

NOW LEASING



**Cypress Creek
Parkway Plaza**
9103 Cypress Creek Pkwy
Houston, Texas 77070

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

Prime Retail Space & Flex Business Park Space Available for Lease Located on the bustling FM 1960 corridor, 9130 FM 1960 W offers a premier leasing opportunity for businesses seeking prime visibility and accessibility in Northwest Houston. The property features versatile retail spaces ideal for storefronts, restaurants, and service-oriented businesses, as well as flexible business park space designed for a wide range of operations, from light industrial to office use. With high traffic counts and excellent frontage along FM 1960, this property is perfectly positioned to attract both local and pass-through consumers.

The surrounding area of 9130 FM 1960 W is a vibrant retail hub, with a wide variety of national and local brands that cater to all basic needs. Within close proximity, you'll find major grocery stores, pharmacies, banks, and popular retailers including Walmart, Target, and Kroger, as well as a wide array of dining options, from fast food chains to sit-down restaurants. Additionally, the nearby Willowbrook Mall and Champions Village Shopping Center provide an extended selection of shopping and entertainment venues, further enhancing the location's draw.

The property is also surrounded by densely populated residential neighborhoods and thriving business districts, ensuring a strong customer base and workforce in the immediate vicinity. Access to major highways and proximity to George Bush Intercontinental Airport make it convenient for businesses that require regional and national connectivity.

This location offers an unbeatable combination of accessibility, visibility, and market demand, making it the ideal choice for businesses looking to establish or expand their presence in the FM 1960 area.

For More Information

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



PROPERTY HIGHLIGHTS

- Highly Visible Store Fronts Off FM 1960
- Office / Warehouse / Retail
- Grade Level Overhead Doors
- Flexible Leasing Terms
- Large Windows
- Monument Signage Available
- Ample Parking
- 3-Phase Power
- Flexible Floorplans to Accomodate Retail or Service Businesses

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
9103-Bldng G	2,000 SF	\$8.00 NNN (sf/yr)
9103-Bldng H	2,000 SF	\$8.00 NNN (sf/yr)
9103-Bldng I	2,000 SF	\$8.00 NNN (sf/yr)
9103-Bldng J	2,000 SF	\$8.00 NNN (sf/yr)
9109-A	3,600 SF	\$12.00 NNN (sf/yr)
9109-B	1,000 SF	\$12.00 NNN (sf/yr)
9111-E	1,000 SF	\$12.00 NNN (sf/yr)

POPULATION

	2miles	5miles	10miles
2020	50,446	289,871	1,139,294
2024	48,648	277,692	1,107,345
2029 Population Projection	49,344	281,308	1,124,942
Annual Growth 2024-2029	0.3%	0.3%	0.3%

INCOME

	2miles	5miles	10miles
Avg Household Income	\$78,084	\$94,702	\$94,007
Median Household Income	\$57,345	\$71,373	\$69,465

HOUSING

	2miles	5miles	10miles
Median Home Value	\$199,564	\$234,406	\$241,110
Median Year Built	1996	1991	1992

CONSUMER SPENDING

	2miles	10 miles
Education & Daycare	\$26,810,476	\$714,262,348
Health Care	\$21,567,020	\$525,558,877
Transportation & Maintenance	\$129,949,136	\$3,195,101,346
Household	\$76,031,465	\$1,890,474,094
Food & Alcohol	\$139,489,076	\$3,253,646,043
Entertainment, Hobbies & Pets	\$69,082,112	\$1,675,112,219
Apparel	\$29,030,036	\$688,288,614

TRAFFIC

	Traffic Volume	Count Year	Distance from Property
West Rd / Meadow Vista Blvd NE	27,606	2022	0.20 mi
Lou Edd Rd / Perry Rd E	11,071	2022	0.29 mi

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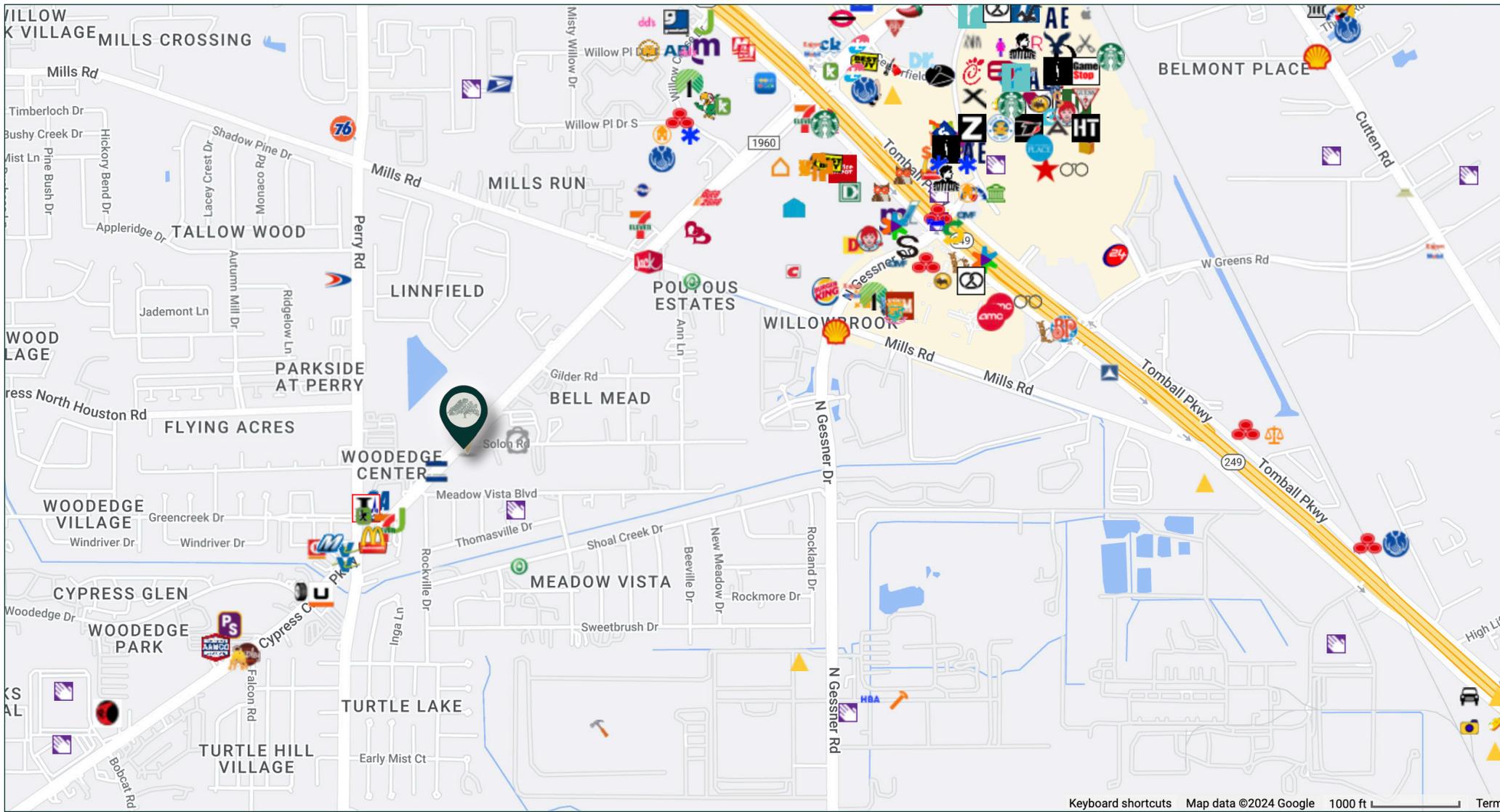
NOW LEASING



Photos



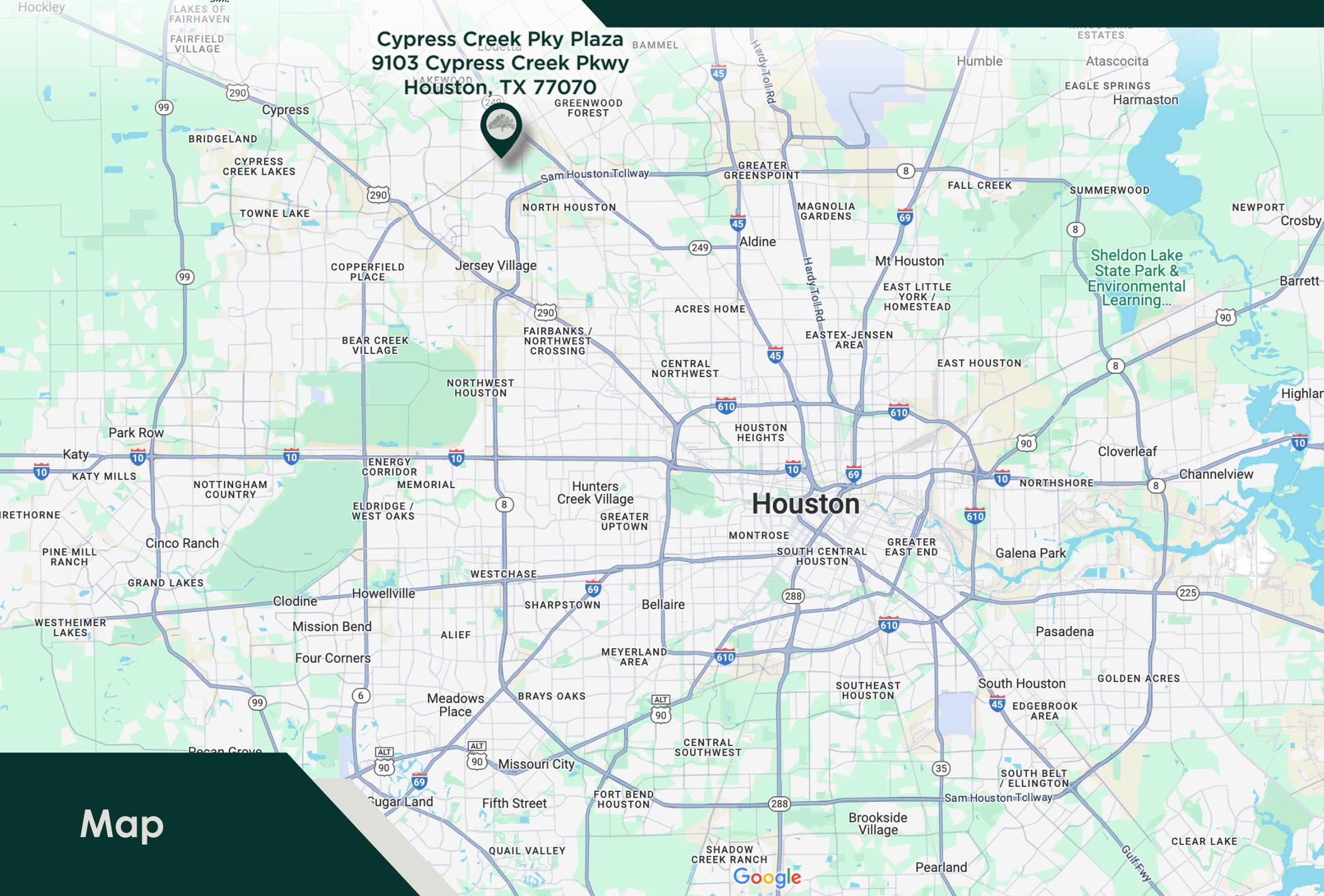
Aerial View



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Houston, TX 77070



Map





Texas law requires all real estate license holders 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____