

27104 NORTHWEST FWY

# LONESTAR CROSSING

CYPRESS, TX 77433

RETAIL PROPERTY FOR LEASE



*Presented by:*

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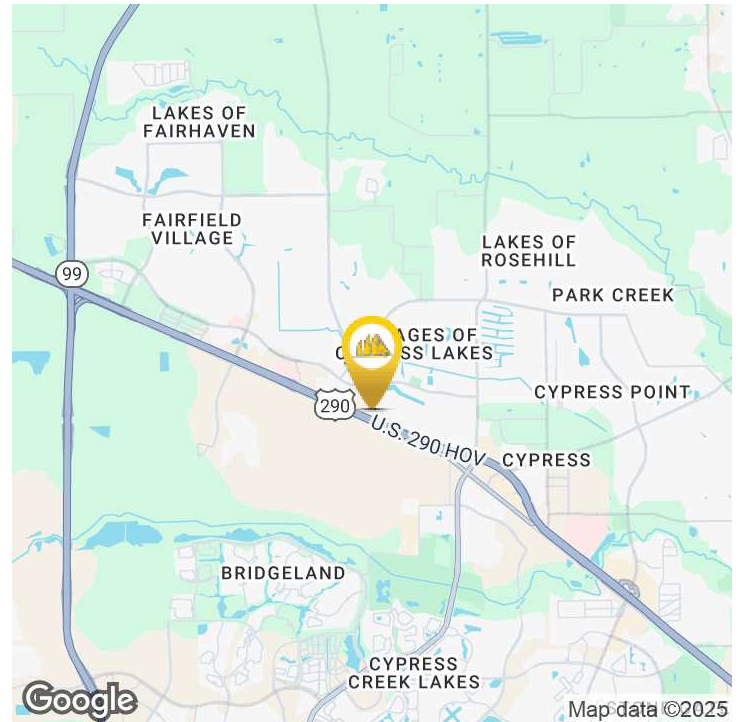
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## OFFERING SUMMARY

|                |            |
|----------------|------------|
| 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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# RETAIL PROPERTY FOR LEASE

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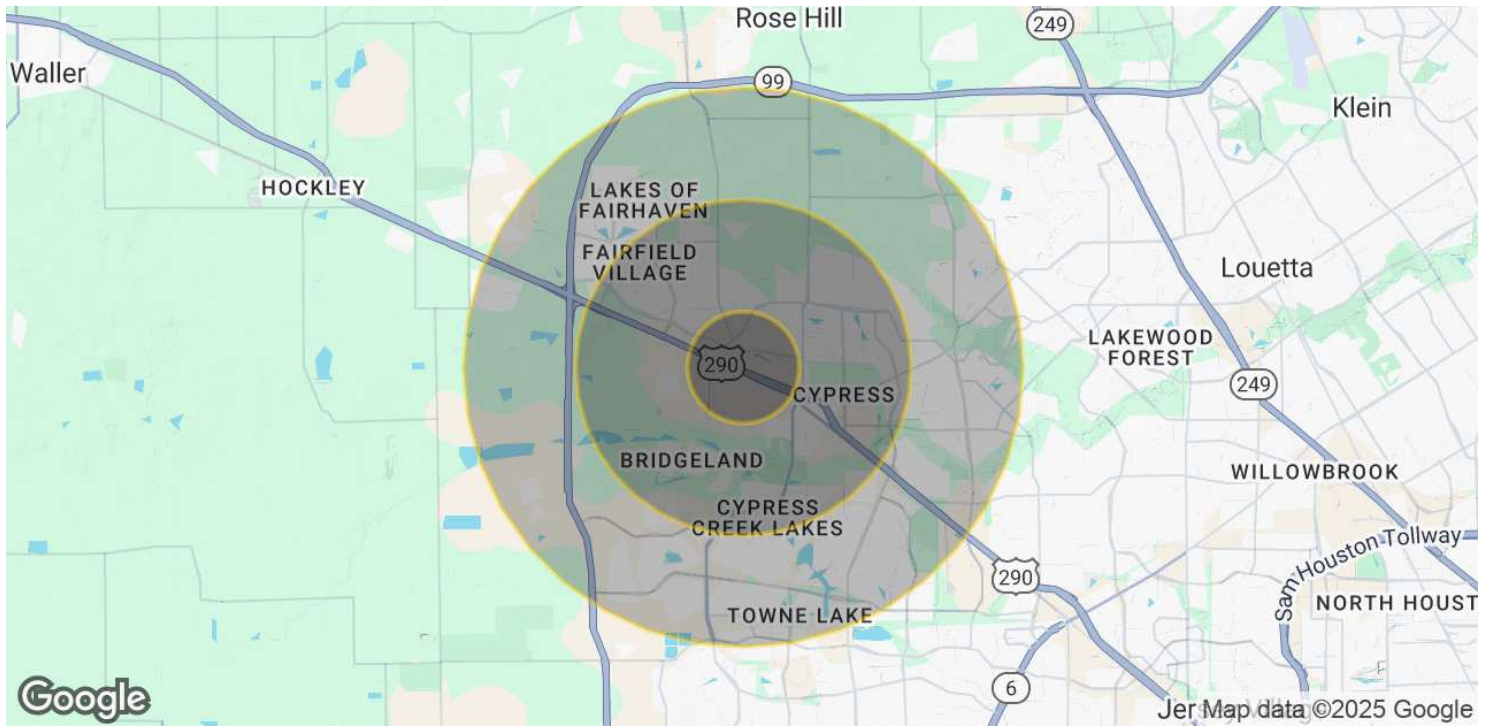


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DEMOGRAPHICS MAP & REPORT



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