Store	1, 364
4	Milan Laser Hair Removal	1, 436
6	Salata	3, 000
7	Prime Hydration	1, 200
8	uBreakiFix	1, 050
9	Centrum Health	2, 450
10	Taco Bell	3, 076
11	Regions Bank	4, 078
12	Cold Stone Creamery	1, 400
13	Cypress Classic Hair	2, 733
14	Best Buy Liquors	1, 400
16	European Wax Center	1, 400
17	Available	3, 960
18	Pinch A Penny	2, 000
19	IVX Health	1, 750
20	Hand & Stone Massage and Facial Spa	2, 100
21	Duck n Bao	3, 477
22	La Maria Mexican Restaurant	4, 200
23	Subway	1, 540
24	Pizza Hut	1, 610
25	Healthy Smiles	1, 400
26	Available	1, 750
27	Gem Nails	2, 100
28	Cost Cutters	1, 400
001B	JC Penney	101, 477
002B	Crunch Fitness	25, 268
003B	Killen's BBQ	4, 735
004B	BJ's Restaurant & Brewhouse	8, 550
005B	House of Pies	4,300
006B	Available	5,620
007B	Buffalo Wild Wings	5,950
008B	Kung Fu Tea	1,400
009B	OSP Boutique	1,393
010B	Learning Express Toys	3,400
011B	Newk's Express Cafe	4,024
012B	Color Me Mine	1,400
013B	Freckles Boutique	1,400
014B	Play Street Museum Cypress	3,150
015B	Available	1, 750
016B	Great American Cookies	1, 050
017B	Available	1, 050
018B	Color Me Chic	1, 050
019B	Shogun Japanese Grill and Sushi	5, 787
020B	Cinemark USA	44, 948
021B	MOD Pizza	3, 500
022B	GameStop	1, 500
023B	McAlister's Deli	3, 900
024B	Clean Juice	1, 200
025B	Bricks and Minifigs	2, 475
026B	Available	1, 414
027B	S.A.M. Cypress Tutoring Center	1, 414
028B	Crystal Eyecare	2, 121
029B	Steeplechase Pediatric Center	4, 489
030B	Available	3, 185
031B	MaxLiving	2, 121
032B	Active Life Dentistry	4, 242
033B	Dr Jason Doolen	2, 475
034B	Edward Jones	1, 060
035B	Available	2, 121
036B	Available	2, 121
037B	Cyfair Hearing Aids	1, 860
038B	The Speech Emporium	3, 258
039B	Swipejobs	2, 616
040B	Balle Bliss	1, 980
041B	Available	1, 414
042B	Management Office	2, 101
043B	Smoothie King	1, 050
044B	Charley's Philly Steaks	1,800
045B	Wells Fargo	0
046B	The Vintage Nails and Spa	2,810
047B	Uptown Cheapskate	4,260
049B	Available (2nd Gen Restaurant)	2,080
050B	Sugaring NYC	1,400
051B	The Joint	1,260
052B	Massage Envy	4,200
062B	Available	3,450
001C	Kroger	75,950





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.

EDGE Realty Partners LLC

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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

Flyer Last Updated on
February 4, 2026 9:49 AM.

11.02.15

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