



CYPRESS VILLAGE STATION

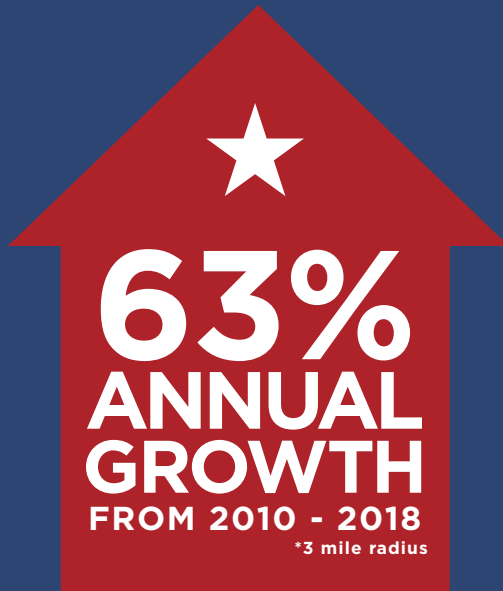
Unique Lifestyle Center in the Heart of Cypress

NEC of Highway 290 & Skinner Road | Cypress, Texas



Ryan Kelsall | Ronnie Miranda CCIM, SIOR 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



\$126K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILE
TRADE AREA



TRAFFIC COUNT

US 290 west of Skinner Rd: 98,045 VPD
US 290 east of Skinner Rd: 121,110 VPD

Source: TXDOT Engineers, 2017 Traffic Count



LOCAL AREA BUSINESSES



CYPRESS VILLAGE STATION

Cypress Village Station boasts **over 125K VPD** and **unobstructed visibility to NW FWY**

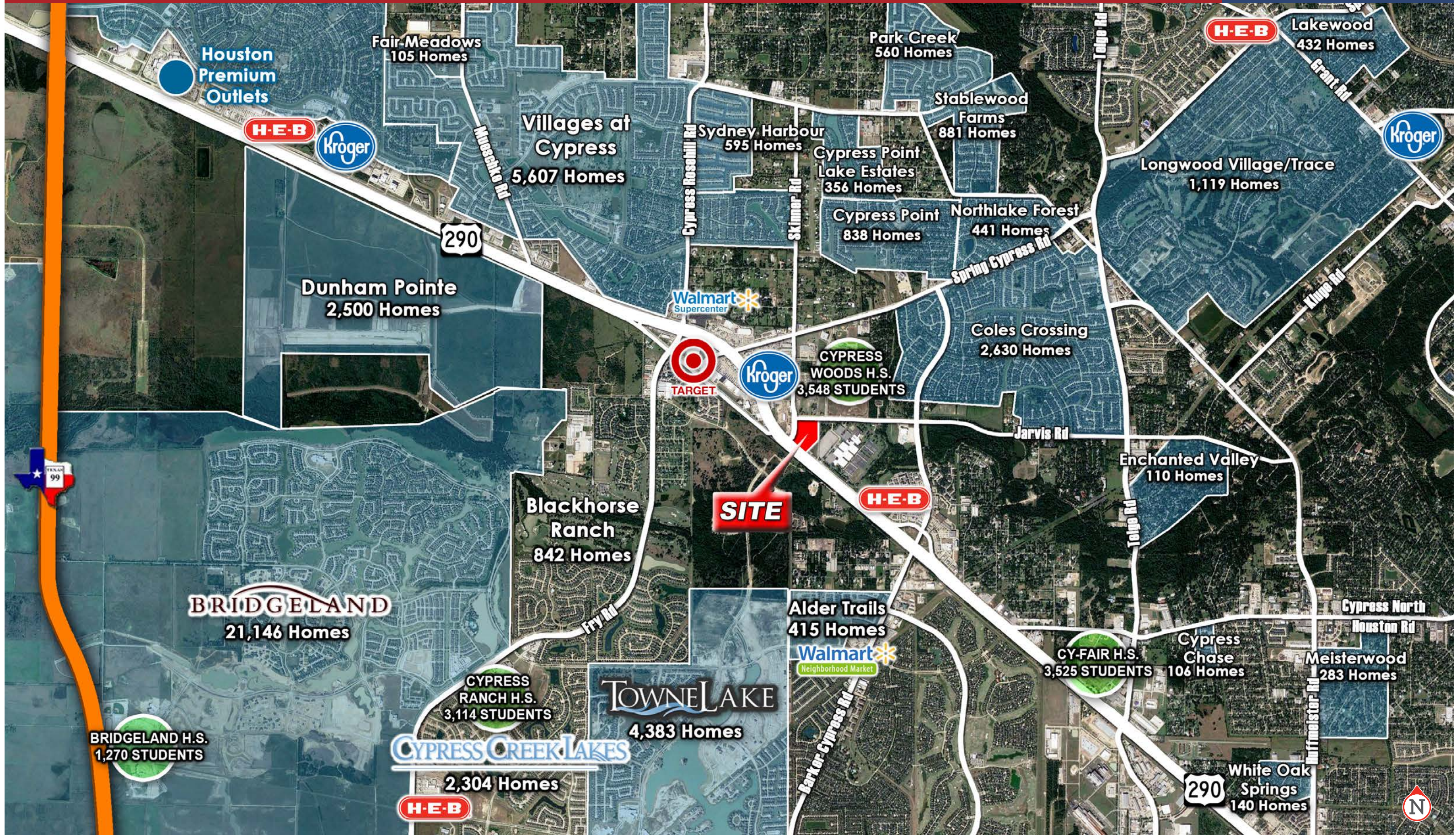
The first **TRANSIT-ORIENTED, MIXED-USE DEVELOPMENT IN HOUSTON** combining **INNOVATIVE RETAIL, COMMERCIAL** and **MULTI-FAMILY RESIDENTIAL**

Over **100,000 SF** of **RETAIL** and **OFFICE SPACE**, **METRO** , **1,500 COVERED-SPACE PARKING STRUCTURE** and **273 HIGH-END RESIDENTIAL LOFTS**

ANNUALIZED CLOSINGS within 5-mile area from **3Q2018** were **1,615**

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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	283,074	6.50	99,409	329	3.31	35.12
TRACT '1A'	47,946	1.10	3,696	69	18.67	7.71
TOTAL	331,019	7.60	103,105	398	3.86	31.15

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP226 DATE: 06.15.18

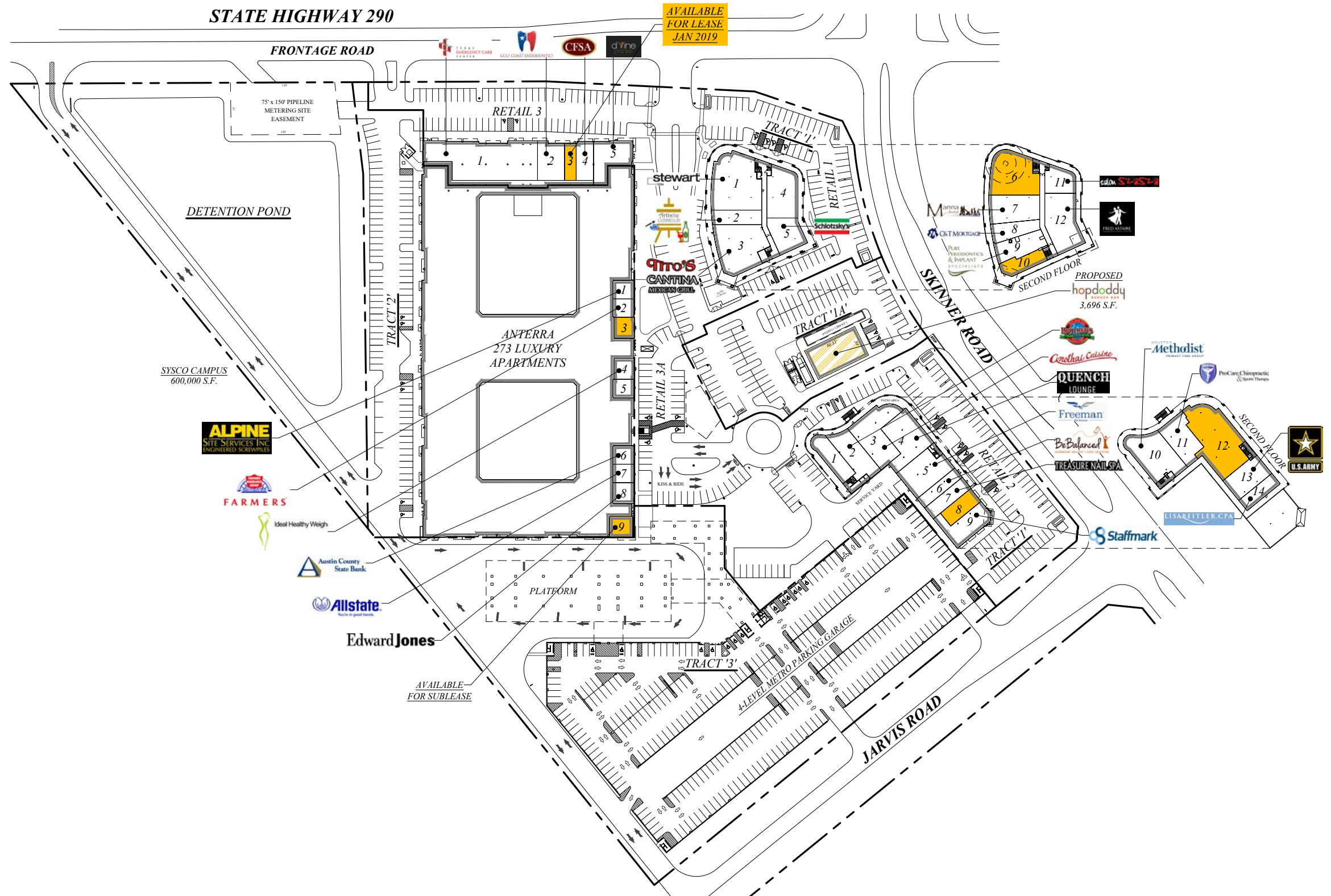
RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
FIRST FLOOR		
1	STEWART TITLE	5,364 S.F.
2	ARTISTIC EXPERIENCES	1,514 S.F.
3	TITOS CANTINA	4,565 S.F.
4	ALLERGY & ENT ASSOCIATES	3,077 S.F.
5	SCHLOTZSKYS	2,074 S.F.
	CORRIDOR/STAIRS & ELEVATOR	1,772 S.F.
SECOND FLOOR		
6	AVAILABLE	4,000 S.F.
7	MANNA DENTAL	2,825 S.F.
8	C&T MORTGAGE	1,500 S.F.
9	PURE PERIODONTICS	1,992 S.F.
10	AVAILABLE	1,365 S.F.
11	SALON SZA SZA	1,565 S.F.
12	FRED ASTAIRE DANCE STUDIOS	3,700 S.F.
	CORRIDOR/STAIRS & ELEVATOR	1,497 S.F.
TOTAL		36,810 S.F.

RETAIL BUILDING 3		
NO.	NAME	LEASE AREA
1	TEXAS EMERGENCY CARE	8,114 S.F.
2	GULF COAST ENDODONTICS	2,141 S.F.
3	AVAILABLE	895 S.F.
4	CYFAIR SPORTS ASSOCIATION	1,399 S.F.
5	DIVINE WINE BAR	2,590 S.F.
TOTAL		15,139 S.F.

RETAIL BUILDING 3A		
NO.	NAME	LEASE AREA
1	ALPINE SITE SERVICES	795 S.F.
2	FARMERS INSURANCE	795 S.F.
3	AVAILABLE	900 S.F.
4	IDEAL HEALTHY WEIGH	900 S.F.
5	ANN TAILOR ALTERATIONS	795 S.F.
6	AUSTIN COUNTY STATE BANK	795 S.F.
7	ALLSTATE INSURANCE	795 S.F.
8	EDWARD JONES	900 S.F.
9	AVAILABLE FOR SUBLEASE	1,000 S.F.
TOTAL		7,675 S.F.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
FIRST FLOOR		
1	HANANS CAFE	1,864 S.F.
2	BROTHERS PIZZA PARLOR	2,486 S.F.
3	ANOTHAI CUISINE	3,821 S.F.
4	QUENCH LOUNGE	3,421 S.F.
5	FREEMAN AGENCY	3,044 S.F.
6	BEBALANCED	1,202 S.F.
7	TREASURE NAILS	1,402 S.F.
8	AVAILABLE	1,330 S.F.
9	STAFFMARK	2,404 S.F.
	STAIRS/ELEVATOR	750 S.F.
SECOND FLOOR		
10	METHODIST PRIMARY CARE	3,769 S.F.
11	PROCARE CHIROPRACTIC	2,494 S.F.
12	AVAILABLE	5,689 S.F.
13	U.S. ARMY	2,199 S.F.
	BEITLER, CPA	1,177 S.F.
	MECHANICAL	15 S.F.
	STAIRS/ELEVATOR	628 S.F.
TOTAL		37,695 S.F.

AVAILABLE



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	11,676	26,751	68,637
Current Population	35,339	83,254	210,209
2010 Census Average Persons per Household	3.03	3.11	3.06
2010 Census Population	21,749	51,050	141,087
Population Growth 2010 to 2018	62.62%	63.18%	49.09%

	2 Miles	3 Miles	5 Miles
CENSUS HOUSEHOLDS			
1 Person Household	15.30%	13.36%	13.58%
2 Person Households	27.84%	27.08%	28.60%
3+ Person Households	56.86%	59.56%	57.82%
Owner-Occupied Housing Units	80.53%	85.49%	84.95%
Renter-Occupied Housing Units	19.47%	14.51%	15.05%

	2 Miles	3 Miles	5 Miles
RACE AND ETHNICITY			
2018 Estimated White	72.34%	73.27%	70.62%
2018 Estimated Black or African American	10.46%	10.29%	11.14%
2018 Estimated Asian or Pacific Islander	8.40%	7.84%	8.75%
2018 Estimated Other Races	8.34%	8.17%	9.02%
2018 Estimated Hispanic	21.17%	21.00%	22.08%

	2 Miles	3 Miles	5 Miles
INCOME			
2018 Estimated Average Household Income	\$125,742	\$122,115	\$122,973
2018 Estimated Median Household Income	\$111,473	\$115,973	\$110,743
2018 Estimated Per Capita Income	\$42,200	\$40,503	\$41,412

	2 Miles	3 Miles	5 Miles
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	16.10%	15.74%	17.83%
2018 Estimated Bachelors Degree	33.15%	34.13%	31.98%
2018 Estimated Graduate Degree	15.99%	16.72%	15.88%

	2 Miles	3 Miles	5 Miles
AGE			
2018 Median Age	34.4	34.4	34.7

Our quest is your success.

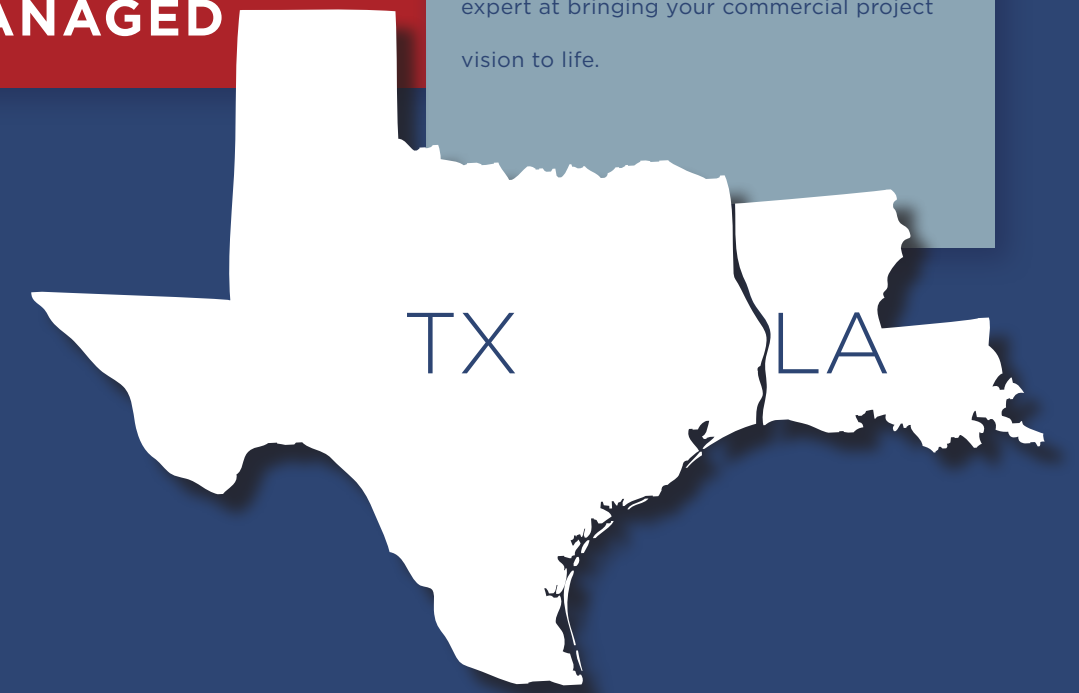
9.9M SF OWNED

12.1M SF LEASED

10.3M SF MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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.

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.

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 Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

