

 **NewQuest**

2ND-GEN RESTAURANT - CYPRESS

**FOR GROUND
LEASE**

26044 Northwest Freeway | Cypress, Tx
±1,379-Sf Building With Drive-Thru on ±0.72 Acres



Diandra Breen
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Project Highlights

- ±1,379-SF 2nd-gen freestanding building with drive-thru on ±0.72 Acres available for ground lease.
(operating Sonic – please do not disturb tenant)
- Located on the east side of Northwest Freeway/Highway 290, between Spring Cypress Road and Fry Road/Cypress Rosehill Road.
- One curb cut on Northwest Freeway/Highway 290, with cross-access to Walmart, Dollar Tree, Planet Fitness, Hobby Lobby, and The Home Depot.
- Single tenant monument sign and “enter / exit” signage available on Northwest Freeway/Highway 290 Frontage Road.

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32%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2023



\$167K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



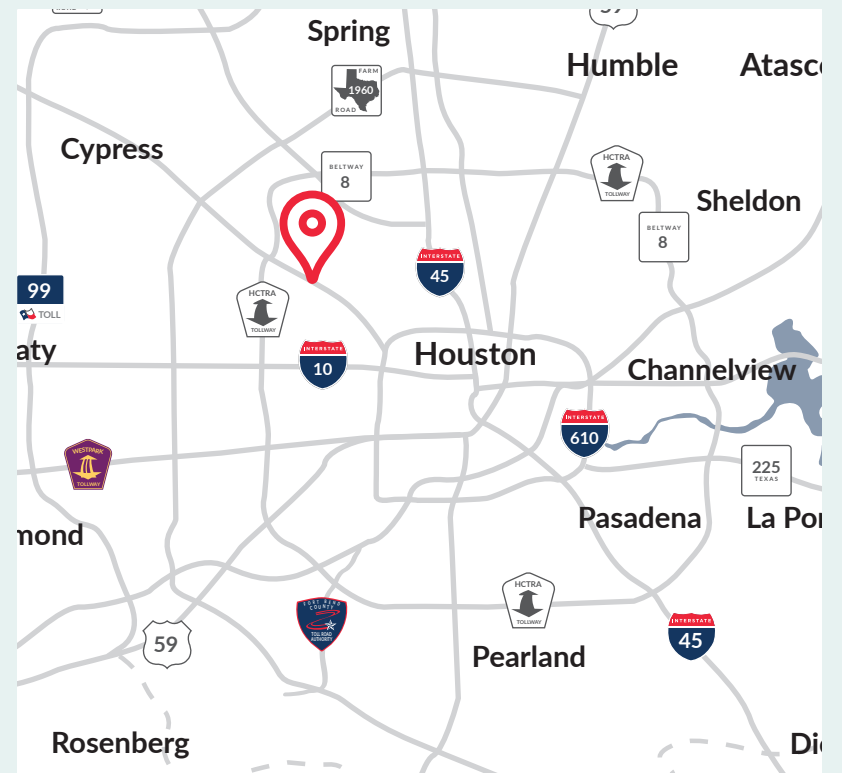
197K
CURRENT
POPULATION
WITHIN 5 MILES

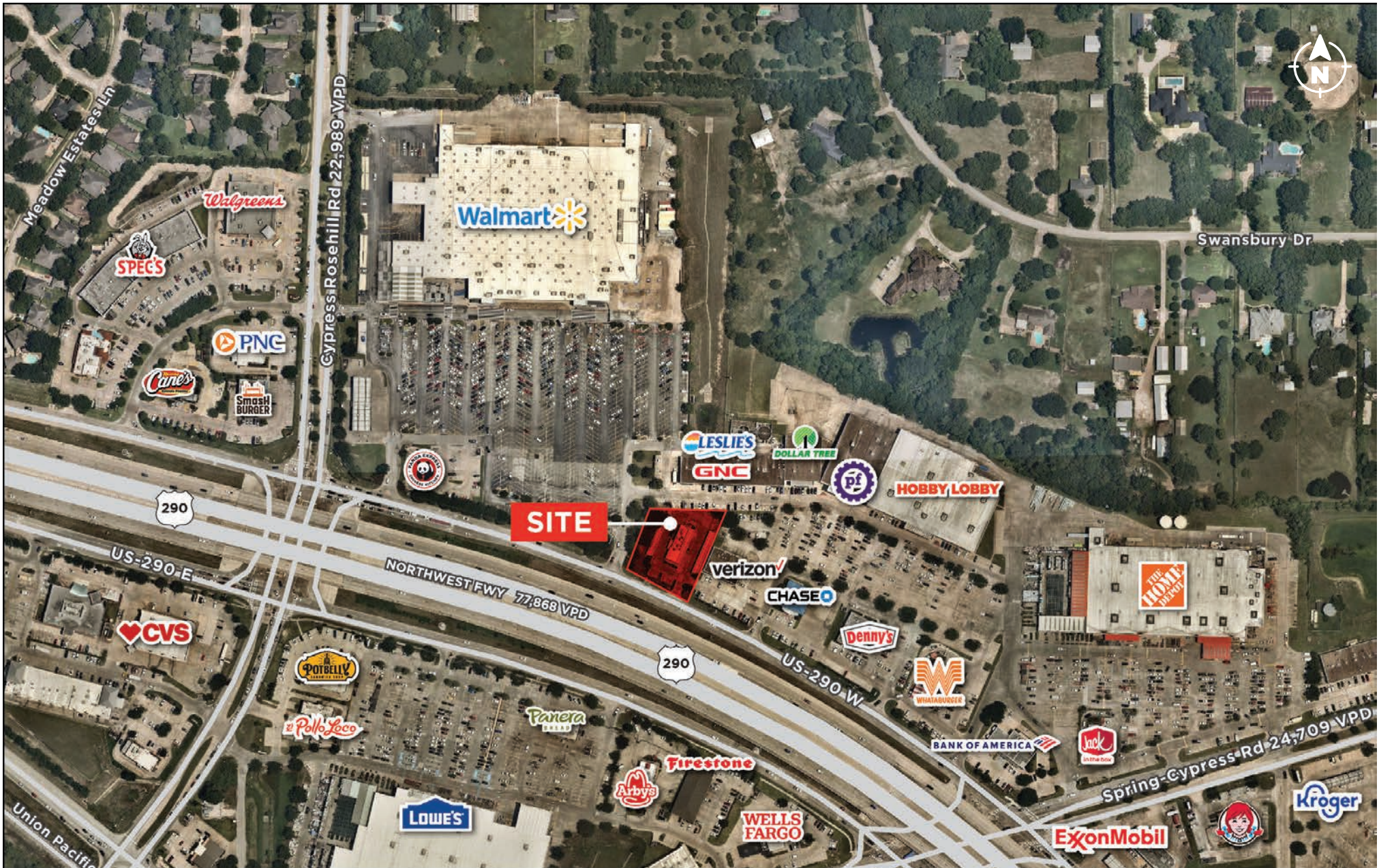
2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

MAJOR AREA RETAILERS

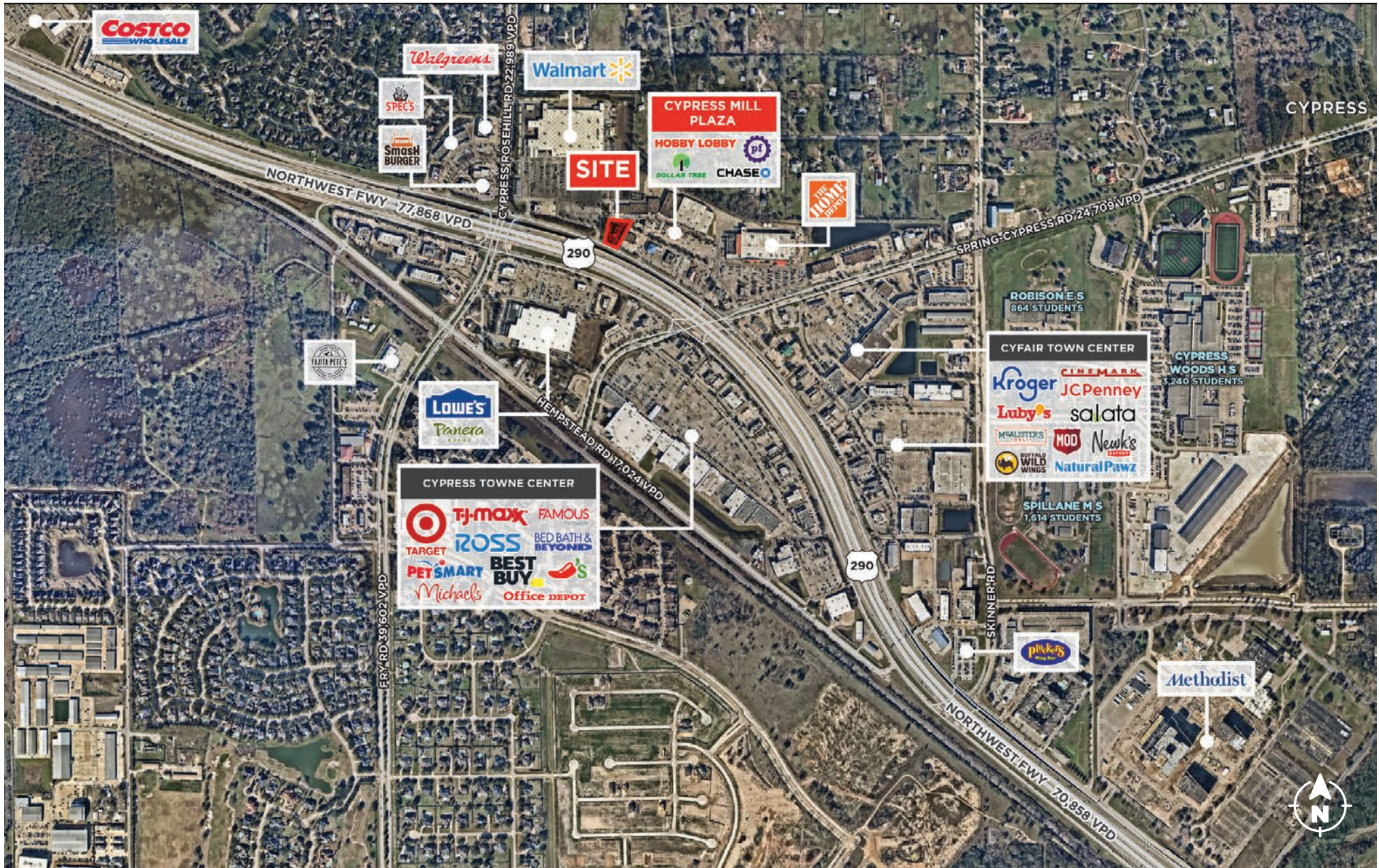


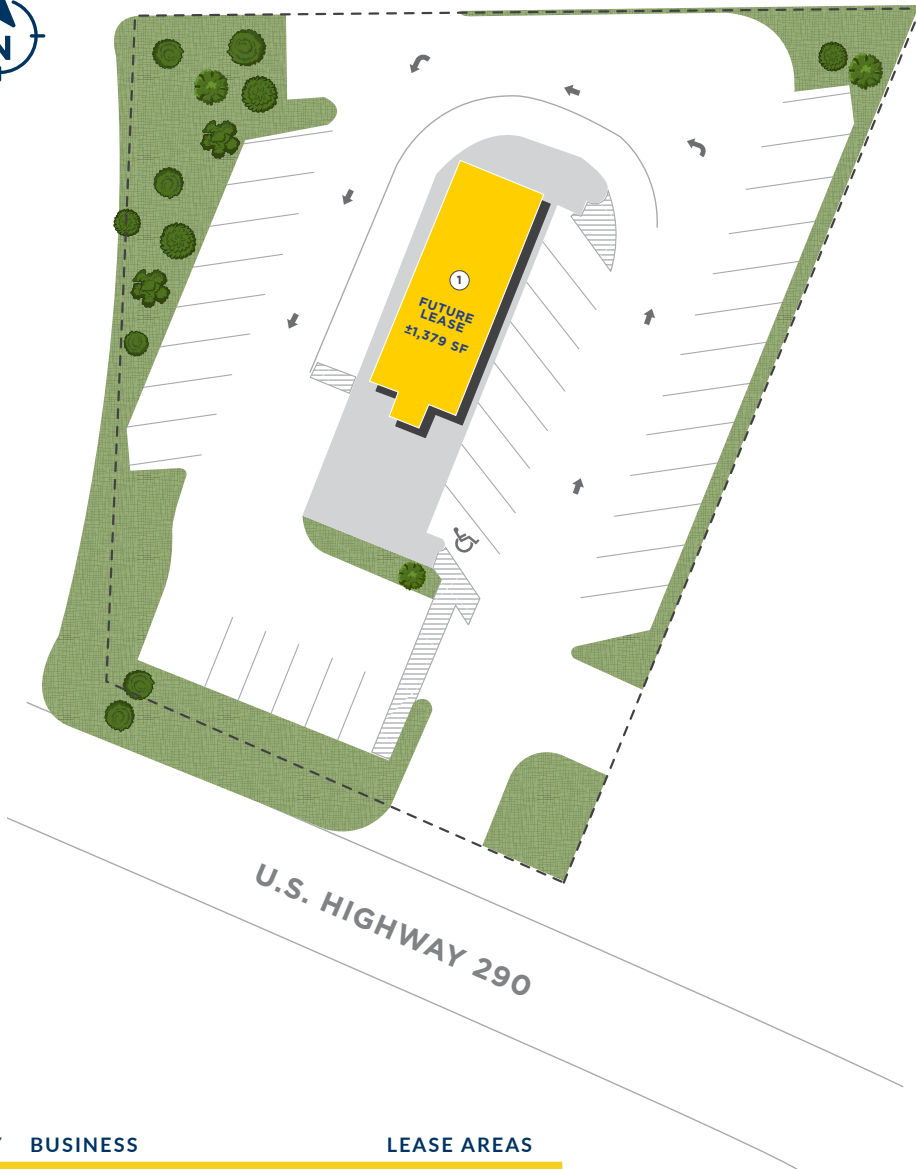
**HOBBY
LOBBY**





05.24 | 04.23





KEY	BUSINESS	LEASE AREAS
1	Available for Lease	±1,379 SF



SUR1 | 05.24 | 03.04

Demographics



POPULATION	1 MILE	2 MILES	3 MILES	5 MILES	INCOME	1 MILE	2 MILES	3 MILES	5 MILES
Current Households	2,962	12,455	27,640	63,837	Average Household Income	\$163,273	\$158,135	\$166,157	\$167,473
Current Population	8,432	38,038	85,089	197,469	Median Household Income	\$103,979	\$120,061	\$127,971	\$132,143
2020 Census Population	6,396	30,727	73,262	174,331	Per Capita Income	\$60,684	\$52,203	\$54,279	\$54,149
Population Growth 2020 to 2023	31.83%	23.79%	16.14%	13.27%	CENSUS HOUSEHOLDS	1 MILE	2 MILES	3 MILES	5 MILES
2023 Median Age	34.5	34.6	34.8	35.1	1 Person Households	23.98%	20.94%	18.14%	17.13%
RACE AND ETHNICITY	1 MILE	2 MILES	3 MILES	5 MILES	2 Person Households	23.29%	23.30%	21.40%	23.59%
White	54.31%	54.89%	53.83%	53.15%	3+ Person Households	52.73%	55.76%	60.47%	59.28%
Black or African American	15.64%	13.52%	12.81%	13.33%	Owner-Occupied Housing Units	56.50%	57.32%	57.95%	57.91%
Asian or Pacific Islander	10.01%	11.16%	12.43%	12.52%	Renter-Occupied Housing Units	43.50%	42.68%	42.05%	42.09%
Other Races	19.32%	19.77%	20.28%	20.36%					
Hispanic	26.19%	25.85%	25.17%	25.30%					

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

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 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.

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Diandra Breen Sales Agent/Associate's Name	754307 License No.	dbreen@newquest.com Email	281.477.4353 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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