

27104 NORTHWEST FWY

LONESTAR CROSSING

CYPRESS, TX 77433

RETAIL PROPERTY FOR LEASE



Presented by:

WILL MORRIS

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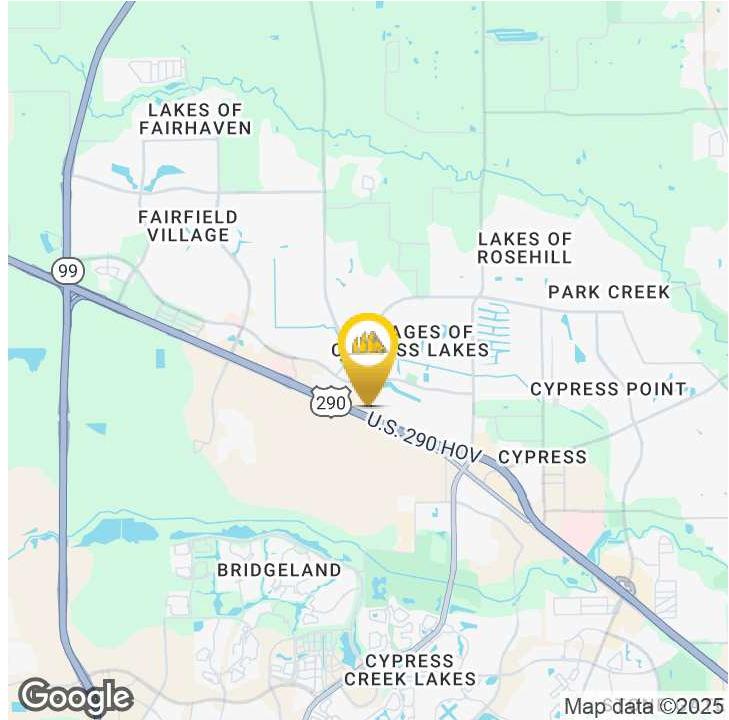
DANIEL MORRISON

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	19,180 SF
Available SF:	1,200 SF
Market:	Cypress

PROPERTY OVERVIEW

Lonestar Crossing is a well-located retail center in Cypress, Texas, one of the hottest suburbs in Houston. Strategically located at the intersection of Mueschke Rd and Highway 290 and immediately across from Dunham Pointe, Lonestar Crossing is exposed to 92,000 vehicles per day. This center will further benefit from the new 146 acres Cy-Fair ISD campus being built on Mueschke Rd inside the new Dunham Pointe development across Hwy 290. This intersection is also a beneficiary of the nearby Costco and Premium Outlets, as well as an HEB anchored shopping center.

PROPERTY HIGHLIGHTS

- Freeway Visibility
- Pylon Sign
- Signalized Intersection
- 160k people in a 5 mile
- 175k avg HH income in 3 mile

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ADDITIONAL PHOTOS



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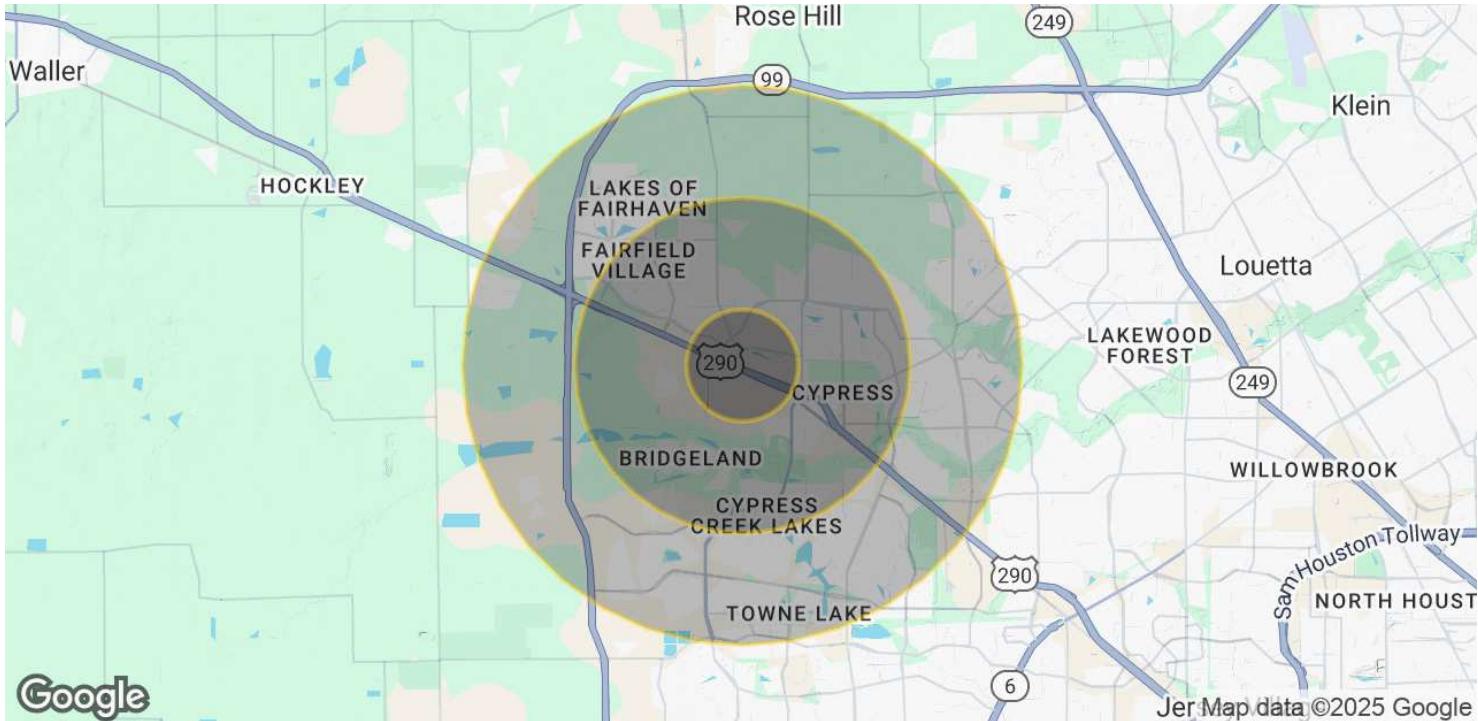
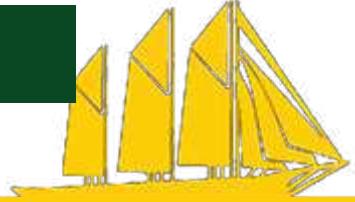
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,719	67,943	160,480
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,758	21,229	50,041
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$125,227	\$155,914	\$166,705
Average House Value	\$352,374	\$418,906	\$441,795

Demographics data derived from AlphaMap

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