

SPACE FOR LEASE

NWC CYPRESSWOOD DRIVE AND HOLZWARTH ROAD, SPRING, TX 77388



SPACES FOR LEASE

NWC Cypresswood Drive & Holzwarth Road

POTENTIAL USE

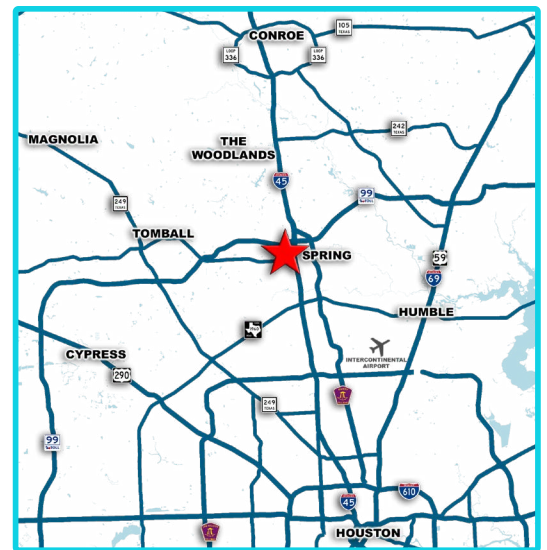
Retail | Flex | Industrial

PRICING

Contact Broker

DESCRIPTION

- ±384,000 GLA with 5,000 – 150,000 SF spaces for lease
- Former mall with variety of spaces available
 - Large open spaces with ±21' clear height, roll up doors and dock wells
 - Small, retail stores with ±14' clear height and storefronts
- Sprinklered with good column spacing (±35')
- Ideal for industrial/flex, retail, fitness, entertainment, showroom, & medical
- Proximate to Target, Lowe's, Home Depot, Ulta, LA Fitness, Pala Pickleball, and Urban Air
- Multiple signage opportunities along Cypresswood Dr and Holzwarth Road



4615 Southwest Freeway, Suite 550 | Houston, TX 77027

FOR MORE INFORMATION:

LILLY GOLDEN, CCIM

713.664.3634

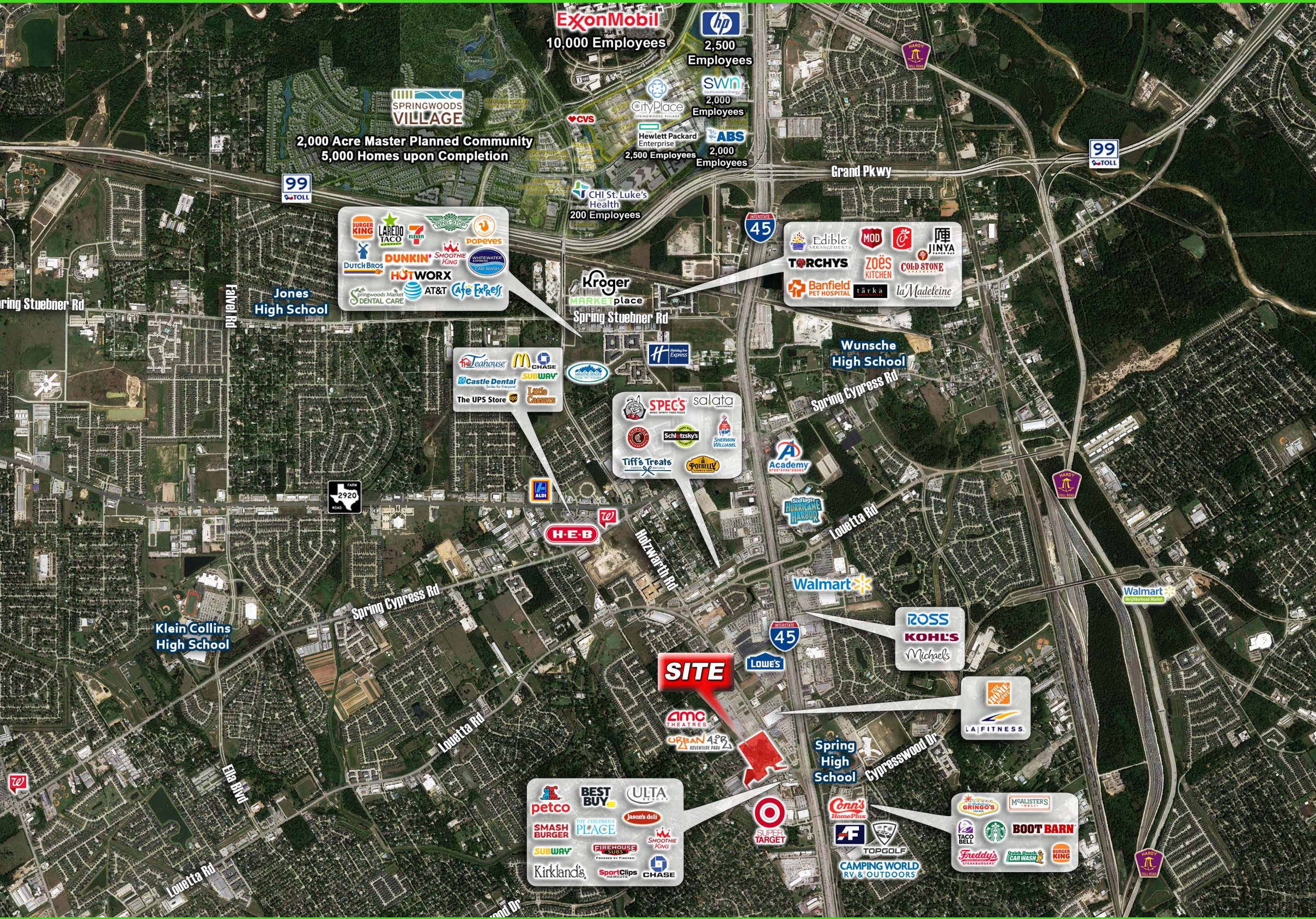
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LOCATION

NWC of Cypresswood Dr and Holzwarth Rd

PROJECT HIGHLIGHTS

- Various configurations available : ±21 clear height with dock wells and/or roll up doors and small retail space with 14' clear height and exterior store fronts
- Located within the strong Spring, TX trade area
- Draws traffic traveling along Interstate 45 with 228,473 VPD
- Strong demographics with over 263,000 people in a 5 mile radius
- Signage opportunities on Holzwarth and Cypresswood available

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2024 Population	11,293	96,435	261,025
Daytime Pop.	12,595	91,737	235,079
Avg. HH Income	\$114,545	\$103,471	\$109,103

TRAFFIC COUNTS

Holzwarth Dr: 18,302 VPD | I-45: 228,473 VPD
Cypresswood Dr: 20,349 VPD
(TXDOT 2022)

AREA RETAILERS



FOR MORE
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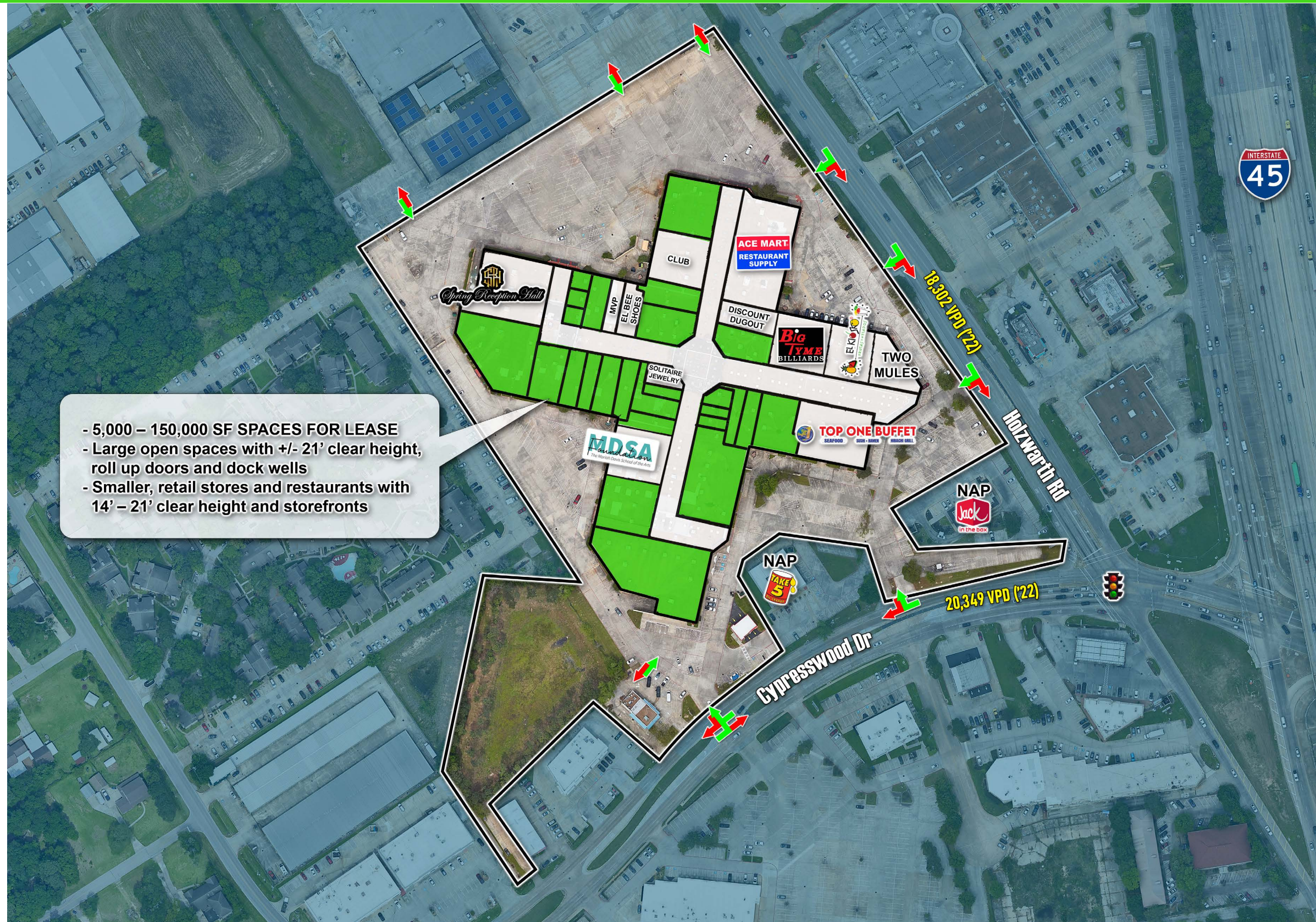
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SITE PLAN

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EVERGREEN
COMMERCIAL REALTY

2024 TOTAL
POPULATION
(3 mi Radius)
96,435

TOTAL
HOUSEHOLDS
(3 mi Radius)
34,998

DAYTIME
POPULATION
(3 mi Radius)
91,737

AVERAGE
HH INCOME
(3 mi Radius)
\$103,471



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	8,565	77,102	192,317
2024 Total Households	4,000	34,998	91,099
2024 Population	11,451	99,117	271,509
Daytime Population	12,595	91,737	235,079
2024 Median Age	37.0	34.8	34.4

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$114,545	\$103,471	\$109,103
Median Household Income	\$87,190	\$75,527	\$80,001
Per Capita Income	\$39,496	\$37,783	\$38,008
Average Home Value	\$276,235	\$289,831	\$302,118

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	39.9%	35.7%	32.9%
Black or African American	22.0%	27.7%	26.8%
Asian	9.5%	5.5%	5.6%
Hispanic	30.9%	34.2%	36.1%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	22.1%	24.5%	21.9%
2 Person Household	30.7%	29.3%	28.3%
3+ Person Household	47.2%	46.2%	49.8%
Owner-Occupied Housing Units	61.9%	50.5%	54.5%
Renter-Occupied Housing Units	30.7%	40.8%	37.3%



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.

2-10-2025



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. **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.

Evergreen Commercial Realty, LLC	540667	lgolden@evergreentx.com	7136643634
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lilly Golden	540667	lgolden@evergreentx.com	7136643634
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date