



CAPITAL RETAIL
P R O P E R T I E S



Spring Cypress Market

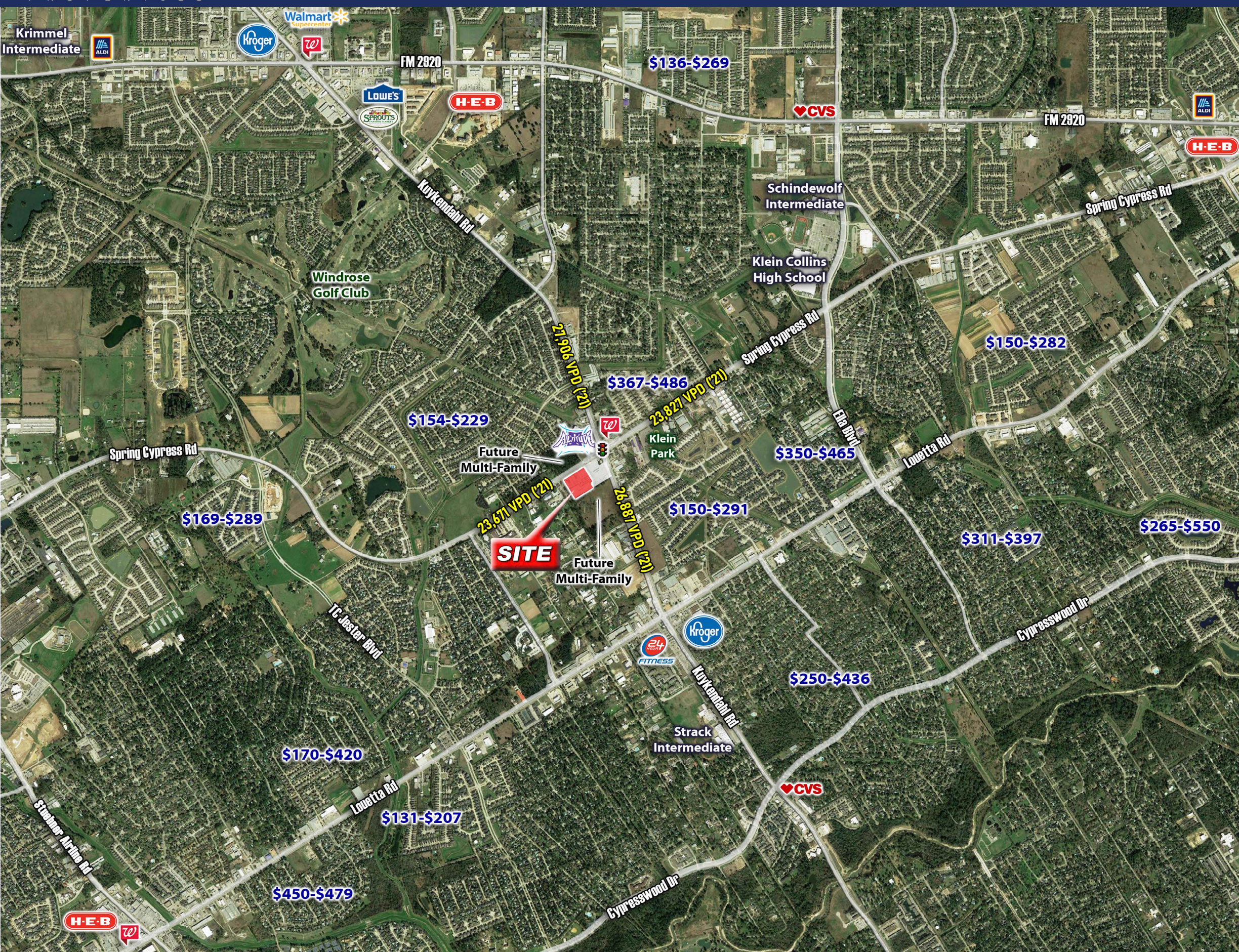
SWC of Kuykendahl Rd & Spring Cypress Rd | Spring, Texas 77388

Eric Walker

281-816-6550 | www.capitalretailproperties.com

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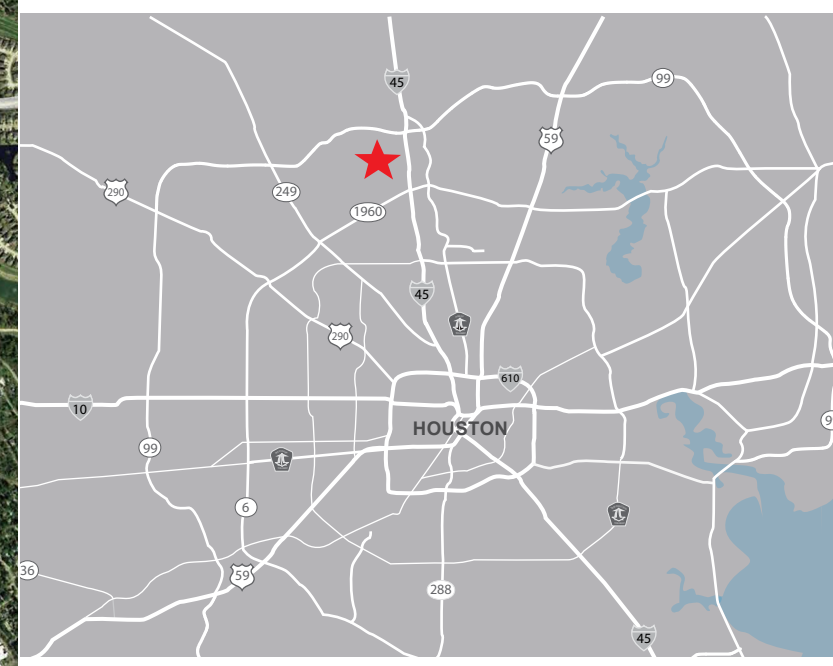
PROPERTY DESCRIPTION:

- Located at the SW corner of Spring Cypress and Kuykendahl in the heart of the rapid growth occurring in the affluent Spring market.
- Average Household incomes of \$103,000 and a population of 90,400 in a 3 mile radius along with a daytime population of 69,000.

AVAILABLE:

- 2 outparcels for sale
 - \$17.00 per square foot
 - All utilities
- In line retail space available

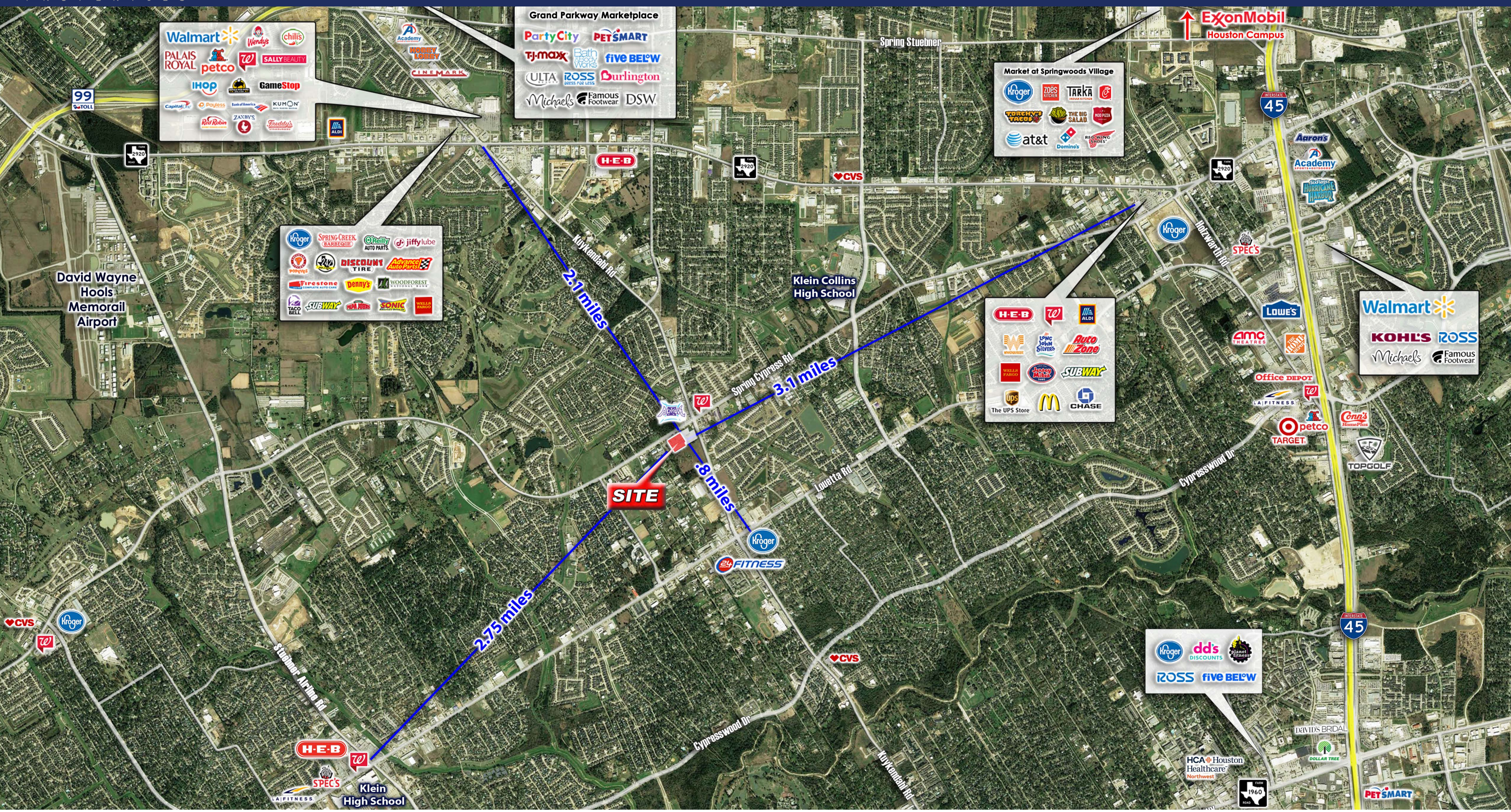
AREA RETAILERS:



Spring Cypress Market

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Regional Aerial



Walmart
PALAIS ROYAL
IHOP
GameStop
chilis
Wendys
petco
SALLY BEAUTY
KUMON
ZAXBY'S
Freddie's

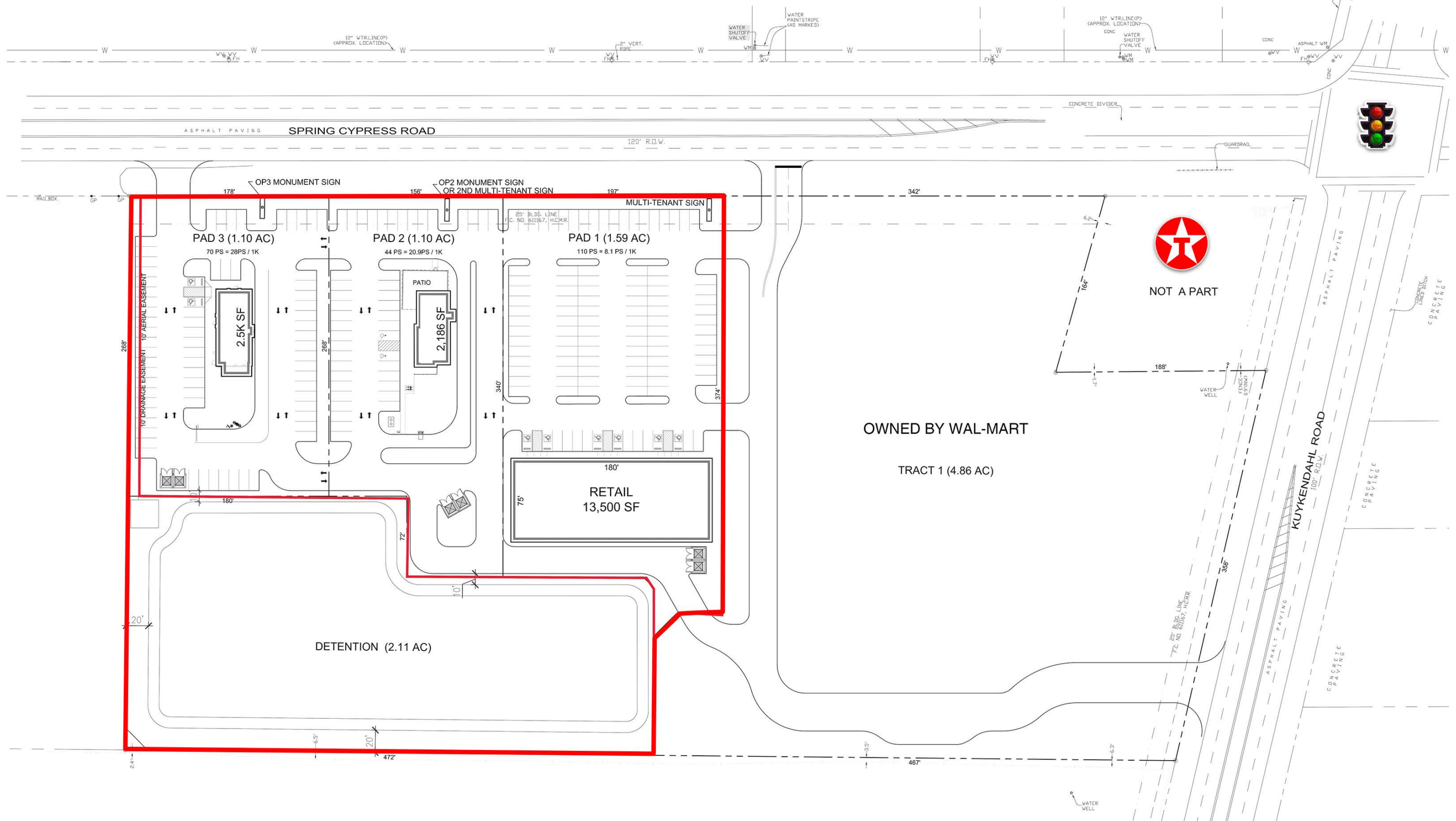
Grand Parkway Marketplace
Party City
TJ-MAXX
ULTA
Michael's
PETS MART
Bath Works
ROSS
Famous Footwear
five BELOW
Durlington
DSW

Market at Springwoods Village
Kroger
ZOE'S KITCHEN
TARKA
at&t
Domino's
Torchy's Tacos
THE BIG SALAD
RED WING SHOES

Kroger
Spring Creek Barbecue
O'Reilly Auto Parts
jiffy lube
Discount Tire
Advance Auto Parts
Firestone
Penny's
Woodforest
Subway
SONIC
Wells Fargo

H-E-B
Walmart
ALDI
Auto Zone
Subway
The UPS Store
McDonald's
Chase

Kroger
Ross
Five Below
DDS Discounts
Planet Fitness



Summary Profile

POPULATION
(3 mi Radius, 2022)

109,803

HOUSEHOLDS
(3 mi Radius, 2022)

37,350

INCOME
(3 mi Radius)

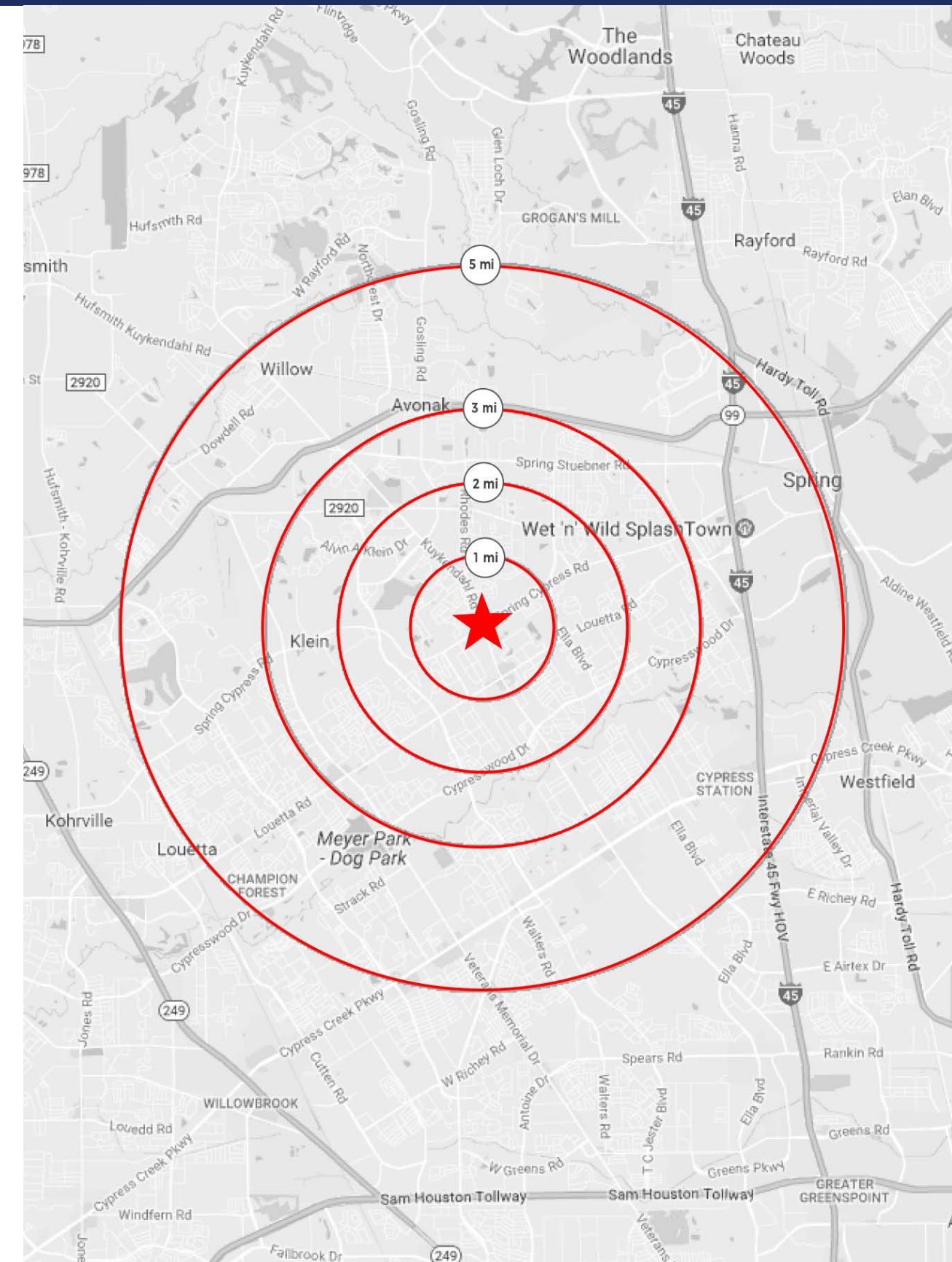
2022 Average:

\$128,527

**TOTAL DAYTIME
POPULATION**
(3 mi Radius, 2022)

89,272

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
Population Summary				
2010 Total Population	9,185	38,538	83,849	201,094
2020 Total Population	10,788	45,824	104,701	249,279
2020 Group Quarters	19	131	294	1,023
2022 Total Population	11,603	48,511	109,803	259,072
2022 Group Quarters	19	131	294	1,023
2027 Total Population	11,827	49,029	112,583	266,990
2022-2027 Annual Rate	0.38%	0.21%	0.50%	0.60%
2022 Total Daytime Population	10,225	39,729	89,272	242,576
Workers	4,223	15,520	34,754	114,297
Residents	6,002	24,209	54,518	128,279
Household Summary				
2010 Households	2,970	12,891	28,694	71,992
2010 Average Household Size	3.08	2.98	2.92	2.79
2020 Total Households	3,476	15,303	35,613	88,129
2020 Average Household Size	3.10	2.99	2.93	2.82
2022 Households	3,764	16,220	37,350	91,650
2022 Average Household Size	3.08	2.98	2.93	2.82
2027 Households	3,847	16,410	38,328	94,546
2027 Average Household Size	3.07	2.98	2.93	2.81
2022-2027 Annual Rate	0.44%	0.23%	0.52%	0.62%
2010 Families	2,430	10,555	22,687	53,497
2010 Average Family Size	3.40	3.30	3.28	3.24
2022 Families	3,018	13,042	28,964	66,871
2022 Average Family Size	3.46	3.35	3.36	3.33
2027 Families	3,090	13,225	29,815	69,189
2027 Average Family Size	3.45	3.34	3.34	3.31
2022-2027 Annual Rate	0.47%	0.28%	0.58%	0.68%
Housing Unit Summary				
2000 Housing Units	1,754	8,904	20,392	54,850
Owner Occupied Housing Units	83.8%	84.0%	77.2%	63.8%
Renter Occupied Housing Units	12.5%	13.6%	19.4%	31.1%
Vacant Housing Units	3.7%	2.4%	3.4%	5.2%
2010 Housing Units	3,086	13,394	30,469	78,918
Owner Occupied Housing Units	82.2%	80.1%	74.8%	63.1%
Renter Occupied Housing Units	13.9%	16.2%	19.4%	28.2%
Vacant Housing Units	3.8%	3.8%	5.8%	8.8%
2020 Housing Units	3,594	16,043	38,075	94,937
Vacant Housing Units	3.3%	4.6%	6.5%	7.2%
2022 Housing Units	3,984	17,124	39,938	99,148
Owner Occupied Housing Units	68.6%	67.3%	65.1%	58.2%
Renter Occupied Housing Units	25.9%	27.4%	28.4%	34.2%
Vacant Housing Units	5.5%	5.3%	6.5%	7.6%
2027 Housing Units	4,122	17,539	41,516	103,547
Owner Occupied Housing Units	67.5%	67.0%	65.1%	57.8%
Renter Occupied Housing Units	25.9%	26.6%	27.3%	33.5%
Vacant Housing Units	6.7%	6.4%	7.7%	8.7%
Median Household Income				
2022	\$104,387	\$98,797	\$94,869	\$86,421
2027	\$111,891	\$109,048	\$105,672	\$100,262
Median Home Value				
2022	\$287,643	\$272,690	\$268,782	\$265,496
2027	\$357,362	\$340,826	\$335,596	\$329,757
Per Capita Income				
2022	\$45,682	\$44,646	\$44,036	\$42,884
2027	\$55,348	\$52,838	\$51,800	\$49,802
Median Age				
2010	33.9	36.5	35.8	34.8
2022	35.4	37.1	37.0	36.1
2027	35.4	37.2	37.0	36.2
2022 Population 25+ by Educational Attainment				
Total	7,569	32,985	74,298	173,362
Less than 9th Grade	2.3%	2.1%	2.8%	3.6%
9th - 12th Grade, No Diploma	4.0%	3.1%	3.3%	3.7%
High School Graduate	15.4%	16.9%	17.6%	17.8%
GED/Alternative Credential	1.8%	2.2%	2.7%	3.2%
Some College, No Degree	19.0%	20.1%	20.6%	20.6%
Associate Degree	11.3%	10.4%	9.6%	9.6%
Bachelor's Degree	32.0%	31.2%	29.2%	28.2%
Graduate/Professional Degree	14.2%	13.8%	14.1%	13.2%





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.

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
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