

# CR

## CAPITAL RETAIL

P R O P E R T I E S



TOMBALL ISD  
Stadium

## Grand Parkway & Cypress Rosehill Rd

SWC of Hwy 99 & Cypress Rosehill Rd, Houston, Texas 77377

Jacob Weersing | Eric Walker

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CAPITAL RETAIL  
PROPERTIES

# Grand Pkwy & Cypress Rosehill Rd

SWC of Hwy 99 & Cypress Rosehill Rd, Houston, Texas 77377

## PROPERTY DESCRIPTION:

- Strategically located at the only regional node between Hwy 249 and Hwy 290 at the southwest corner of the Grand Parkway and the recently widened Cypress Rosehill Drive.
- Adjacent to a proposed HEB and the newly opened Tomball ISD stadium, Tomball Event Center and Grand Lakes Junior High School
- Surrounded by rapid residential growth in newly developed or planned communities such as Amira, Rosehill Reserve, and Sorella with 11,000 - 12,000 future lots (127,611 future residents within 5 miles).
- Cypress Rosehill is the only major throughfare connecting the 290 to FM 2920 in Tomball

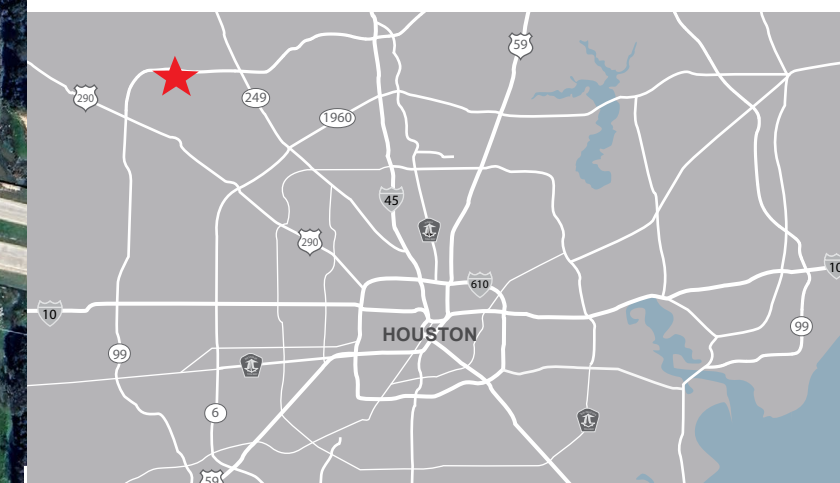
## TRAFFIC COUNTS:

- Grand Parkway: 56,500 VPD ('24)

## AVAILABLE:

- Pad Sites & Retail Space Available

## AREA RETAILERS:



Contacts: **Jacob Weersing** or **Erik Walker**



Proposed  
Multifamily  
13 AC

Grand Parkway

Cypress Rosehill Rd



14,089 VPD ('22)



56,500 VPD ('24)  
East of Telge Rd



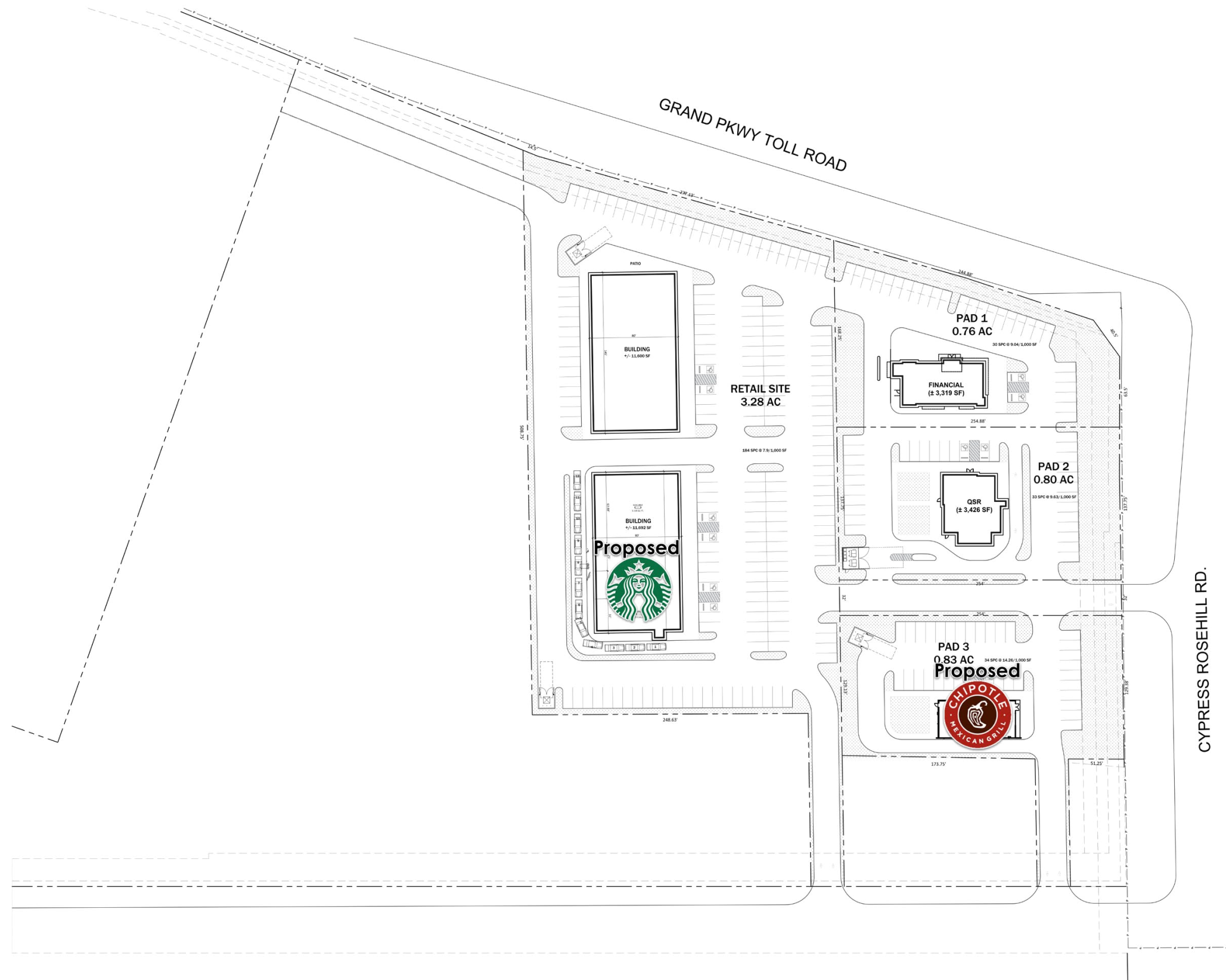


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Close Aerial





### Summary Profile

**POPULATION**  
(5 mi Radius, 2025)

**105,610**

**HOUSEHOLDS**  
(5 mi Radius, 2025)

**34,837**

**INCOME**  
(5 mi Radius)

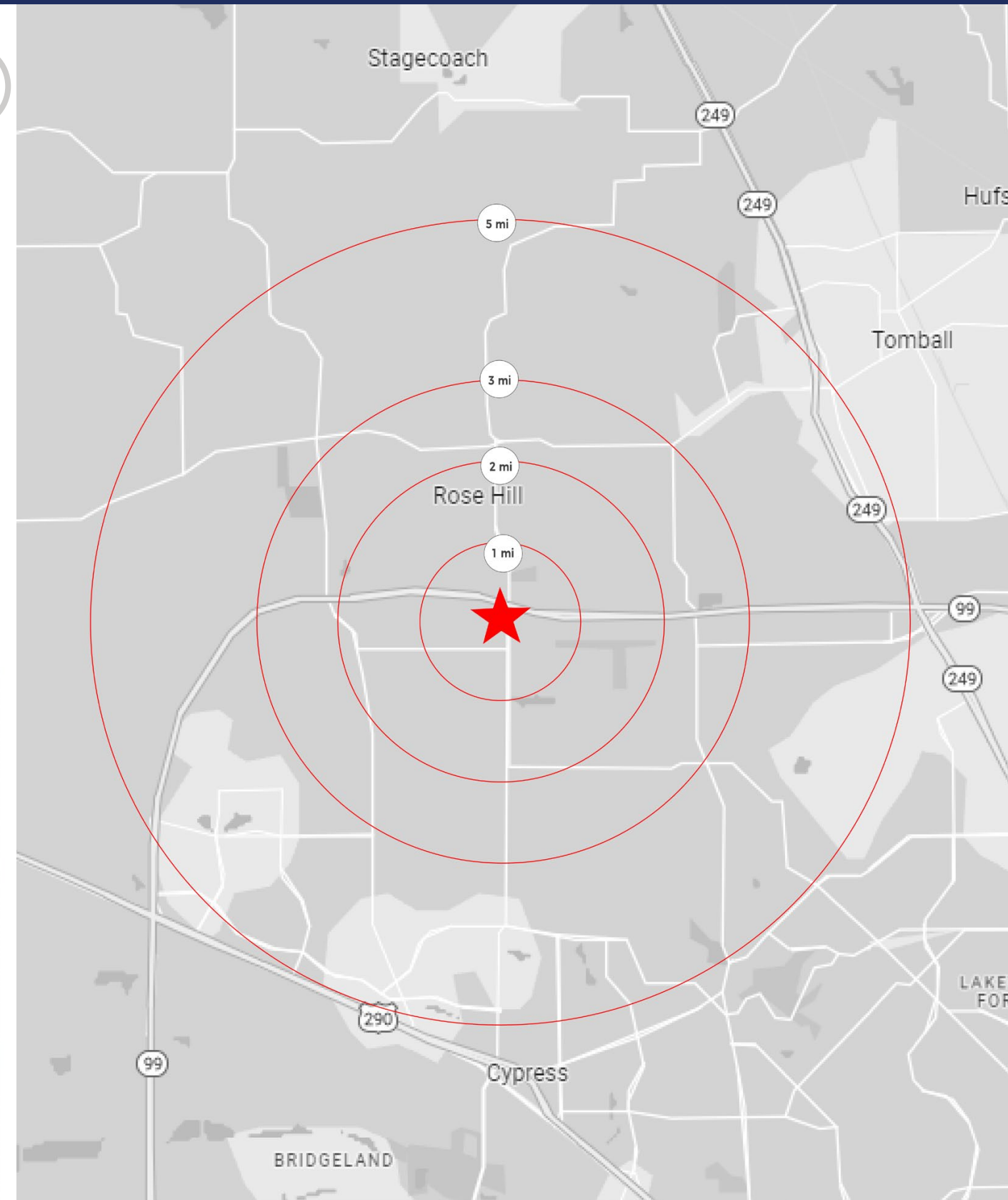
2025 Average:

**\$164,211**

**TOTAL DAYTIME  
POPULATION**  
(5 mi Radius, 2025)

**80,229**

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
	1 mile	2 miles	3 miles	5 miles
<b>Population Summary</b>				
2010 Total Population	179	1,694	4,471	61,283
2020 Total Population	410	3,012	8,756	95,692
2020 Group Quarters	0	3	8	288
2025 Total Population	422	7,266	13,936	105,610
2025 Group Quarters	0	2	8	333
2030 Total Population	465	8,389	16,806	116,906
2025-2030 Annual Rate	1.96%	2.92%	3.82%	2.05%
2025 Total Daytime Population	462	5,428	11,187	80,229
Workers	246	1,727	3,907	29,461
Residents	216	3,701	7,280	50,768
<b>Household Summary</b>				
2025 Households	153	2,686	4,782	34,837
2025 Average Household Size	2.76	2.70	2.91	3.02
2030 Households	172	3,144	5,772	39,211
2030 Average Household Size	2.70	2.67	2.91	2.97
2025-2030 Annual Rate	2.37%	3.20%	3.83%	2.39%
2025 Families	125	1,946	3,926	26,654
2025 Average Family Size	3.04	2.90	3.18	3.47
2030 Families	138	2,276	4,929	30,096
2030 Average Family Size	2.96	2.82	3.18	3.43
2025-2030 Annual Rate	2.00%	3.18%	4.66%	2.46%
<b>Housing Unit Summary</b>				
2025 Housing Units	156	2,945	5,232	36,196
Owner Occupied Housing Units	92.9%	87.0%	83.0%	82.0%
Renter Occupied Housing Units	5.1%	4.2%	8.4%	14.2%
Vacant Housing Units	1.9%	8.8%	8.6%	3.8%
2030 Housing Units	173	3,384	6,215	40,798
Owner Occupied Housing Units	94.8%	88.5%	84.6%	83.0%
Renter Occupied Housing Units	4.6%	4.4%	8.3%	13.1%
Vacant Housing Units	0.6%	7.1%	7.1%	3.9%
<b>2025 Households by Income</b>				
Household Income Base	153	2,686	4,782	34,837
<\$15,000	2.6%	4.2%	3.4%	3.5%
\$15,000 - \$24,999	0.7%	0.7%	1.2%	3.0%
\$25,000 - \$34,999	2.0%	1.2%	2.2%	2.4%
\$35,000 - \$49,999	3.9%	4.5%	4.6%	4.0%
\$50,000 - \$74,999	19.0%	17.8%	16.1%	11.0%
\$75,000 - \$99,999	7.2%	7.8%	9.0%	11.3%
\$100,000 - \$149,999	20.3%	21.6%	20.1%	22.6%
\$150,000 - \$199,999	19.0%	18.5%	16.5%	17.2%
\$200,000+	24.8%	23.6%	27.0%	24.9%
Average Household Income	\$167,085	\$167,969	\$173,097	\$164,211
<b>2030 Households by Income</b>				
Household Income Base	172	3,144	5,772	39,211
<\$15,000	2.3%	3.8%	3.1%	3.2%
\$15,000 - \$24,999	0.6%	0.5%	0.9%	2.5%
\$25,000 - \$34,999	1.7%	0.9%	1.7%	2.0%
\$35,000 - \$49,999	3.5%	3.6%	3.7%	3.3%
\$50,000 - \$74,999	15.7%	15.3%	13.1%	9.3%
\$75,000 - \$99,999	5.8%	6.6%	7.5%	9.5%
\$100,000 - \$149,999	19.2%	20.4%	18.6%	20.6%
\$150,000 - \$199,999	20.3%	19.7%	17.2%	18.1%
\$200,000+	30.8%	29.2%	34.1%	31.4%
Average Household Income	\$190,120	\$188,480	\$198,647	\$185,855
<b>2025 Population 25+ by Educational Attainment</b>				
Total	279	5,083	9,376	68,448
Less than 9th Grade	2.5%	0.8%	2.4%	2.7%
9th - 12th Grade, No Diploma	5.7%	6.0%	4.8%	2.7%
High School Graduate	15.1%	18.8%	16.5%	14.0%
GED/Alternative Credential	1.1%	0.3%	0.9%	3.0%
Some College, No Degree	21.9%	25.5%	21.7%	18.7%
Associate Degree	7.2%	3.8%	5.6%	8.7%
Bachelor's Degree	32.6%	34.7%	34.5%	33.3%
Graduate/Professional Degree	14.0%	10.0%	13.6%	16.8%





# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ 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