

CR

CAPITAL RETAIL

PROPERTIES



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 42,537 future lots (127,611 future residents).
- 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:



Tomball ISD Stadium

Premiere Baseball of Texas

Future H-E-B

Adora at Rosehill Apartments

99 TOLL

Grand Parkway

Proposed Multifamily 12 AC

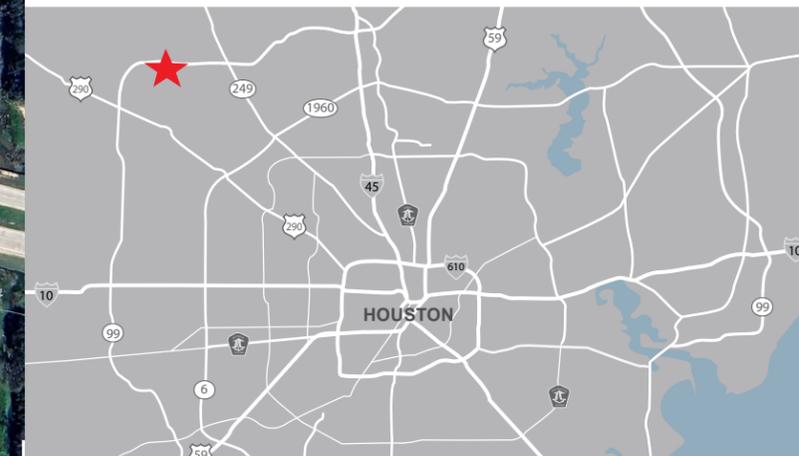
Proposed



14,089 VPD ('22)

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

99 TOLL



Contacts: Jacob Weersing or Ford Scott

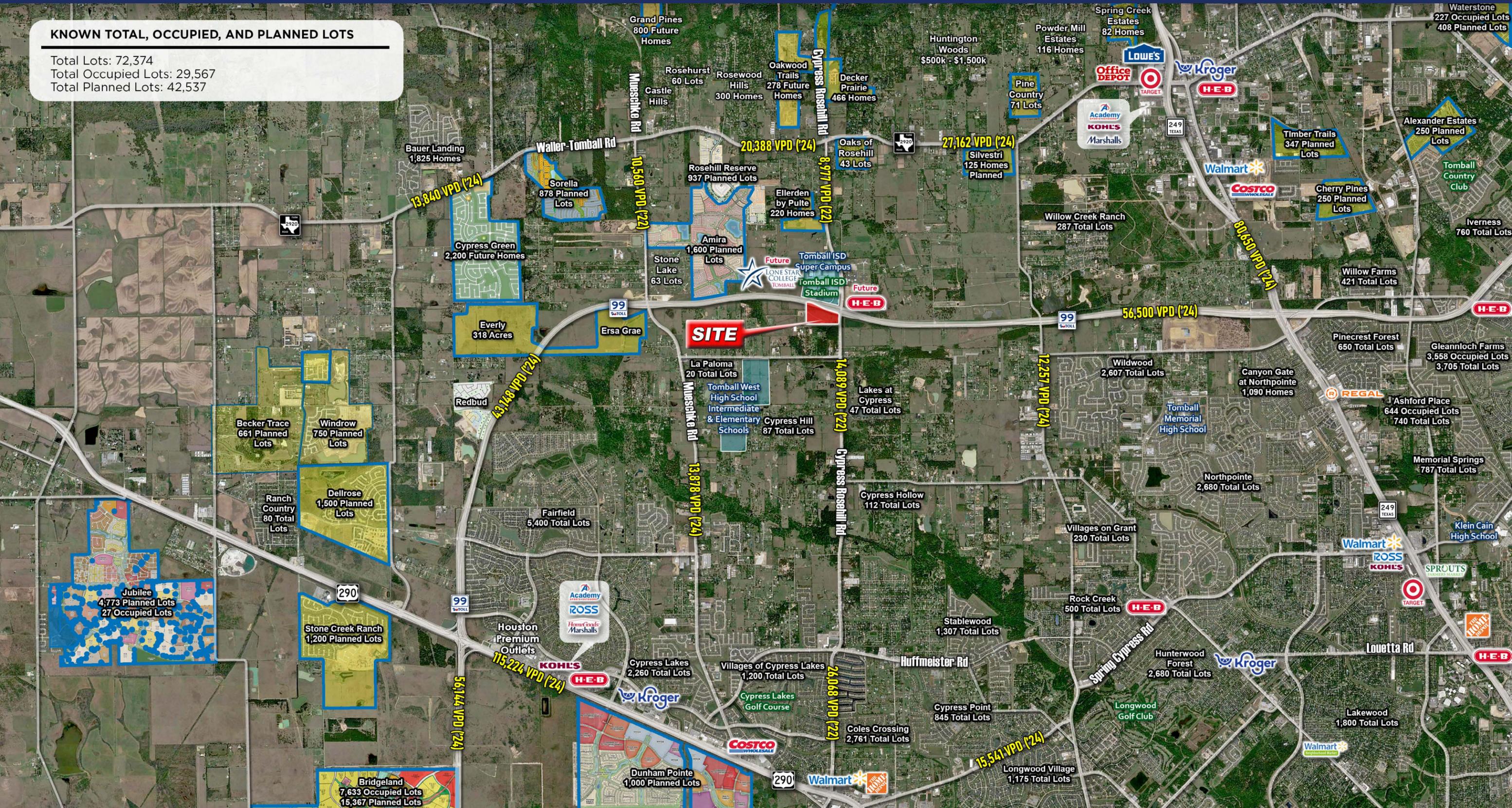
Grand Pkwy & Cypress Rosehill Rd

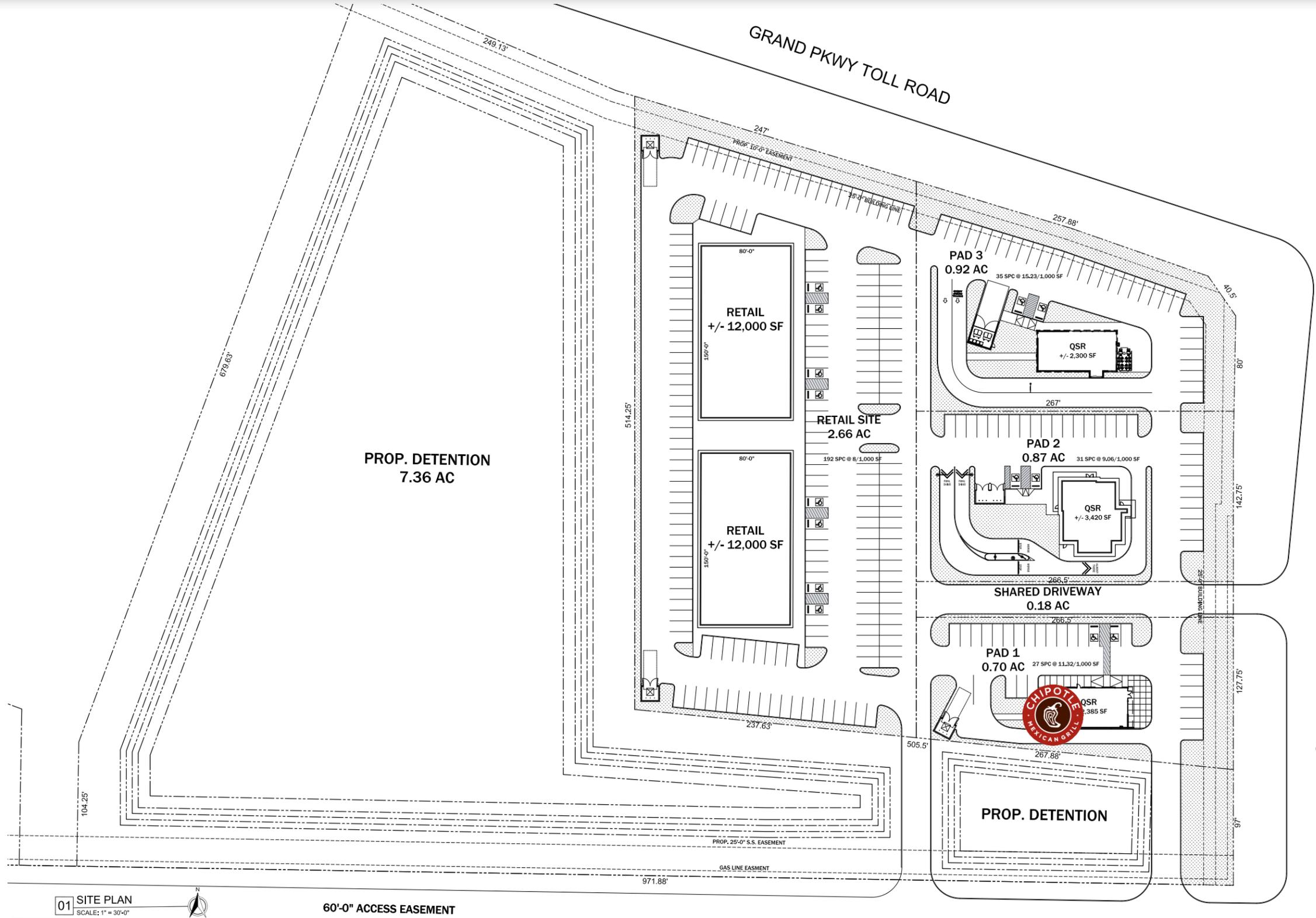
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Residential Aerial

KNOWN TOTAL, OCCUPIED, AND PLANNED LOTS

Total Lots: 72,374
Total Occupied Lots: 29,567
Total Planned Lots: 42,537





01 SITE PLAN
 SCALE: 1" = 30'-0"



60'-0" ACCESS EASEMENT

Summary Profile

POPULATION
(5 mi Radius, 2024)

101,812

HOUSEHOLDS
(5 mi Radius, 2024)

32,817

INCOME
(5 mi Radius)

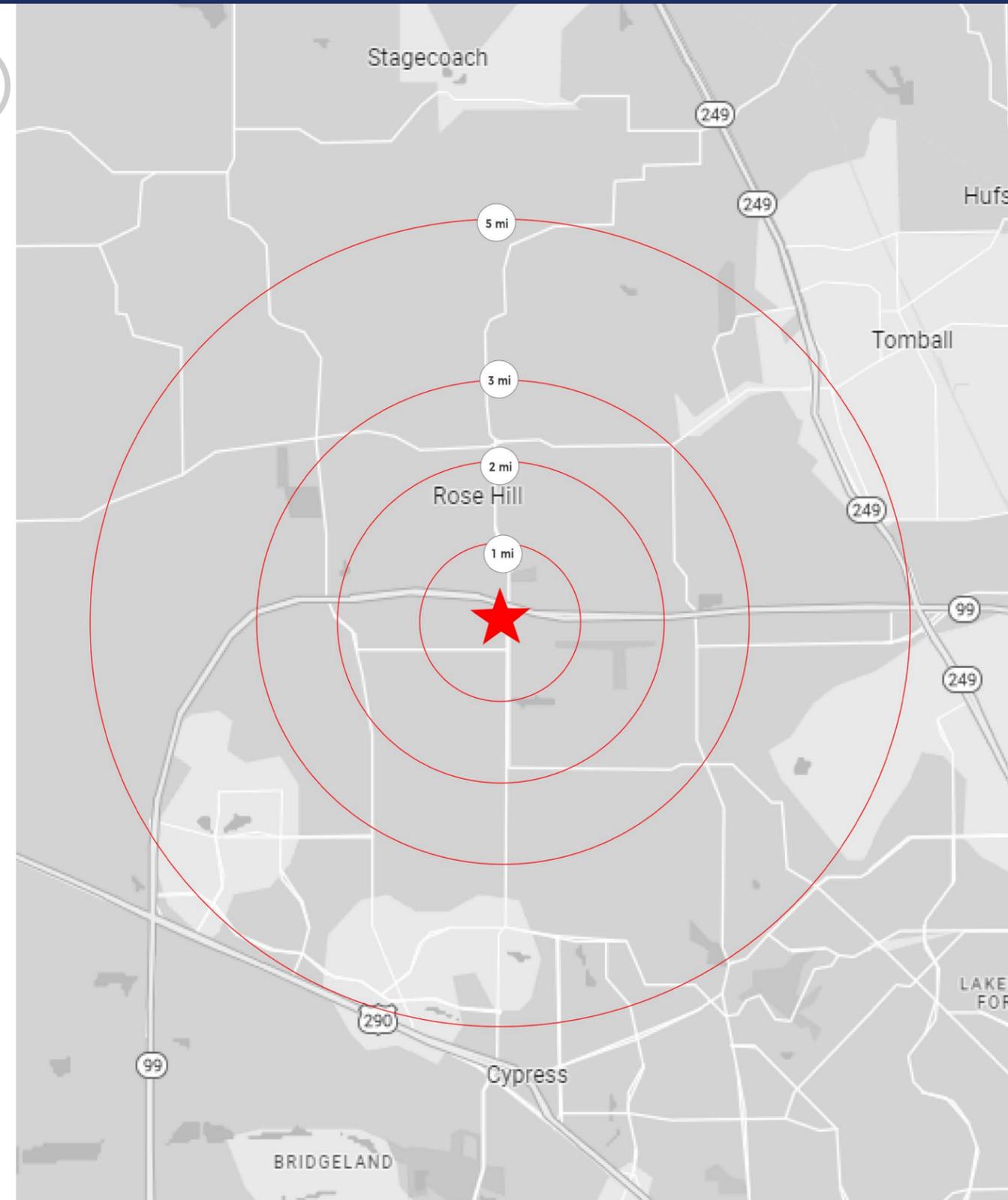
2024 Average:

\$172,881

**TOTAL DAYTIME
POPULATION**
(5 mi Radius, 2024)

78,083

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
	1 mile	2 miles	3 miles	5 miles
Population Summary				
2010 Total Population	179	1,674	5,799	60,773
2020 Total Population	410	2,977	10,233	95,104
2020 Group Quarters	0	3	8	284
2024 Total Population	424	6,578	14,364	101,812
2024 Group Quarters	0	3	8	297
2029 Total Population	467	7,762	18,202	114,030
2024-2029 Annual Rate	1.95%	3.37%	4.85%	2.29%
2024 Total Daytime Population	463	5,231	12,120	78,083
Workers	240	1,748	4,325	27,177
Residents	223	3,483	7,795	50,906
Household Summary				
2024 Households	151	2,383	4,836	32,817
2024 Average Household Size	2.81	2.76	2.97	3.09
2029 Households	169	2,852	6,123	37,232
2029 Average Household Size	2.76	2.72	2.97	3.05
2024-2029 Annual Rate	2.28%	3.66%	4.83%	2.56%
2024 Families	125	1,946	3,926	26,654
2024 Average Family Size	3.04	2.90	3.18	3.47
2029 Families	138	2,276	4,929	30,096
2029 Average Family Size	2.96	2.82	3.18	3.43
2024-2029 Annual Rate	2.00%	3.18%	4.66%	2.46%
Housing Unit Summary				
2024 Housing Units	154	2,648	5,233	34,410
Owner Occupied Housing Units	92.9%	86.4%	83.3%	82.0%
Renter Occupied Housing Units	5.2%	3.6%	9.1%	13.4%
Vacant Housing Units	1.9%	10.0%	7.6%	4.6%
2029 Housing Units	172	3,140	6,622	39,159
Owner Occupied Housing Units	94.2%	85.6%	82.5%	82.1%
Renter Occupied Housing Units	4.7%	5.2%	10.0%	13.0%
Vacant Housing Units	1.7%	9.2%	7.5%	4.9%
2024 Households by Income				
Household Income Base	151	2,383	4,836	32,817
<\$15,000	2.0%	3.6%	3.5%	3.7%
\$15,000 - \$24,999	1.3%	1.4%	1.6%	2.6%
\$25,000 - \$34,999	3.3%	2.4%	3.9%	3.0%
\$35,000 - \$49,999	6.6%	6.9%	7.1%	4.9%
\$50,000 - \$74,999	16.6%	16.2%	14.6%	11.0%
\$75,000 - \$99,999	4.6%	6.3%	9.9%	11.6%
\$100,000 - \$149,999	23.8%	24.3%	20.2%	23.4%
\$150,000 - \$199,999	24.5%	22.8%	19.9%	20.2%
\$200,000+	16.6%	16.1%	19.5%	19.5%
Average Household Income	\$145,021	\$142,109	\$146,356	\$149,168
2029 Households by Income				
Household Income Base	169	2,852	6,123	37,232
<\$15,000	1.8%	3.1%	3.1%	3.2%
\$15,000 - \$24,999	0.6%	0.9%	1.1%	1.8%
\$25,000 - \$34,999	2.4%	1.8%	2.7%	2.3%
\$35,000 - \$49,999	4.7%	5.0%	5.1%	3.8%
\$50,000 - \$74,999	11.2%	11.5%	11.0%	8.9%
\$75,000 - \$99,999	3.6%	5.3%	8.8%	9.9%
\$100,000 - \$149,999	22.5%	22.5%	19.1%	21.6%
\$150,000 - \$199,999	31.4%	28.7%	24.1%	23.9%
\$200,000+	21.3%	21.2%	25.0%	24.5%
Average Household Income	\$171,857	\$168,251	\$172,866	\$172,881
2024 Population 25+ by Educational Attainment				
Total	279	4,575	9,590	64,924
Less than 9th Grade	1.4%	1.2%	3.2%	2.1%
9th - 12th Grade, No Diploma	3.2%	4.6%	3.2%	2.2%
High School Graduate	16.5%	21.5%	19.8%	15.2%
GED/Alternative Credential	1.1%	0.9%	1.5%	2.8%
Some College, No Degree	24.4%	28.2%	23.0%	19.7%
Associate Degree	7.2%	5.7%	7.3%	8.6%
Bachelor's Degree	31.5%	28.4%	29.6%	32.5%
Graduate/Professional Degree	14.7%	9.6%	12.4%	17.0%





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