

CYPRESS CREEK SQUARE

Longenbaugh & Greenhouse

Cypress TX | 77433

Total SF Available: 41,475 SF

Below Market Rents for First Year



CYPRESS CREEK SQUARE



DETAILS

Location: Logenbaugh and Greenhouse, Cypress TX



RETAIL

Rent \$28 SF

NNN \$12SF



Frontage 466'

Depth 75'

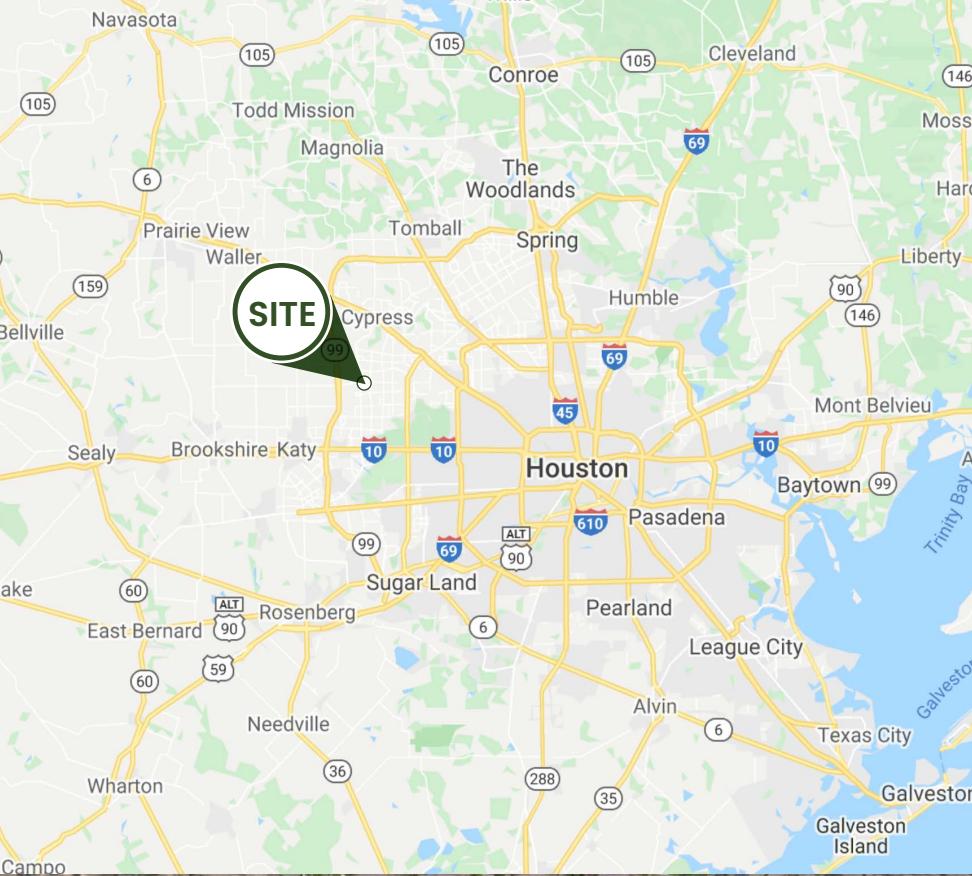
Parking 5:1 = 200 Spaces

Delivery 4th Qtr 2026

Shared Grease Trap on site

2 Large Patio Spaces Available

- 41,475 SF neighborhood retail center
- Prime corner at Longenbaugh & Greenhouse Rd., Cypress, TX
- Three modern buildings with flexible suites
- End caps and drive-thru opportunities available
- 1.3 miles from Cypress Springs High School (2,625+ students)
- Surrounded by dense residential growth
- Excellent visibility; 58,000+ vehicles per day
- Shared grease traps & optional outdoor patio space
- Generous build-out allowances
- Ideal for restaurant, medical, service, and retail users



**REALTY 1
PARTNERS**

6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER

■ | 256.698.8199
✉ | kbender@r1partners.com

KYLE KNIGHT

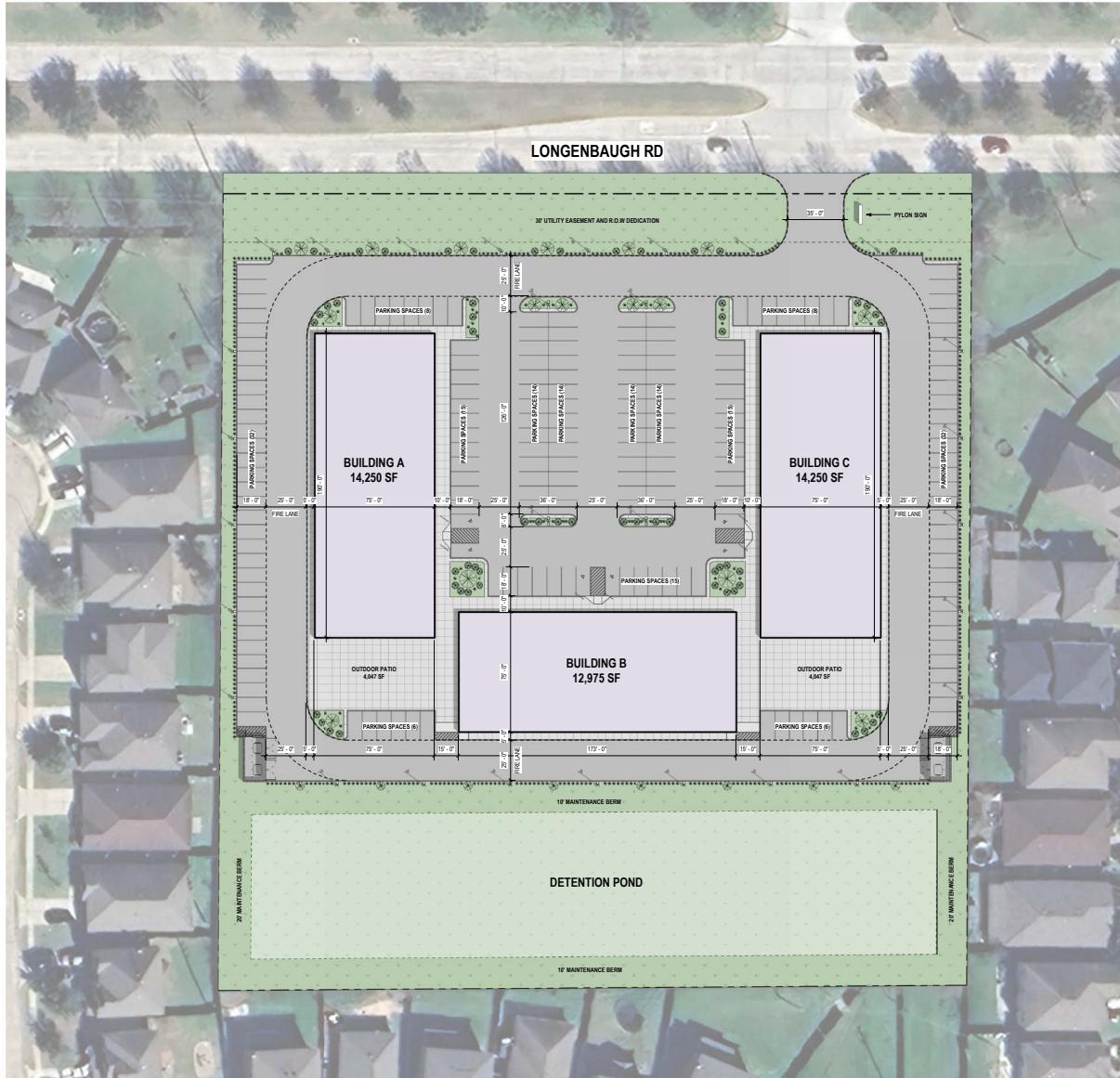
■ | P: 713.781.7111 | M: 979.587.1428
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AERIAL SITE PLAN



SITE PLAN



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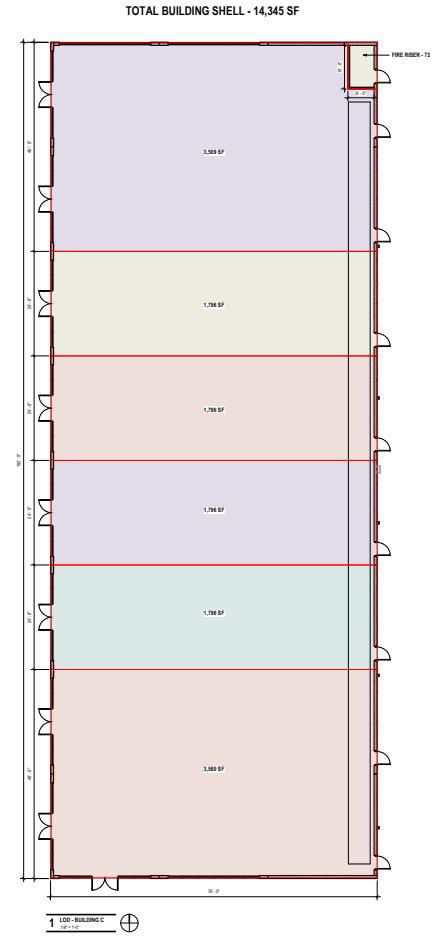
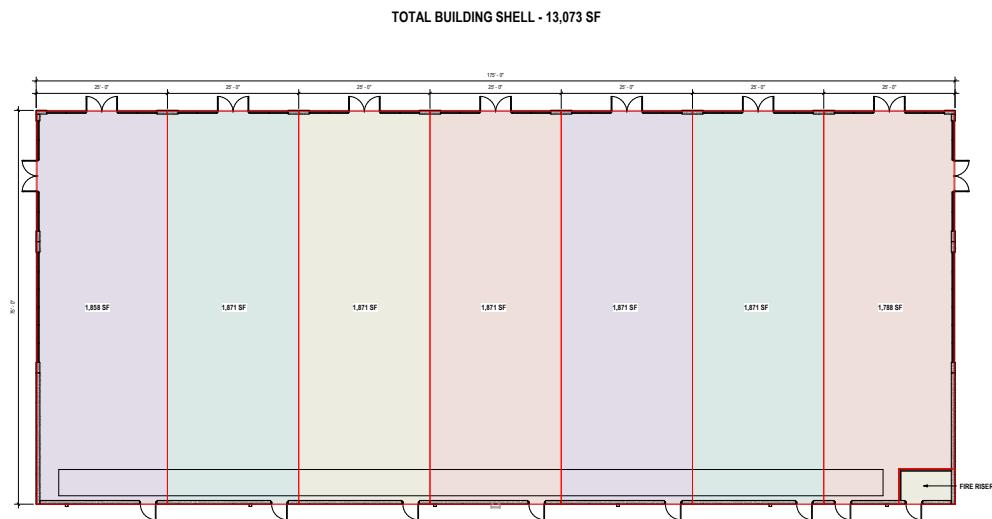
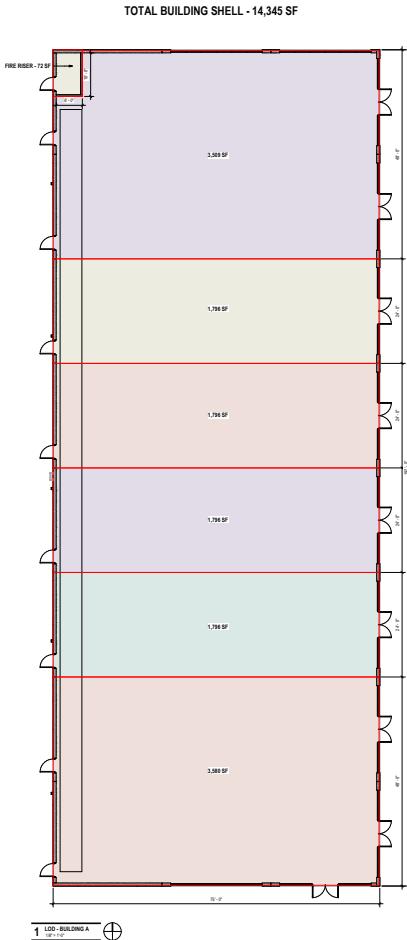
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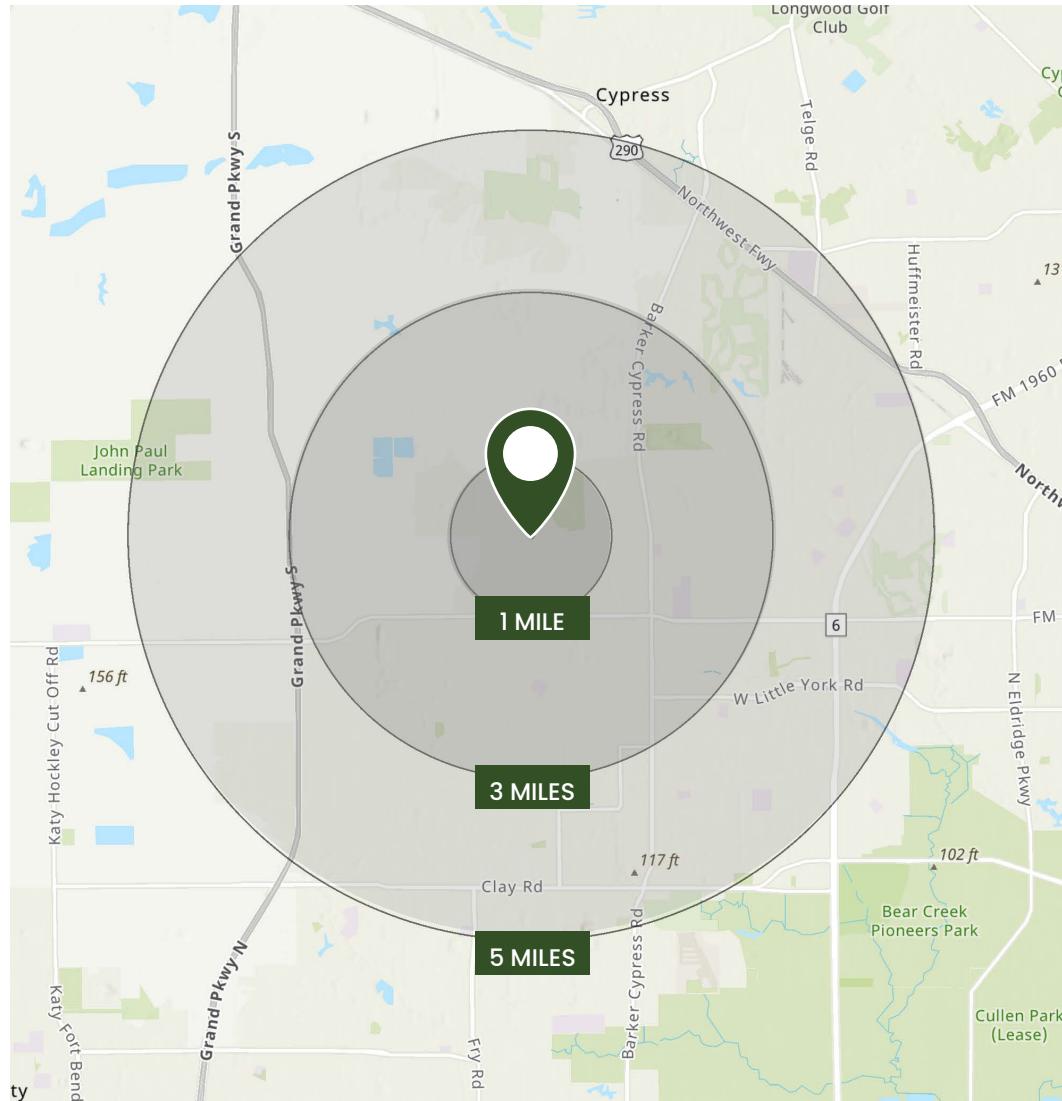
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LOD SPACE PLANNING



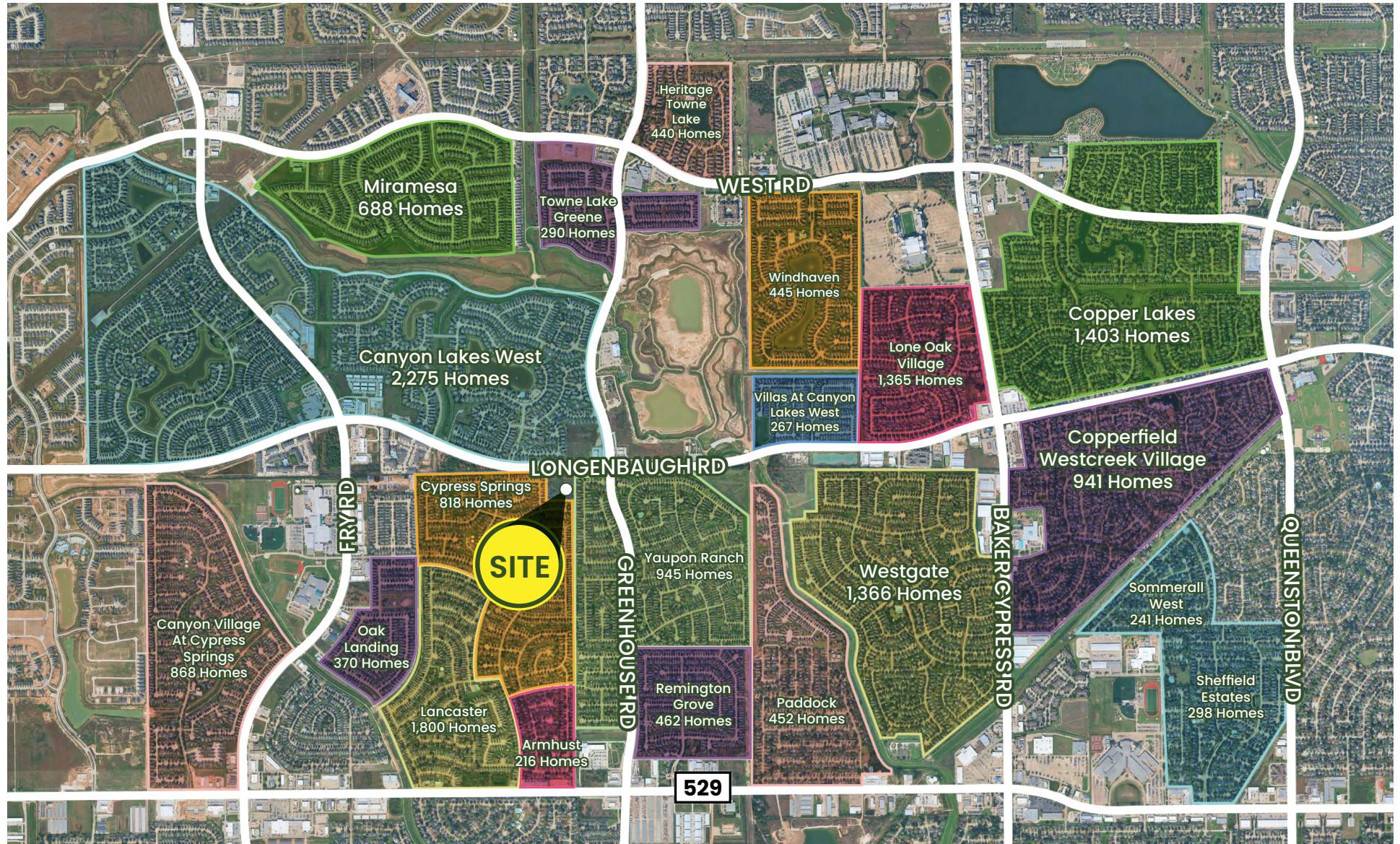
DEMOCRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	22,550	145,194	328,245
Households	6,606	44,069	103,392
Families	5,455	36,350	82,847
Average Household Size	3.41	3.29	3.17
Median Age	32.6	34.2	34.7
Owner Occupied Housing Units	5,145	33,495	75,966
Renter Occupied Housing Units	1,461	10,574	27,426
Median Household Income	\$104,065	\$103,724	\$98,294
Average Household Income	\$120,309	\$130,509	\$125,696

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	23,455	156,100	353,599
Households	6,952	48,070	112,799
Median Household Income	\$111,850	\$114,254	\$109,357
Average Household Income	\$136,535	\$148,889	\$143,076

RESIDENTIAL AERIAL



PROPERTY OVERVIEW



RENDERINGS



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 subagent by the buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kris Bender / Realty 1 Partners	722496	kbender@rlpartners.com	(832) 847-4008
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Buyer/Tenant/Seller/Landlord Initial		Date	