



20220 FM 529 Rd. | Cypress, TX 77433

Second Generation Space For Lease



Nathaliah Naipaul | 24044 Cinco Village Center #100, Katy, TX 77494 | 281-630-0596 | properties@nathaliah.com



The information was obtained from sources deemed reliable; however, Nathaliah Naipaul & Blue Diamond Realty have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

Property Features

20220 FM 529 ROAD



Property Features

- Property is located in Cypress, a part of the Houston MSA
- 6 Minutes from TX-99
- Strategically located on FM-529, near Fry Road.
- Close proximity to numerous master planned communities with over 81,000 homes
- High growth area with household income of over \$83,000 in a 1 Mile Radius

Available Second Generation Space

- ± 3,604 SF (Divisible)

Date Available

- Immediately

Lease Rates

- See Agent

NNN

- See Agent

Parking

- 110 Spaces

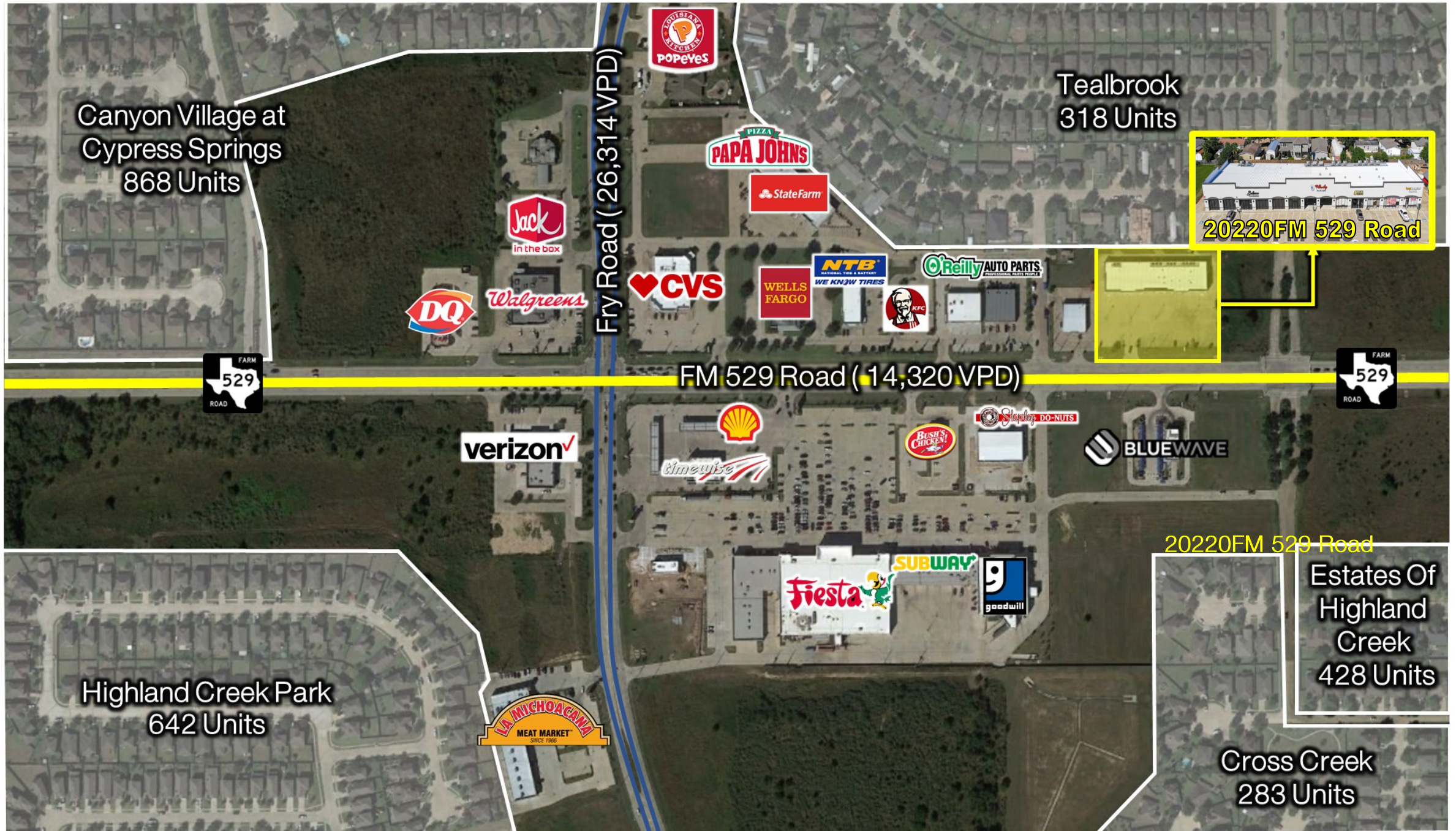
Car Counts (2018)

- FM 529 Road: 14,320 VPD
- Fry Road: 26,314 VPD

Nearby Retail

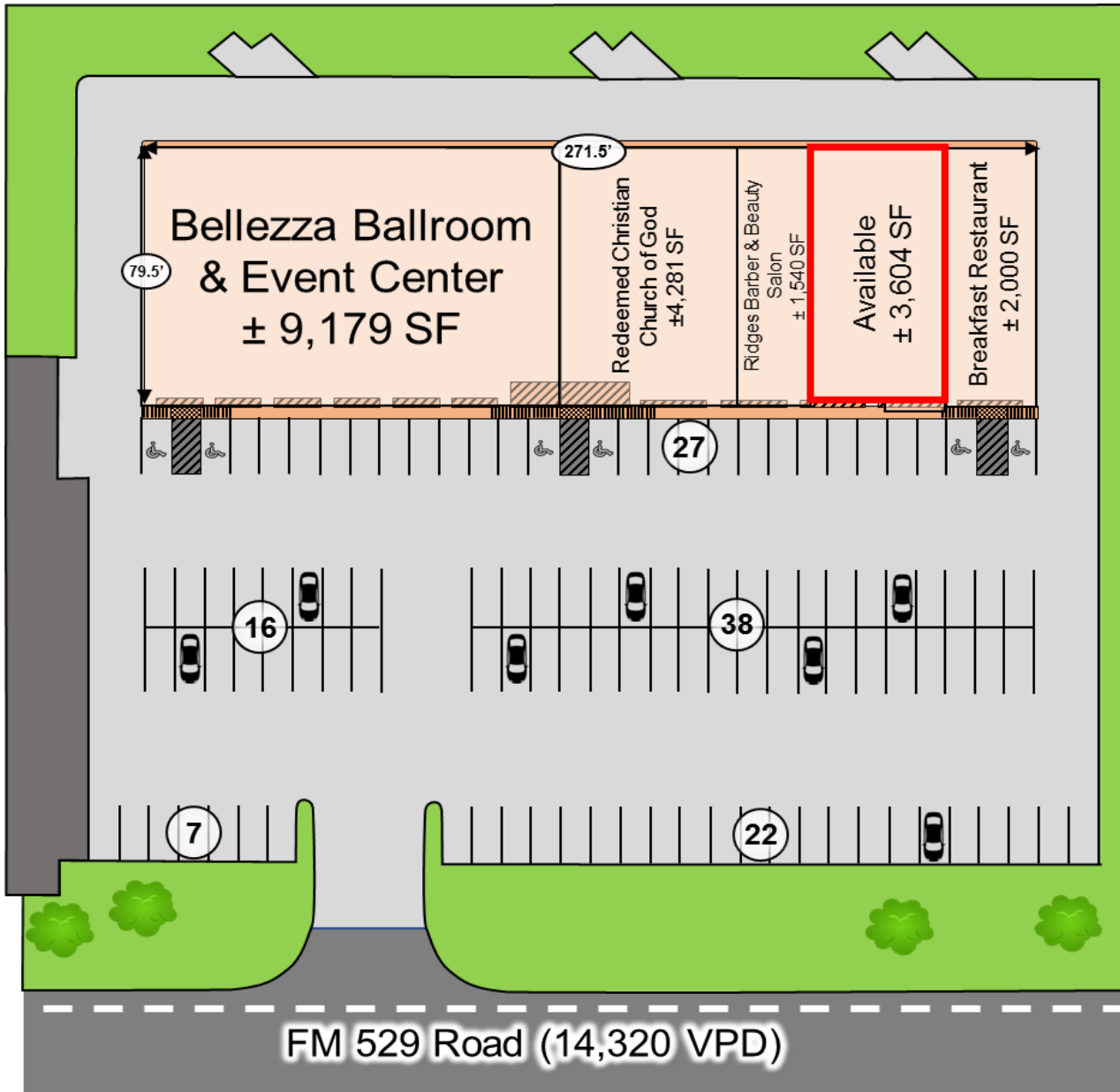


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SITE PLAN

20220 FM 529 ROAD



Second Generation Space

Available Space

- \pm 3,604 SF (Divisible)

Date Available

- Immediately

Lease Rates

- See Agent

NNN

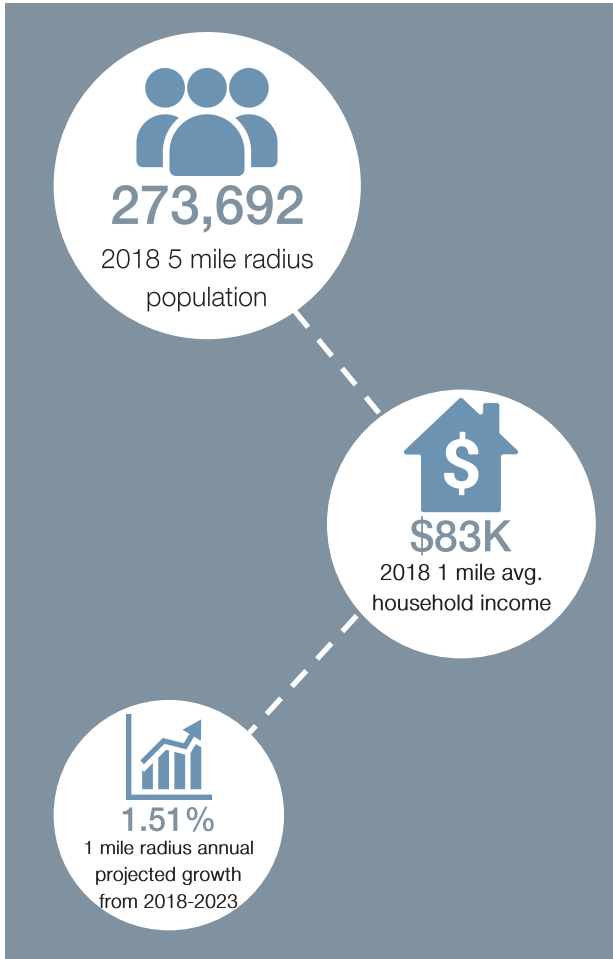
- See Agent

Parking

- 110 Spaces

Demographics

20220 FM 529 ROAD



POPULATION	1 Mile	3 Mile	5 Mile
2023 Population	24,127	124,705	306,935
2018 Population	22,201	111,666	273,692
2010 Population	19,441	82,842	211,792
Annual Percent Change: 2018 to 2023	1.68%	2.23%	2.32%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Total Households	6,450	34,751	91,408
2018 Total Households	5,983	31,292	81,821
2010 Households	5,365	23,652	64,116
Annual Percent Change: 2018 to 2023	1.51%	2.12%	2.24%

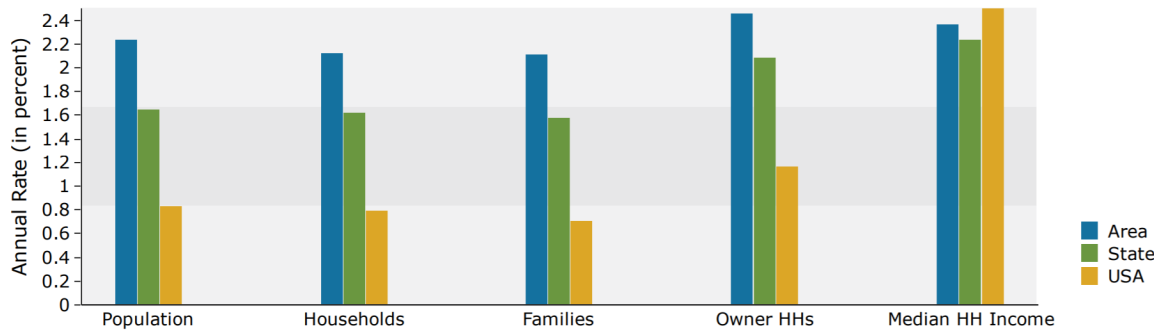
2018 Estimated Average Household Income	\$ 82,898	\$ 94,858	\$ 102,861
2023 Estimated Average Household Income	\$ 95,125	\$ 108,873	\$ 116,300



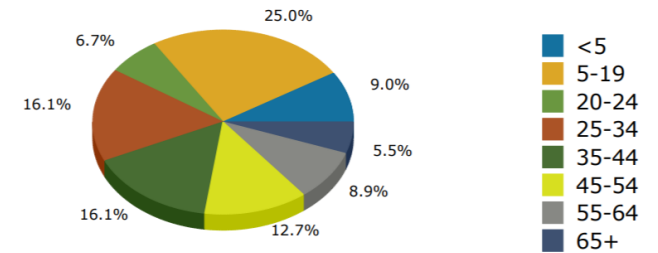
Key Summary (3-Mile Radius)

2020 FM 529 ROAD

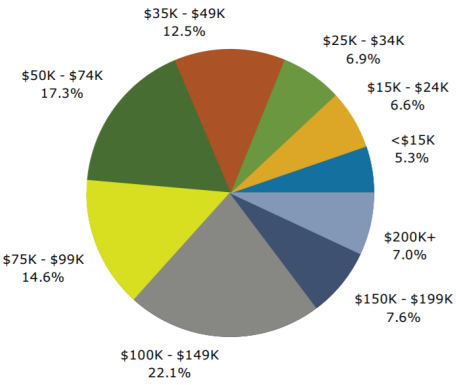
Trends 2018-2023



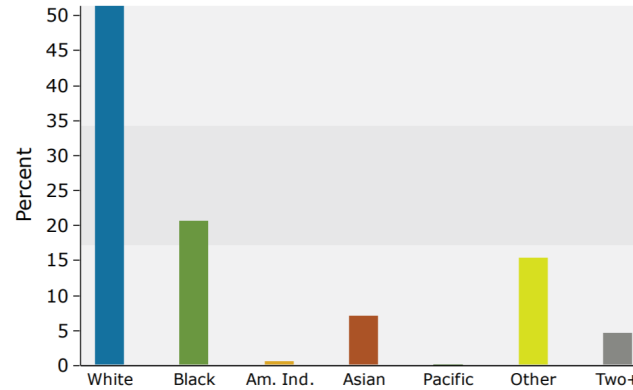
2018 Population by Age



2018 Household Income

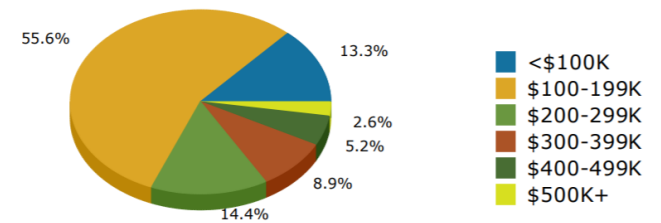


2018 Population by Race

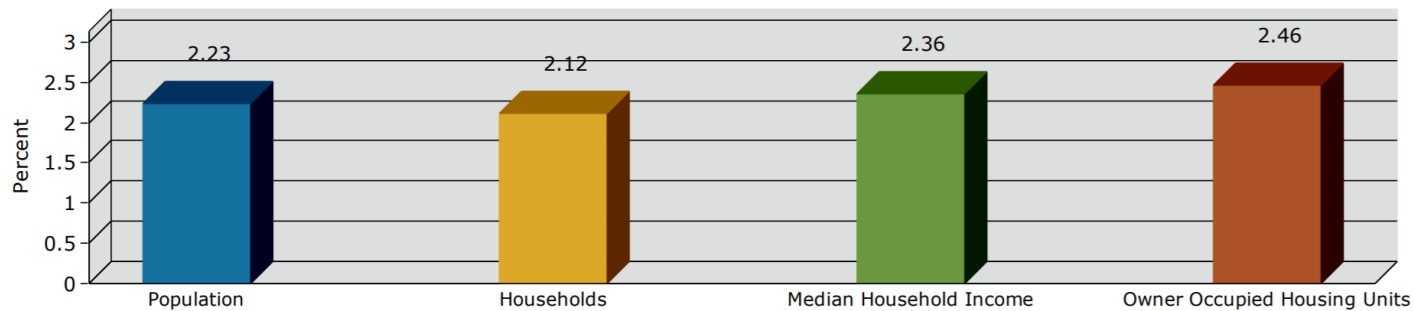


2018 Percent Hispanic Origin: 46.9%

2018 Home Value



2018-2023 Annual Growth Rate



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Retail Gap Analysis

2020 FM 529 ROAD

INCOME

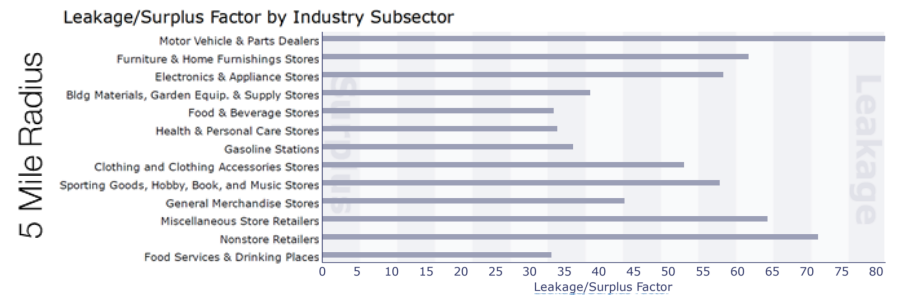
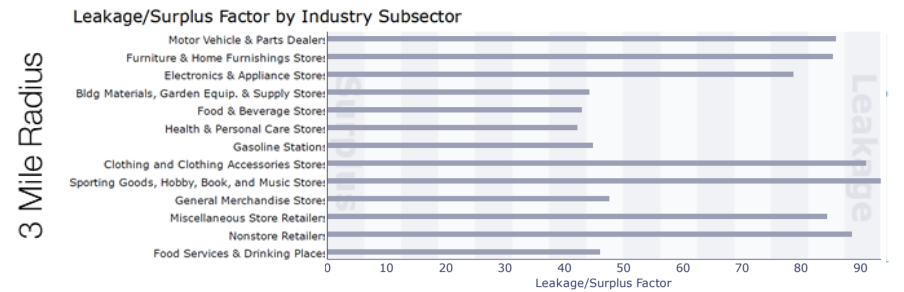
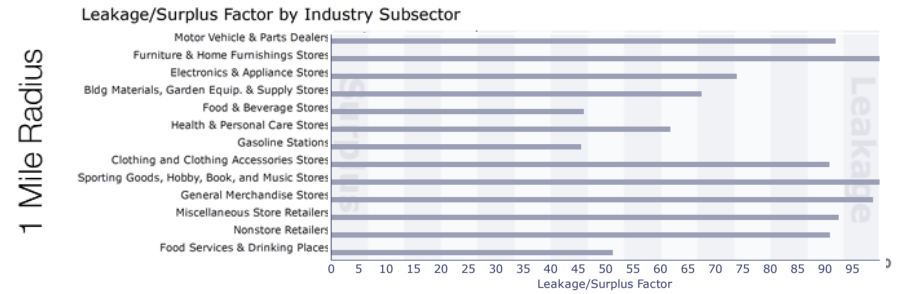
	1 Mile	3 Mile	5 Mile
2018 Median Disposable Income	\$55,913	\$60,648	\$65,819
2018 Per Capita Income	\$23,005	\$26,873	\$30,813

INDUSTRY GAP

Retail Trade	+ \$178,745,026	+ \$907,214,028	+ \$2,247,653,678
Food & Drink	+ \$16,290,744	+ \$87,435,977	+ \$193,415,335
Health & Personal Care	+ \$8,721,696	+ \$39,331,469	+ \$94,298,316

NUMBER OF BUSINESSES

Retail Trade	17	138	474
Food & Drink	12	84	257
Health & Personal Care	2	12	40



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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 sub-agent 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 agree-

ment 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.

Blue Diamond Realty

9003706

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/Associate

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Sales Agent/Associate's Name

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Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date