

23922 NORTHWEST FREEWAY

FOR SALE | 20,585 SF SHOWROOM FRONTING NORTHWEST FWY | CYPRESS, TX 77429

PLEASE DO NOT DISTURB CURRENT TENANT



PROPERTY HIGHLIGHTS

- **20,585 SF** Showroom fronting Northwest Fwy in Cypress TX
- Large retail showroom with ample parking available located between Telge Rd and Barker Cypress Rd
- Surrounded by national restaurant groups
- Active Disposable Income - **\$146,525** Average Household Income within a 3-mile radius
- **266,825** Total population within a 5-mile radius of property
- **Asking Price: \$5,200,000**



INVESTMENT HIGHLIGHTS



ACTIVE DISPOSABLE
INCOME - **\$146,525**
AVERAGE HOUSEHOLD
INCOME WITHIN A 3-MILE
RADIUS



89,209 HOUSEHOLDS
WITHIN A 5-MILE RADIUS
OF PROPERTY



DIRECT ACCESS TO
NORTHWEST FREEWAY
(**124,480 VPD**)



INCREDIBLE VISIBILITY
AND ACCESS TO SEVERAL
OF HOUSTON'S MAJOR
THOROUGHFARES VIA
HIGHWAY 290



266,825 TOTAL
POPULATION WITHIN
A 5-MILE RADIUS OF
PROPERTY

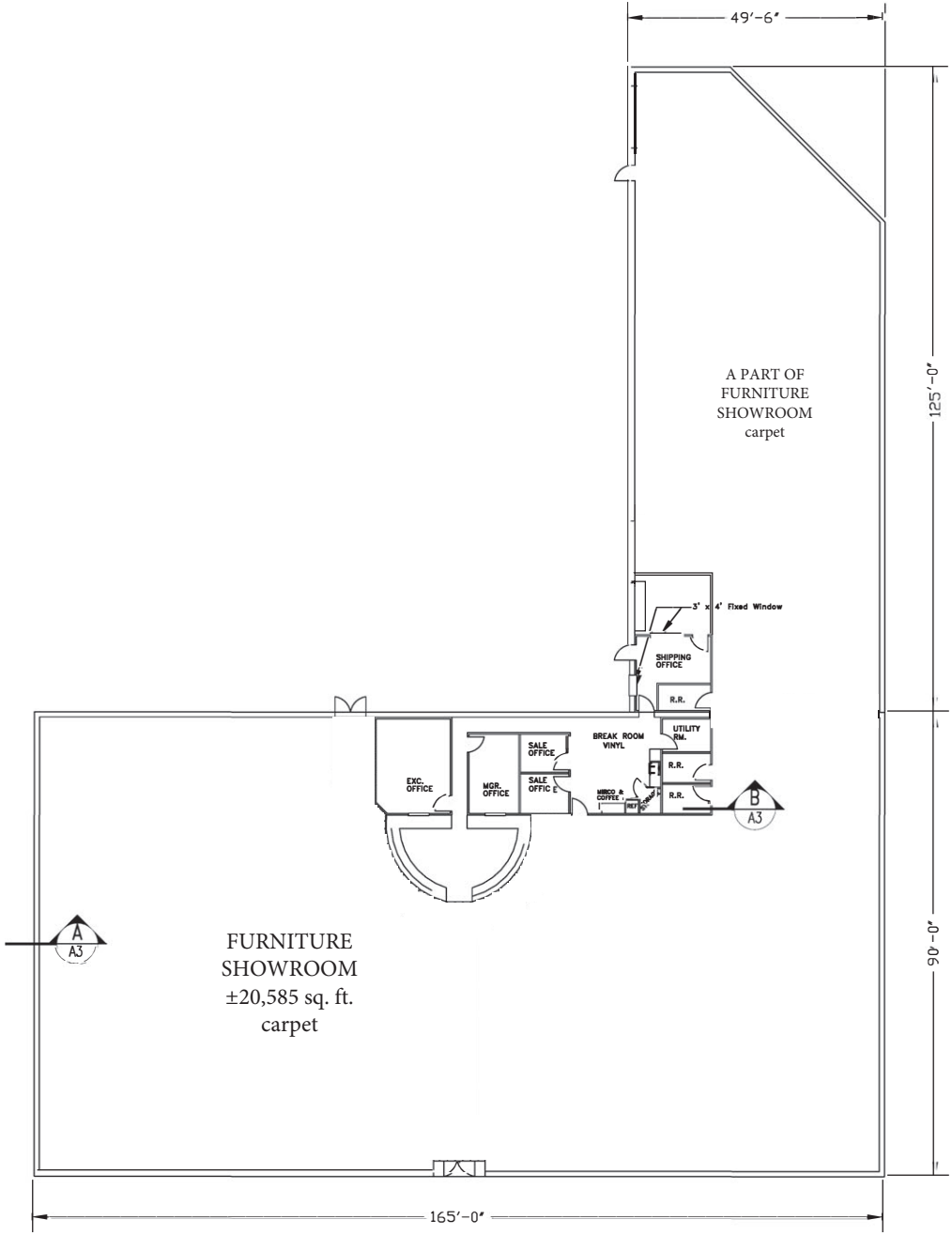


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	6,625	87,653	266,825
2023 Median Age	34.8	35.0	35.4
2023 Average Household Income	\$128,521	\$146,525	\$138,243
2023 Average Home Value	\$316,136	\$347,130	\$332,748



SITE PLAN



ABOUT THE AREA



COLES CROSSING SHOPPING CENTER

Cypress Dental EXCELLENCE | China Wok | COURTYARD BY MARRIOTT®

GALIANA S TEX MEX & AGAVE BAR | PNC BANK | PALM BEACH TAN®

WOLFIES RESTAURANTS AND SPORTS BAR | Shell | Star STAR FURNITURE | LA FITNESS®

Pho Bo | Monks Indian Bistro

23922 NORTHWEST FREEWAY

BARKER CYPRESS | 22,339 VPD

H-E-B

Marvino's
Italian Steakhouse

SALTGRASS
STEAK HOUSE

Cheddar's
SCRATCH KITCHEN

BRAKE CHECK

TIPPIT
DENTAL GROUP

NORTHWEST FREEWAY | 124,480 VPD

290

290

Located 25 miles from Downtown Houston, Cypress, Texas is a suburban community located in Harris County. Known for its excellent schools, Cypress is a popular choice for families looking for quality education options. The community is served by several highly rated school districts, such as Cypress-Fairbanks Independent School District and Klein Independent School District. The area is characterized by lush green spaces, parks, and numerous lakes, which provide opportunities for outdoor activities such as hiking, biking, fishing, and boating. For those who enjoy shopping and dining, Cypress offers a variety of retail centers and eateries. Cypress Town Center and Houston Premium Outlets are home to numerous brand-name stores, while the Boardwalk at Towne Lake features a collection of waterfront restaurants and shops. Overall, Cypress, Texas offers a suburban lifestyle with a strong sense of community, excellent schools, beautiful natural surroundings, and convenient access to nearby amenities and job opportunities.



| The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



The Houston Story



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

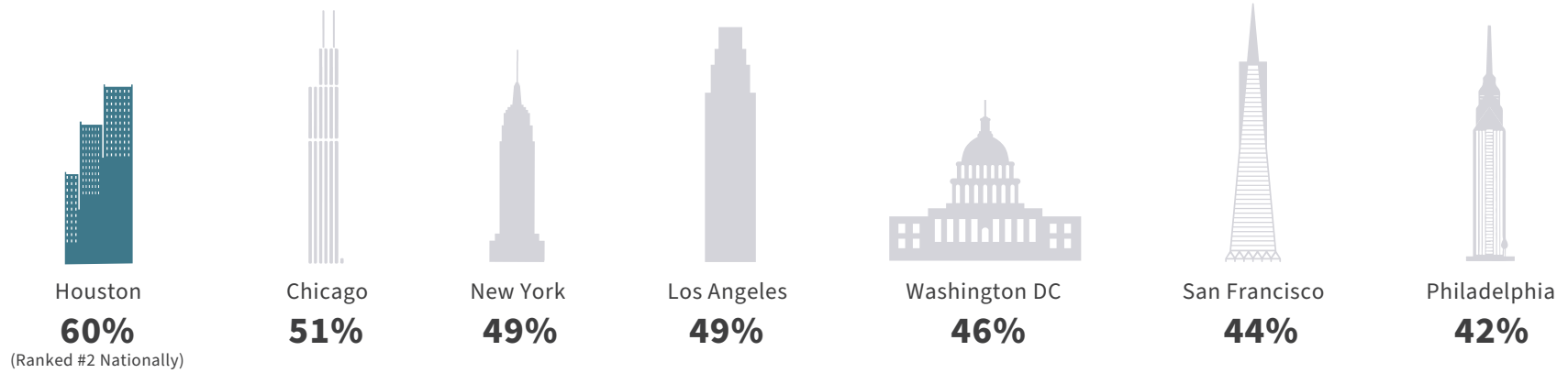


LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

Employment

BACK TO WORK % ACROSS MAJOR METROS

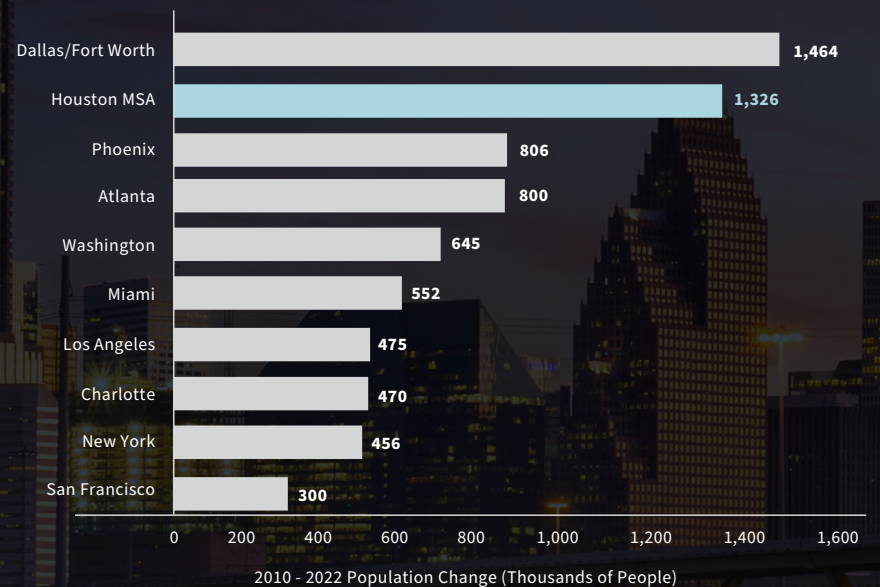


HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Top-Ranked Population Growth



257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

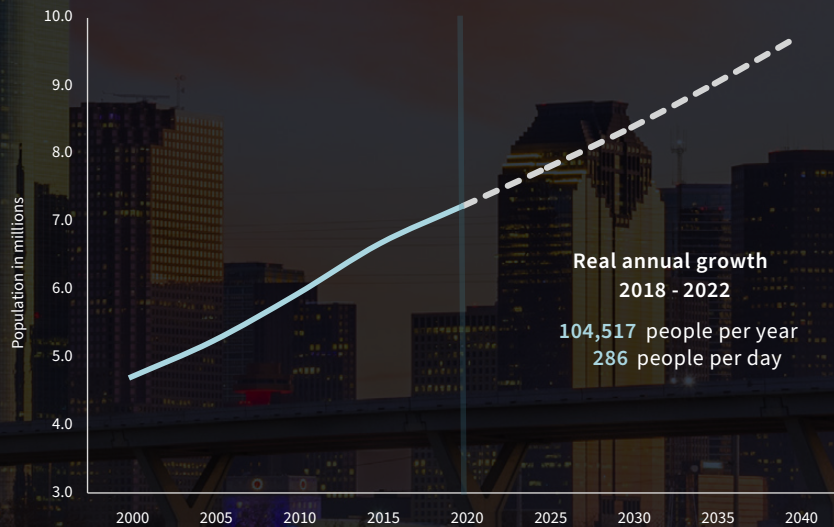


TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Nation-Leading Employment Growth



179,000

New jobs added in 2022



+152,900

Net change in total non-farm employment

(From Jan 2022 to Jan 2023)



3,500,000

Person workforce, nearing all time high for Houston



79%

Of Houston's higher education graduates stay and work in the region

The sixth highest retention rate in the U.S.



#2

In the country for percent job growth

(6.1% in 2022)



#2

In the nation in office re-entry levels in the country after the pandemic

Nation-Leading Employment Growth

#2 MSA

For Projected Population Growth

Houston is Home to

25 Fortune 500 Companies &

44 Fortune 1000 Companies

50+

Corporate Headquarters Relocations
to Houston Since 2017

5

New Fortune 500 Relocations
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,
Academy Sports & Outdoors, Exxon Mobil

Leading

Pro Business Environment



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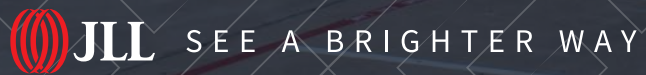
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