



CYPRESS VILLAGE SHOPPING CENTER

2113-2217 E. FM 1960
HOUSTON, TX 77090





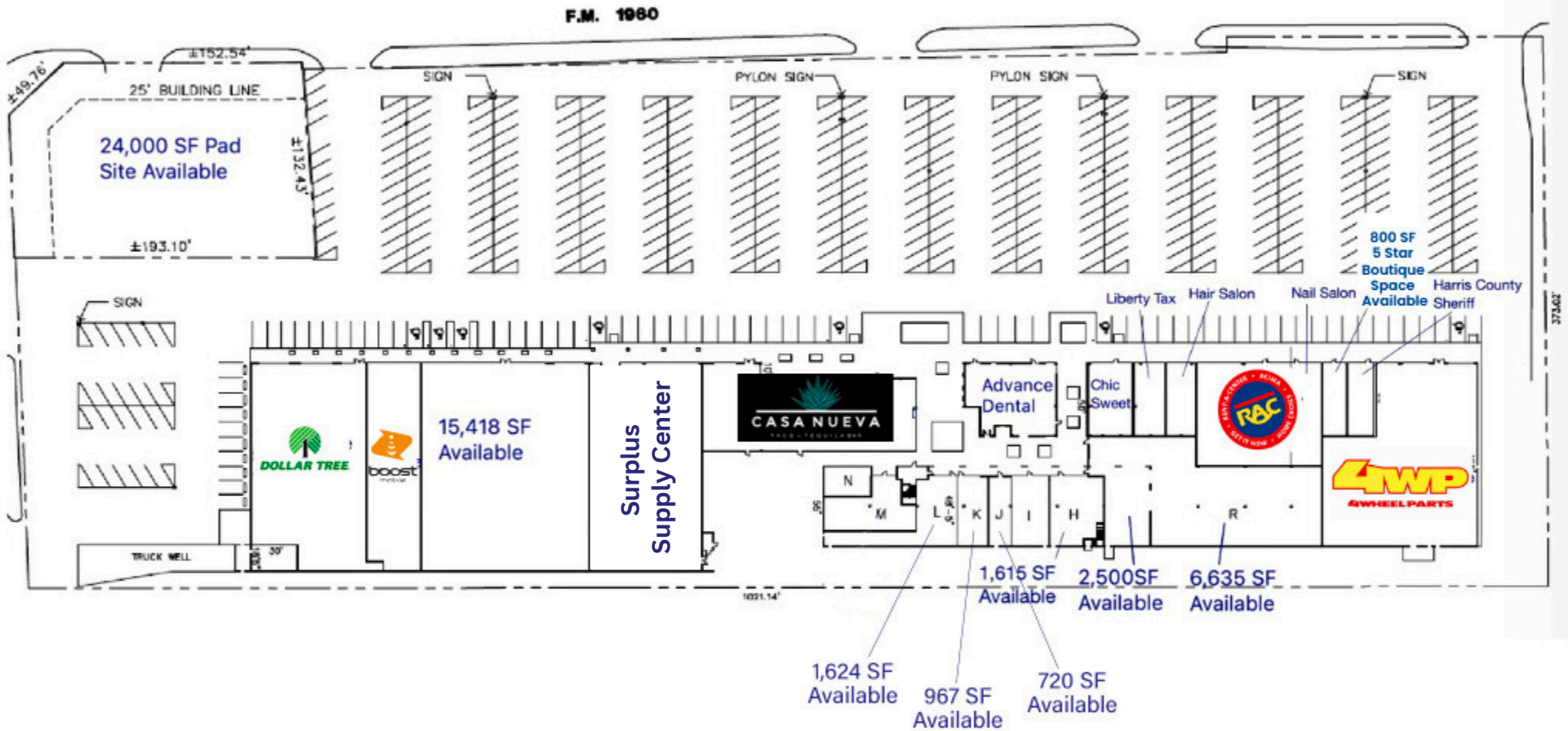
Space for lease	800 SF 5 Star Boutique Space 1,615 SF 2,500 SF 6,635 SF 15,418 SF 1,624 SF 967 SF 720 SF 24,000 SF PAD SITE
Rental Rate	\$12.00 PSF
NNN Total	Upon Request
Sq. Ft.:	44,393 SF

Property Highlights

- Convenient location with high traffic.
- Well-maintained parking lot with ample space for customers and employees
- Surrounded by successful businesses in a vibrant and prosperous community
- Ideal location on a highly trafficked main thoroughfare for excellent visibility
- Surrounded by successful businesses in a vibrant and prosperous community

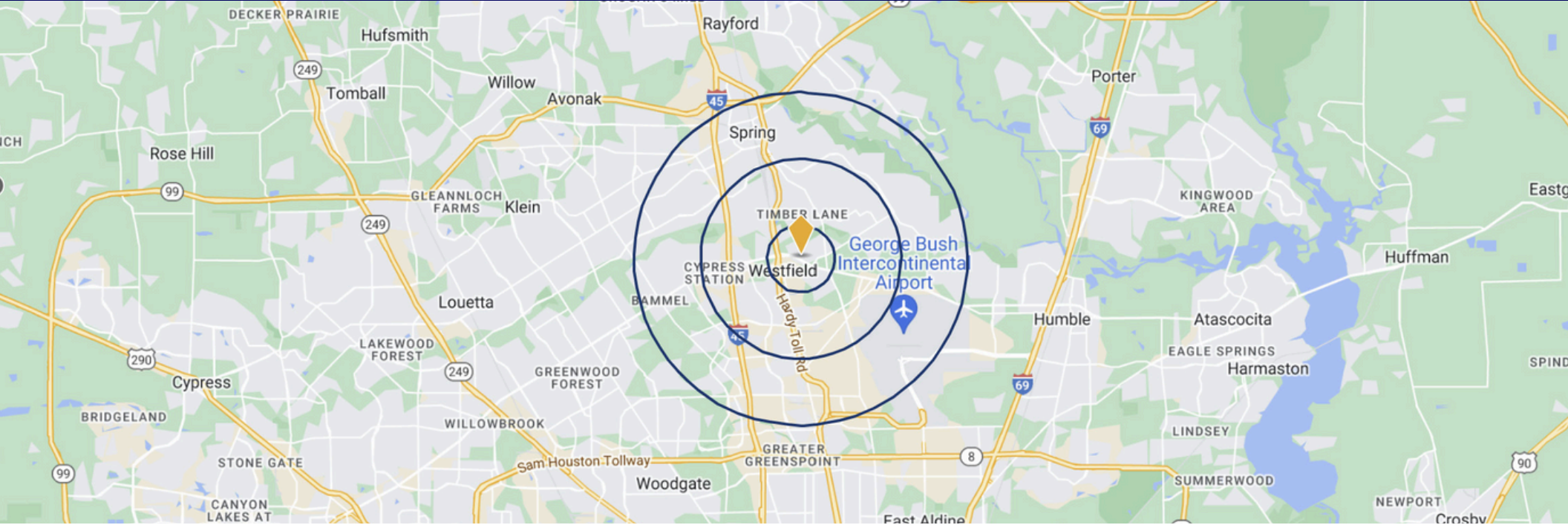
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Population	1 mile	3 mile	5 mile
2010 Population	4,499	69,983	168,220
2023 Population	6,949	85,469	215,612
2028 Population Projection	7,272	86,973	221,030
Annual Growth 2010-2023	4.2%	1.7%	2.2%
Annual Growth 2023-2028	0.9%	0.4%	0.5%
Median Age	34	32.8	33.4
Bachelor's Degree or Higher	22%	18%	22%
U.S. Armed Forces	0	92	221

Households	1 mile	3 mile	5 mile
2010 Households	1,519	23,986	58,335
2023 Households	2,396	30,072	76,398
2028 Household Projection	2,510	30,691	78,480
Annual Growth 2010-2023	4.8%	2.1%	2.4%
Annual Growth 2023-2028	1.0%	0.4%	0.5%
Owner Occupied Households	1,785	17,178	45,460
Renter Occupied Households	725	13,513	33,020
Avg Household Size	2.9	2.9	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	\$61.6M	\$795.7M	\$2.2B

Income	1 mile	3 mile	5 mile
Avg Household Income	\$54,762	\$65,104	\$76,921
Median Household Income	\$48,080	\$52,539	\$57,232
< \$25,000	584	5,738	13,932
\$25,000 - 50,000	679	8,510	19,183
\$50,000 - 75,000	543	6,873	15,331
\$75,000 - 100,000	346	3,455	9,365
\$100,000 - 125,000	125	2,408	6,409
\$125,000 - 150,000	103	1,454	4,082
\$150,000 - 200,000	16	1,163	4,498
\$200,000+	1	471	3,597



RAFAEL MELARA
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LOCATION MAP



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 our counter-offer from the client;
- 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 awritten 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 teh buyer and must place the intrests 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____				_____			
<small>Buyer/Tenant/Seller/Landlord Initials</small>				<small>Date</small>			

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

