



PROMINENT RETAIL CENTER AT HWY 290 & SPRING CYPRESS RD



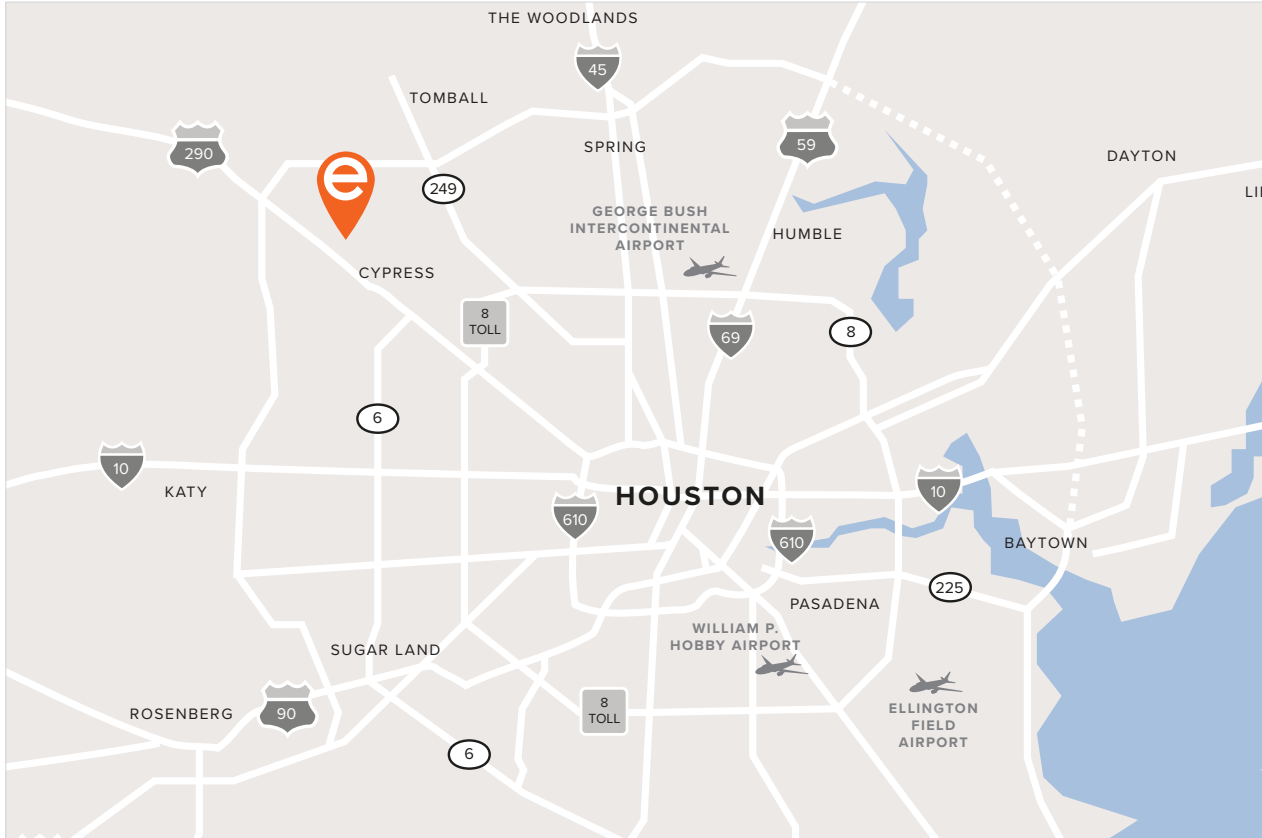
Cyfair Town Center

17445 Spring Cypress Rd, Cypress, TX 77429

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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



2025 DEMOGRAPHIC SNAPSHOT

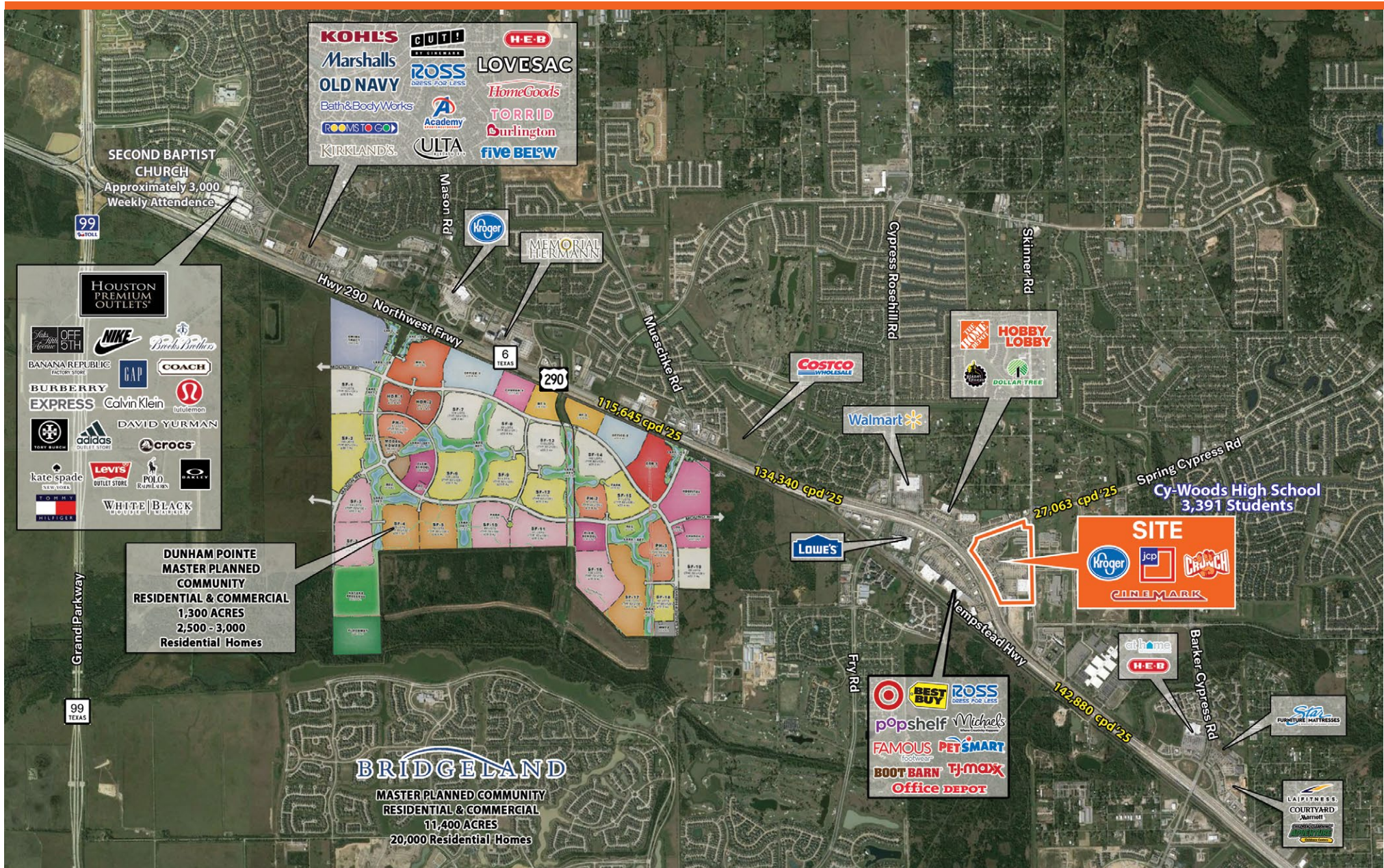
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,500	89,611	227,556
DAYTIME POPULATION	8,359	67,872	171,136
AVG HH INCOME	\$112,524	\$127,729	\$128,039

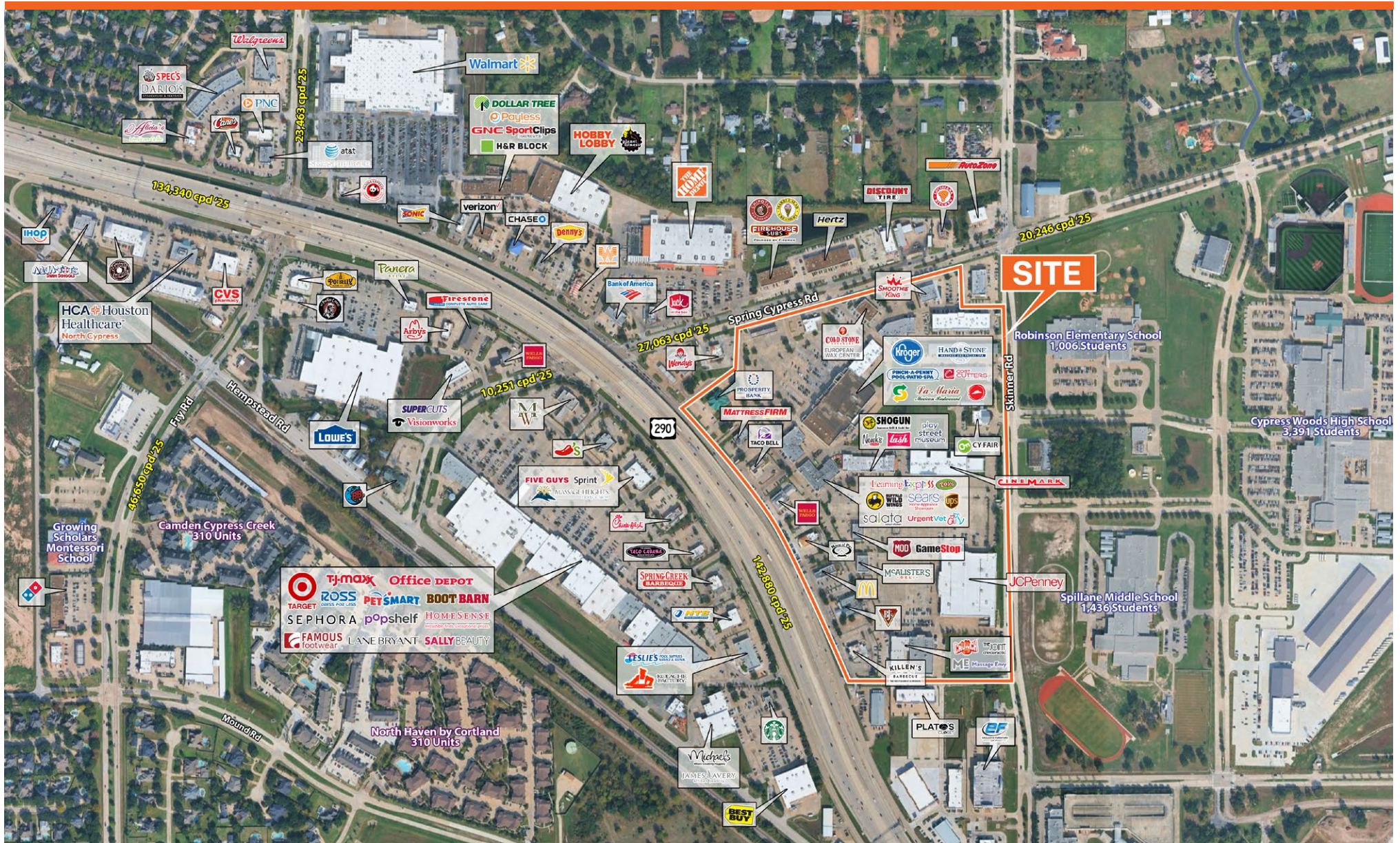
AREA RETAILERS

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

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	01 5B Available 1,750
3	The UPS Store	1,364	01 6B Great American Cookies 1,050
4	Milan Laser Hair Removal	1,436	01 7B Available 1,050
6	Salata	3,000	01 8B Color Me Chic 1,050
7	Prime Hydration	1,200	01 9B Shogun Japanese Grill and Sushi 5,787
8	uBreakiFix	1,050	020B Cinemark USA 44,948
9	Centrum Health	2,450	021B MOD Pizza 3,500
10	Taco Bell	3,076	022B GameStop 1,500
11	Regions Bank	4,078	023B McAlister's Deli 3,900
12	Cold Stone Creamery	1,400	024B Clean Juice 1,200
13	Cypress Classic Hair	2,733	025B Bricks and Minifigs 2,475
14	Best Buy Liquors	1,400	026B Available 1,414
16	European Wax Center	1,400	027B S.A.M. Cypress Tutoring Center 1,414
17	Available	3,960	028B Crystal Eyecare 2,121
18	Pinch A Penny	2,000	029B Steeplechase Pediatric Center 4,489
19	IVX Health	1,750	030B Available 3,185
20	Hand & Stone Massage and Facial Spa	2,100	031B MaxLiving 2,121
21	Duck n Bao	3,477	032B Active Life Dentistry 4,242
22	La Maria Mexican Restaurant	4,200	033B Dr Jason Doolen 2,475
23	Subway	1,540	034B Edward Jones 1,060
24	Pizza Hut	1,610	035B Available 2,121
25	Healthy Smiles	1,400	036B Available 2,121
26	Available	1,750	037B Cyfair Hearing Aids 1,860
27	Gem Nails	2,100	038B The Speech Emporium 3,258
28	Cost Cutters	1,400	039B Swipejobs 2,616
001B	JC Penney	101,477	040B Balle Bliss 1,980
002B	Crunch Fitness	25,268	041B Available 1,414
003B	Killen's BBQ	4,735	042B Management Office 2,101
004B	BJ's Restaurant & Brewhouse	8,550	043B Smoothie King 1,050
005B	House of Pies	4,300	044B Charleys Philly Steaks 1,800
006B	Available	5,620	046B Wells Fargo 0
007B	Buffalo Wild Wings	5,950	047B The Vintage Nails and Spa 2,810
008B	Kung Fu Tea	1,400	048B Uptown Cheapskate 4,260
009B	OSP Boutique	1,393	049B Available (2nd Gen Restaurant) 2,080
010B	Learning Express Toys	3,400	050B Sugaring NYC 1,400
011B	Newk's Express Cafe	4,024	051B The Joint 1,260
012B	Color Me Mine	1,400	052B Massage Envy 4,200
013B	Freckles Boutique	1,400	062B Available 3,450
014B	Play Street Museum Cypress	3,150	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.

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
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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