

**FOR LEASE**

# 1,454 SF 2nd Gen Retail Space Available | Barker @ 290 Center

11930 Barker Cypress, Houston TX 77433



**Cobo Fajardo**  
Associate

📞 **713 275 9614**

✉ [cobo.fajardo@partnersrealestate.com](mailto:cobo.fajardo@partnersrealestate.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**partners**

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77027  
713.629.0500 / [partnersrealestate.com](http://partnersrealestate.com)

**BROKERAGE SERVICES**

**FOR LEASE**

# 1,454 SF 2nd Gen Retail Space Available | Barker @ 290 Center

11930 Barker Cypress, Houston TX 77433

## Property Highlights

- The property: The center was built in 2017 and features several popular national and regional tenants.
- Strategic location: The property is conveniently located at the SEC of Hwy 290 and Barker Cypress offering excellent visibility and convenient egress and ingress.
- Highly trafficked location: Hwy 290 and Barker cypress see a combined 172.6 KVPD
- Surrounded by master plan communities: The population within a 5-mile radius is 255,220
- Strong Retail Trade Area with 10+ Miles of Regional Traffic

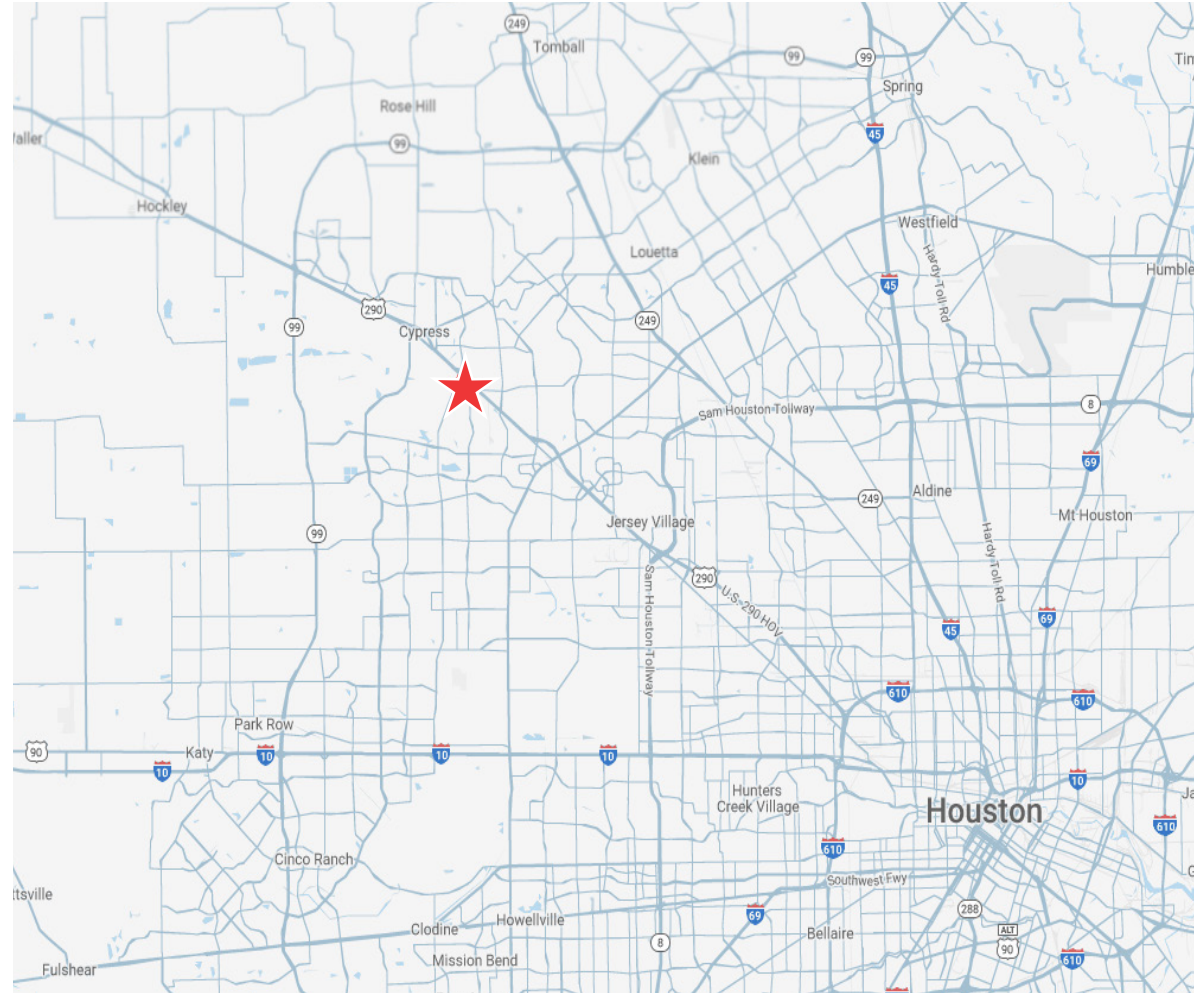
## Lease Rate

Base Rent: \$33.00 psf

NNN: \$12.50 psf

SF Available: 1,454 SF

## Major Area Retailers



**Cobo Fajardo**

Associate

📞 713 275 9614

✉️ [cobo.fajardo@partnersrealestate.com](mailto:cobo.fajardo@partnersrealestate.com)

**partners**

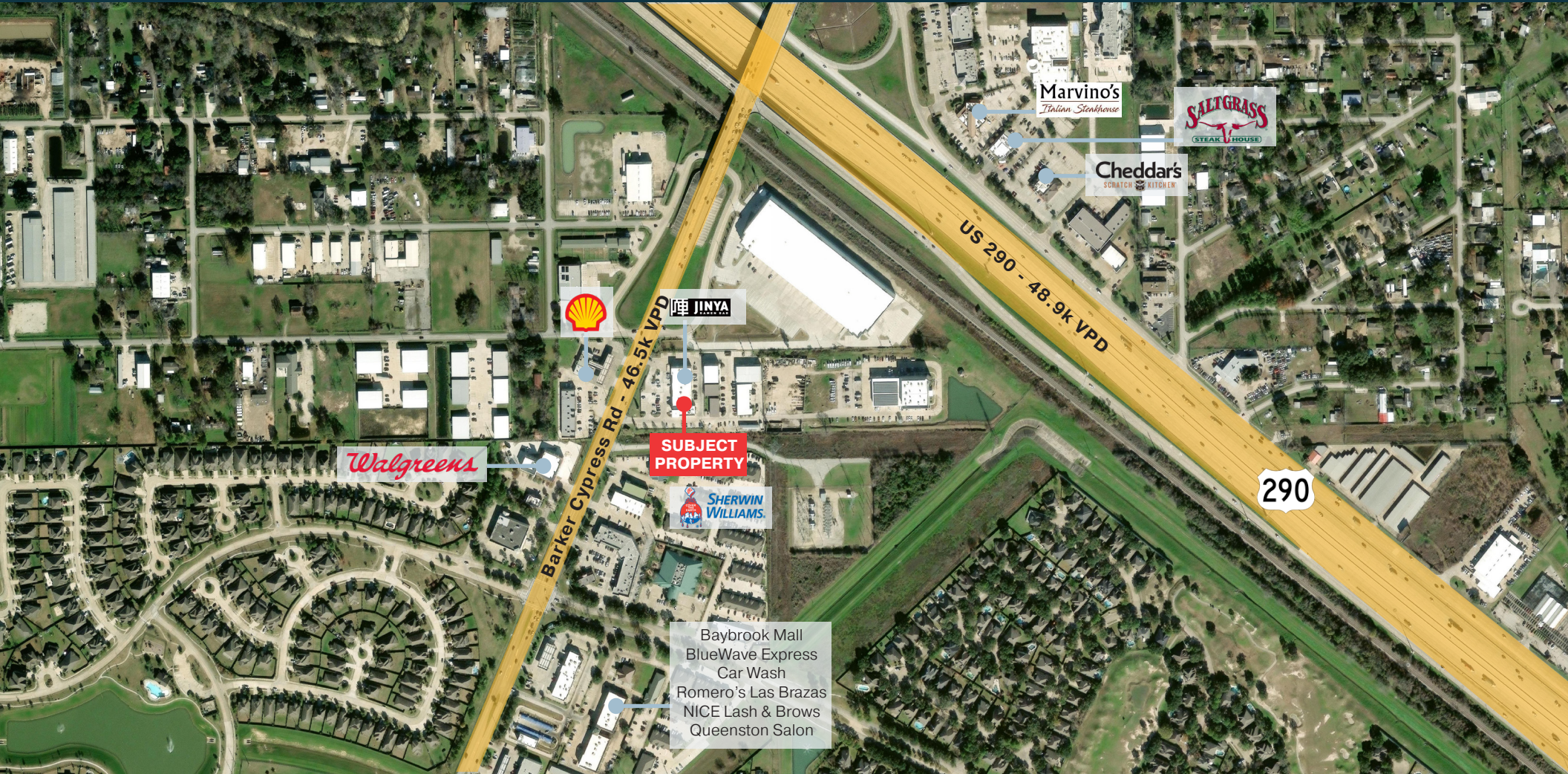
**PARTNERSREALESTATE.COM**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR LEASE**

# 1,454 SF 2nd Gen Retail Space Available | Barker @ 290 Center

11930 Barker Cypress, Houston TX 77433



**Cobo Fajardo**

Associate

📞 713 275 9614

✉️ [cobo.fajardo@partnersrealestate.com](mailto:cobo.fajardo@partnersrealestate.com)

**partners**

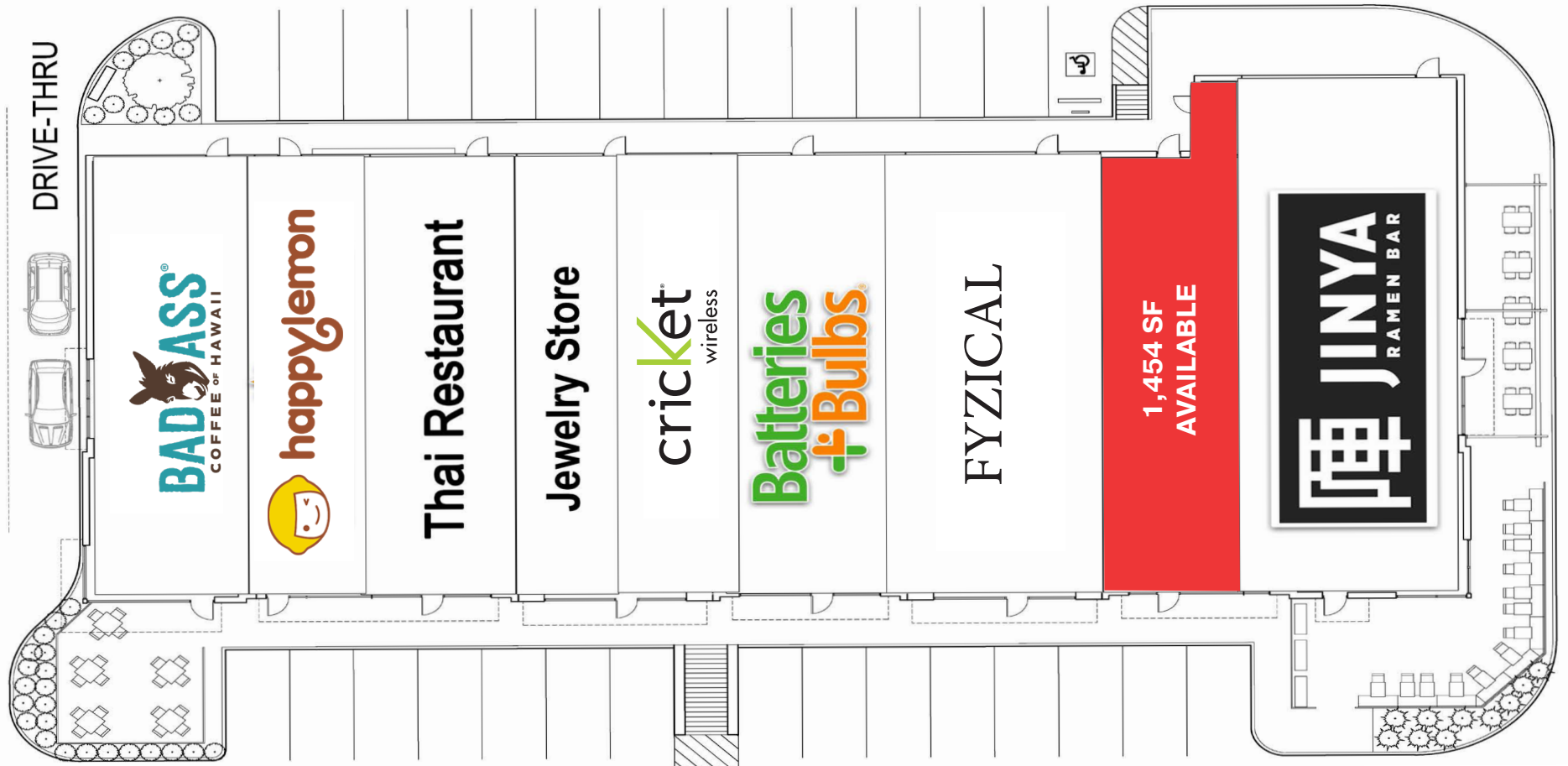
**PARTNERSREALESTATE.COM**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR LEASE**

# 1,454 SF 2nd Gen Retail Space Available | Barker @ 290 Center

11930 Barker Cypress, Houston TX 77433



**Cobo Fajardo**

Associate

📞 713 275 9614

✉️ [cobo.fajardo@partnersrealestate.com](mailto:cobo.fajardo@partnersrealestate.com)

**partners**

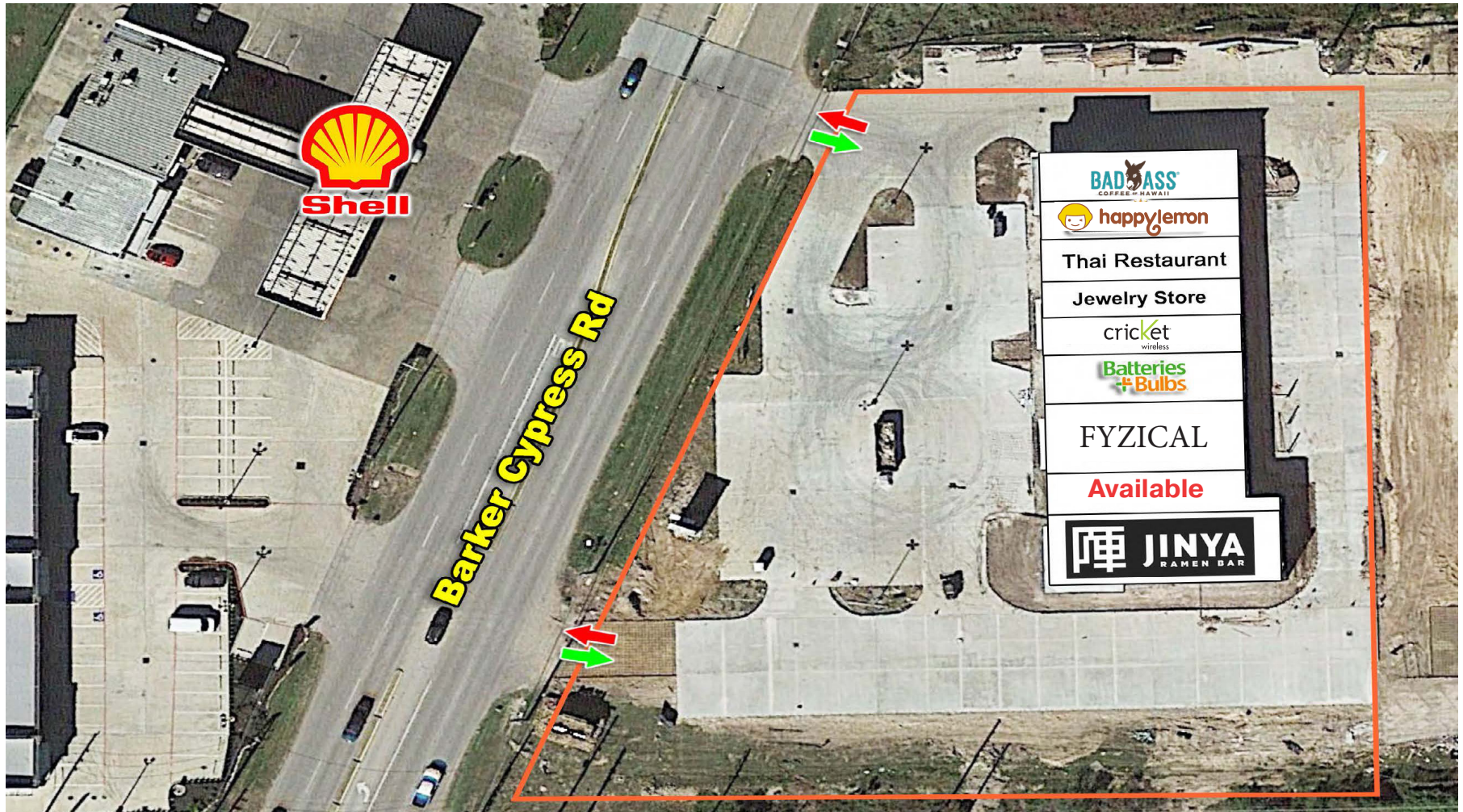
**PARTNERSREALESTATE.COM**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR LEASE**

# 1,454 SF 2nd Gen Retail Space Available | Barker @ 290 Center

11930 Barker Cypress, Houston TX 77433



**Cobo Fajardo**

Associate

📞 713 275 9614

✉️ [cobo.fajardo@partnersrealestate.com](mailto:cobo.fajardo@partnersrealestate.com)

**partners**

**PARTNERSREALESTATE.COM**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR LEASE**

# 1,454 SF 2nd Gen Retail Space Available | Barker @ 290 Center

11930 Barker Cypress, Houston TX 77433



**Cobo Fajardo**

Associate

📞 713 275 9614

✉️ [cobo.fajardo@partnersrealestate.com](mailto:cobo.fajardo@partnersrealestate.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

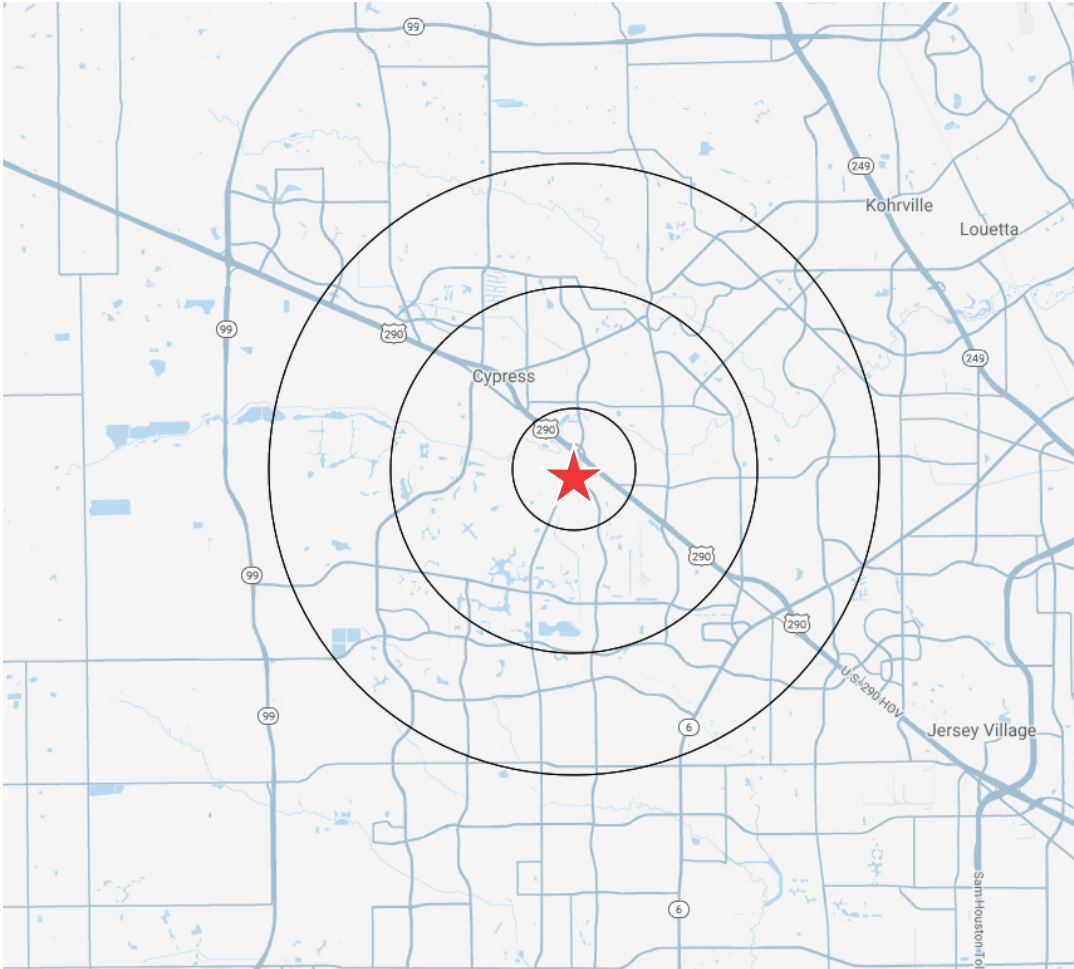
**partners**

**PARTNERSREALESTATE.COM**

**FOR LEASE**

# 1,454 SF 2nd Gen Retail Space Available | Barker @ 290 Center

11930 Barker Cypress, Houston TX 77433



<b>POPULATION</b>	<b>1 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated Population (2024)	8,112	82,934	255,220
Projected Population (2029)	9,055	91,841	276,549
Census Population (2020)	8,592	80,228	250,767
Census Population (2010)	5,228	59,624	185,585
Median Age	35.0	36.8	36.6
<b>HOUSEHOLDS</b>			
2024 Households	2,815	27,360	86,241
2029 Household Projection	3,148	30,372	93,631
<b>MEDIAN HOUSEHOLD INCOME (MHI)</b>			
Estimated MHI (2024)	\$131,806	\$173,665	\$156,463
Projected MHI (2029)	\$86,657	\$124,026	\$115,832
Estimated Per Capita Income (2024)	\$45,748	\$57,308	\$52,885
<b>HOUSEHOLD SIZE</b>			
1 Person Households	627	5,388	21,491
2 Person Households	994	10,951	33,932
3 Person Households	479	4,657	12,889
Housing Units Owner-Occupied	1,686	20,963	63,181
Housing Units Renter-Occupied	1,128	6,398	23,060

**Cobo Fajardo**

Associate

📞 713 275 9614

✉️ [cobo.fajardo@partnersrealestate.com](mailto:cobo.fajardo@partnersrealestate.com)

**partners**

**PARTNERSREALESTATE.COM**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.



# 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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

PCR Brokerage Houston, LLC dba Partners

**9003949**

licensing@partnersrealestate.com

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

**Jon Silberman**

**389162**

jon.silberman@partnersrealestate.com

**713-629-0500**

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

**Cobo Fajardo**

**799751**

cobo.fajardo@partnersrealestate.com

**713-275-9614**

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0