

FOR SALE OR GROUND LEASE

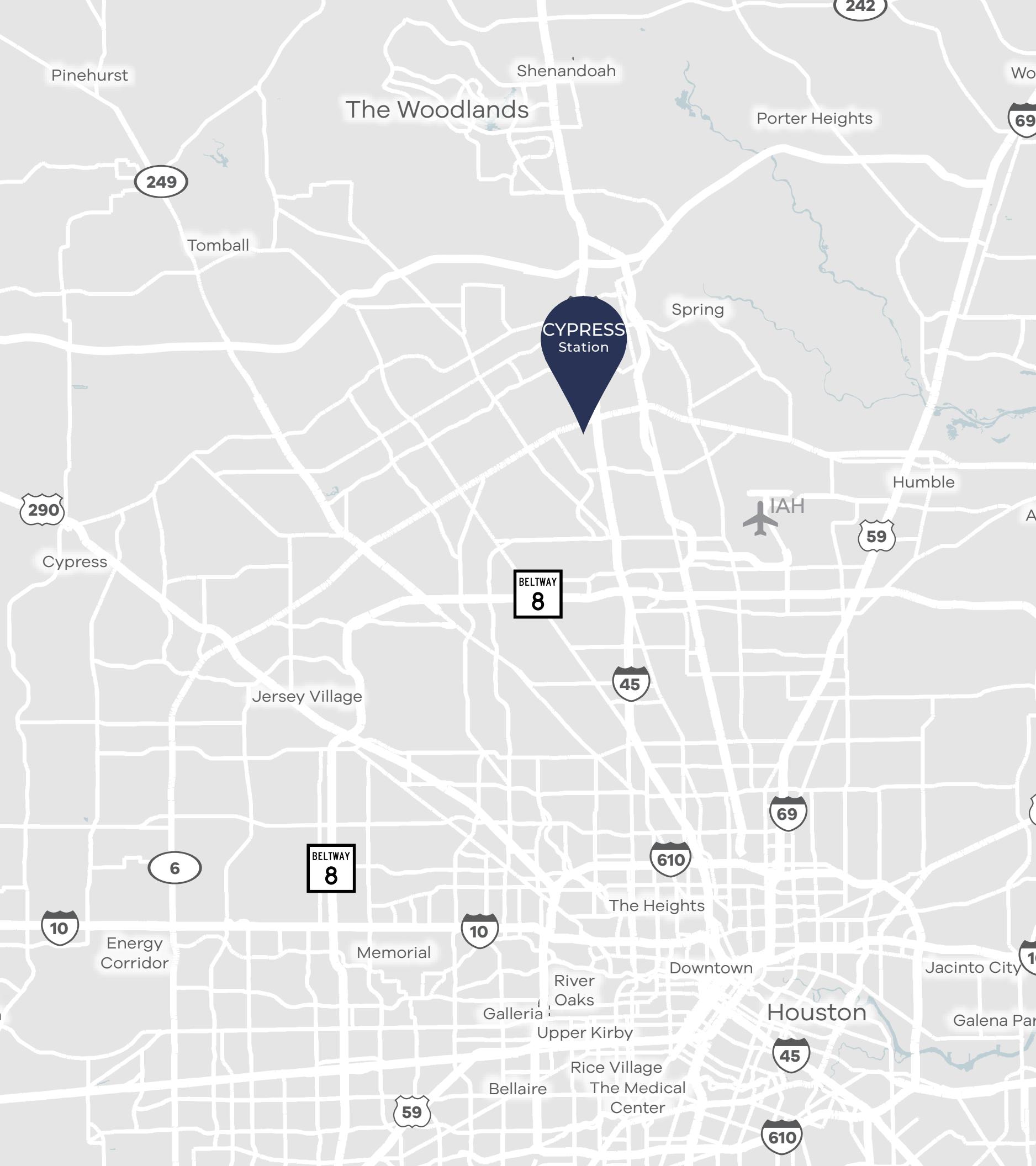
# Cypress Station Square 0.7 Acre Pad Site

NWC of Interstate 45N & FM 1960 | Houston, TX 77073



TRANSWESTERN RETAIL SERVICES

 TRANSWESTERN REAL ESTATE SERVICES



## HOUSTON

# The Center of it All

### Drive Times

The Woodlands	14 mins
George Bush Intercontinental Airport (IAH)	14 mins
The Heights	24 mins
Cypress	30 mins
Kingwood	30 mins
Port of Houston	30 mins
River Oaks	30 mins
Memorial	30 mins
Tanglewood	35 mins
The Galleria	35 mins
West University Place	35 mins
The Medical Center	35 mins
Hobby Airport	35 mins
Katy	45 mins
Sugar Land	45 mins
Baybrook	45 mins

## OPPORTUNITY

# Highly Visible Opportunity

- 0.7 Acre Pad Site Available for Sale or Ground Lease
- Fronting I-45 N with cross access through the Cypress Station Square shopping center to FM 1960
- Area retailers include:  
Kroger, Planet Fitness, Chick-Fil-A, Pollo Compero, Dollar Tree, PetSmart
- Contact Broker for Pricing



# THE NEIGHBORHOOD

## POPULATION

17,685      112,260      289,144  
1 mile      3 mile      5 mile

6

3 mile

3 mile

289,144  
5 mile

5 mile

## DAYTIME POPULATION

21,763      104,942      250,865  
1 mile      3 mile      5 mile

1 mile

104,942

3 mile

250,865  
5 mile

5 mile

## AVERAGE HOUSEHOLD INCOME

**\$56,005**   **\$83,884**   **\$90,804**  
1 mile            3 mile            5 mile

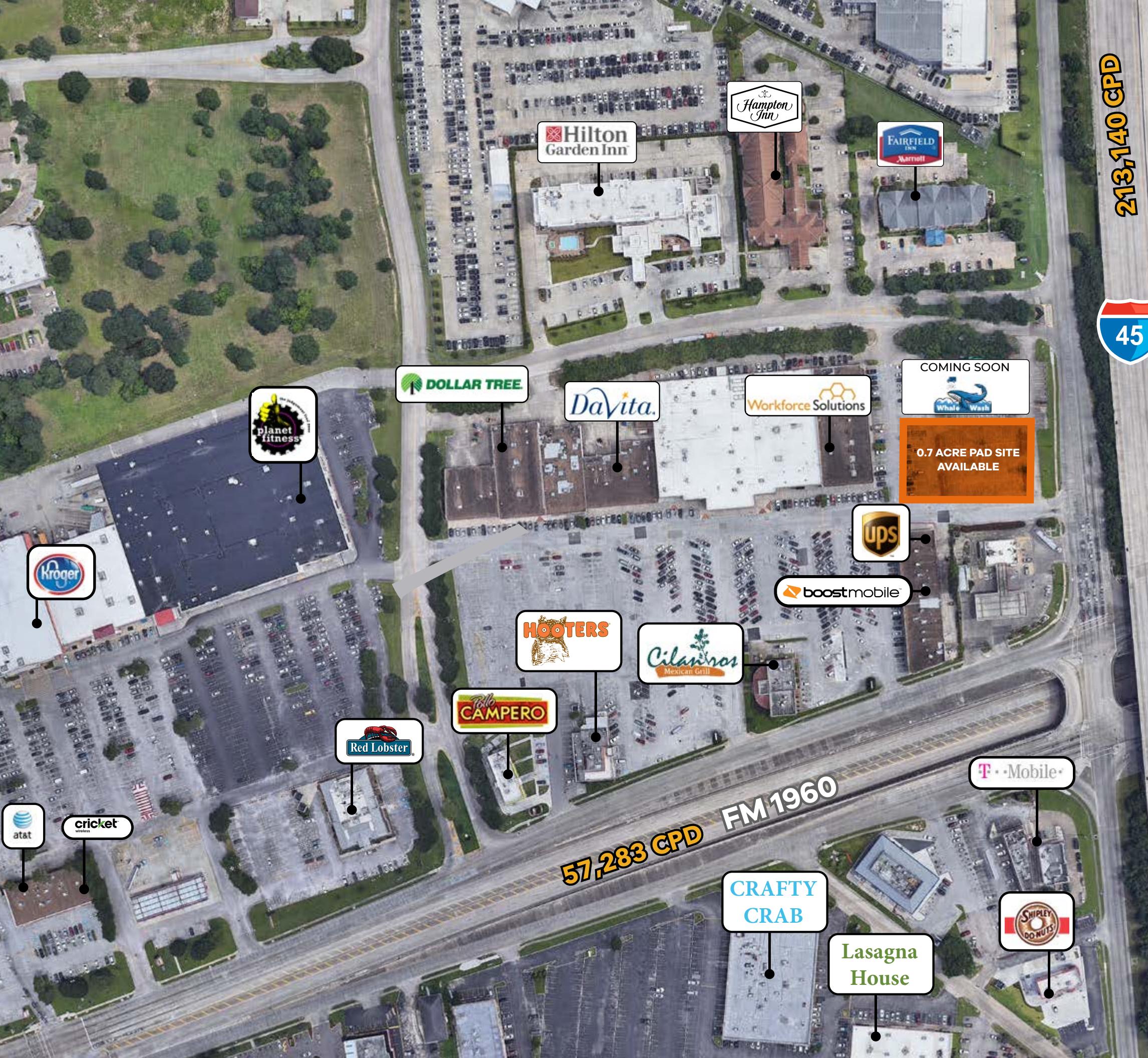
1 mile

\$83,884

3 miles

0,804

5 miles



# Shopping Center Lay-out

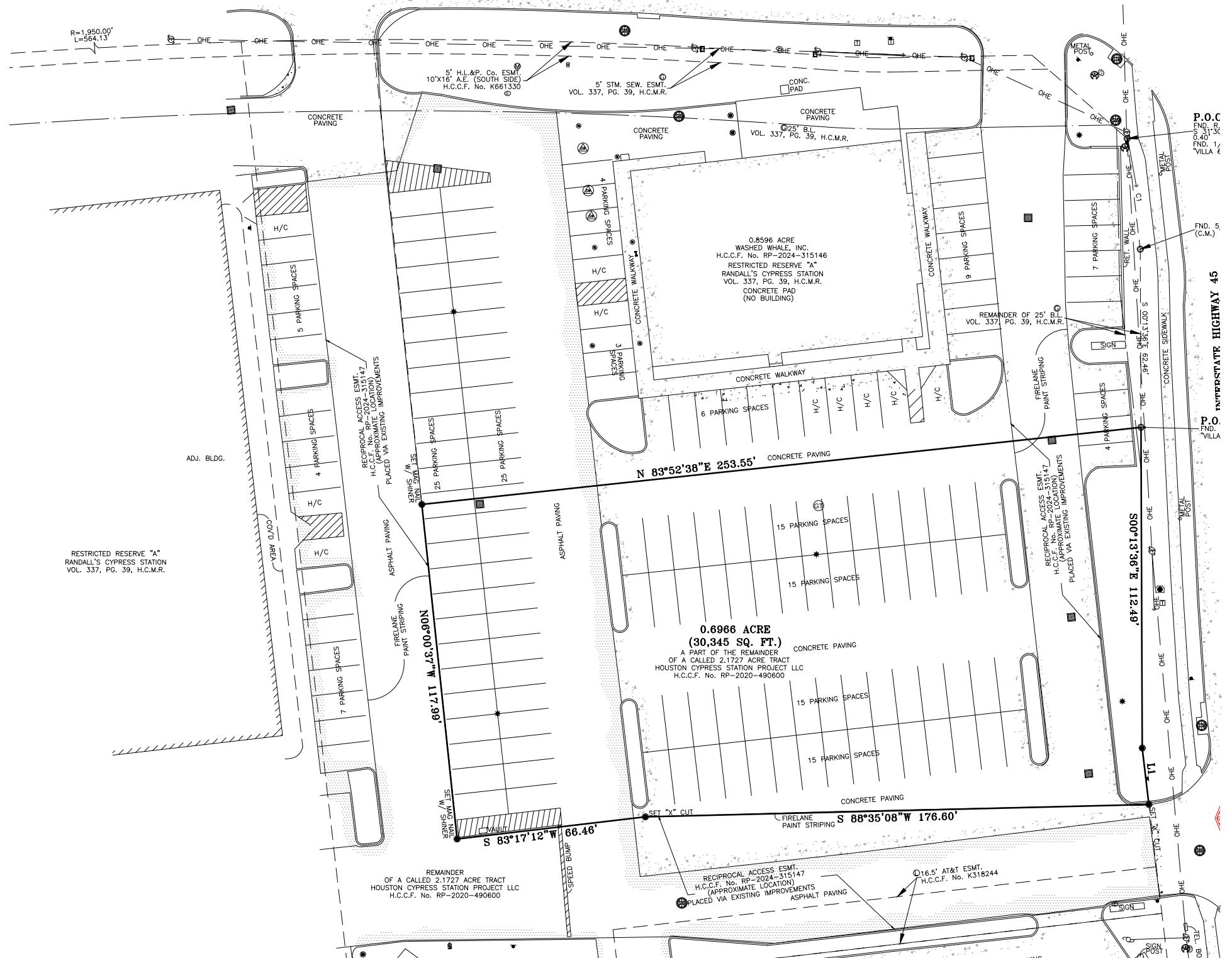
## 0.7 Acre Pad Site



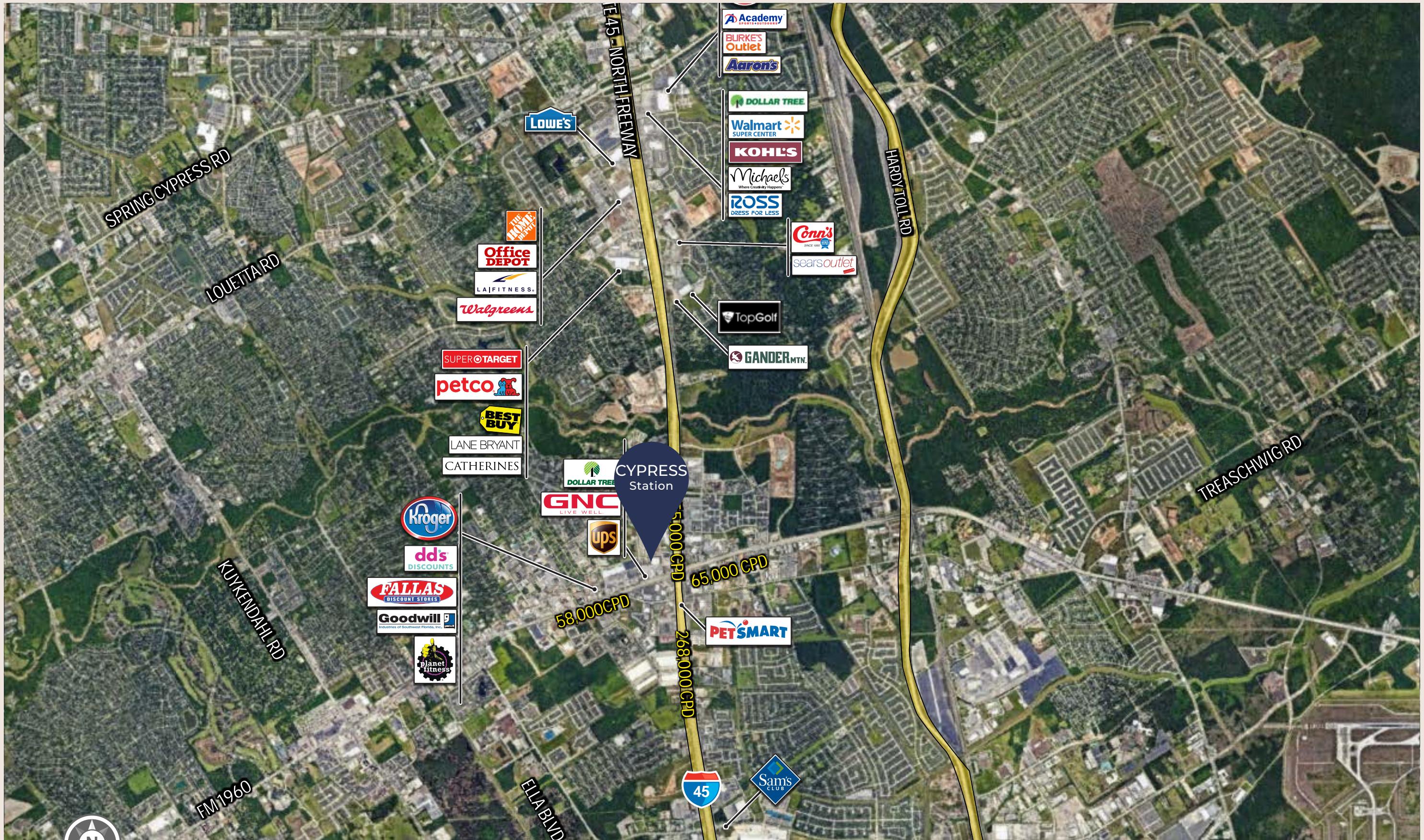
# Site Survey

## 0.7 Acre Pad Site

## Wagon Point Drive



## NORTHWEST HOUSTON





TRANSWESTERN REAL ESTATE SERVICES

## TRANSWESTERN RETAIL SERVICES

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**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**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

**Buyer, Seller, Landlord or Tenant****Date****01A TREC No. OP-K**