

AVAILABLE
3,867 SF
2ND GEN. MED SPA
(DIVISIBLE)

AVAILABLE
1,750 SF
2ND GEN. BARBER SHOP



529 WESTGREEN PLAZA

2ND GEN. MED SPA & BARBER SHOP SPACE FOR LEASE

NEC FM 529 & Westgreen Blvd | Cypress, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 21350 FM 529
Cypress, TX 77433

Availability: 1,750 SF 2nd Gen. Barber Shop
3,867 SF 2nd Gen. Med Spa (Divisible)

Price: \$26.00 - \$28.00 PSF + \$11.50 NNN

HIGHLIGHTS:

- 2nd generation med spa & barber shop for lease
- Located at the signalized intersection of FM 529 and Westgreen Blvd
- Easy access to the Grand Parkway
- Excellent visibility and exposure to over 23,000 cars per day along FM 529
- Across from the Cy-Fair ISD Multi-Campus Educational Village which goes from elementary through high school
- Positioned within a submarket of the Cypress trade area featuring rapid residential growth with several projects under construction including: Elyson, Lantana and Landmark Industries 1,200 AC master-planned community

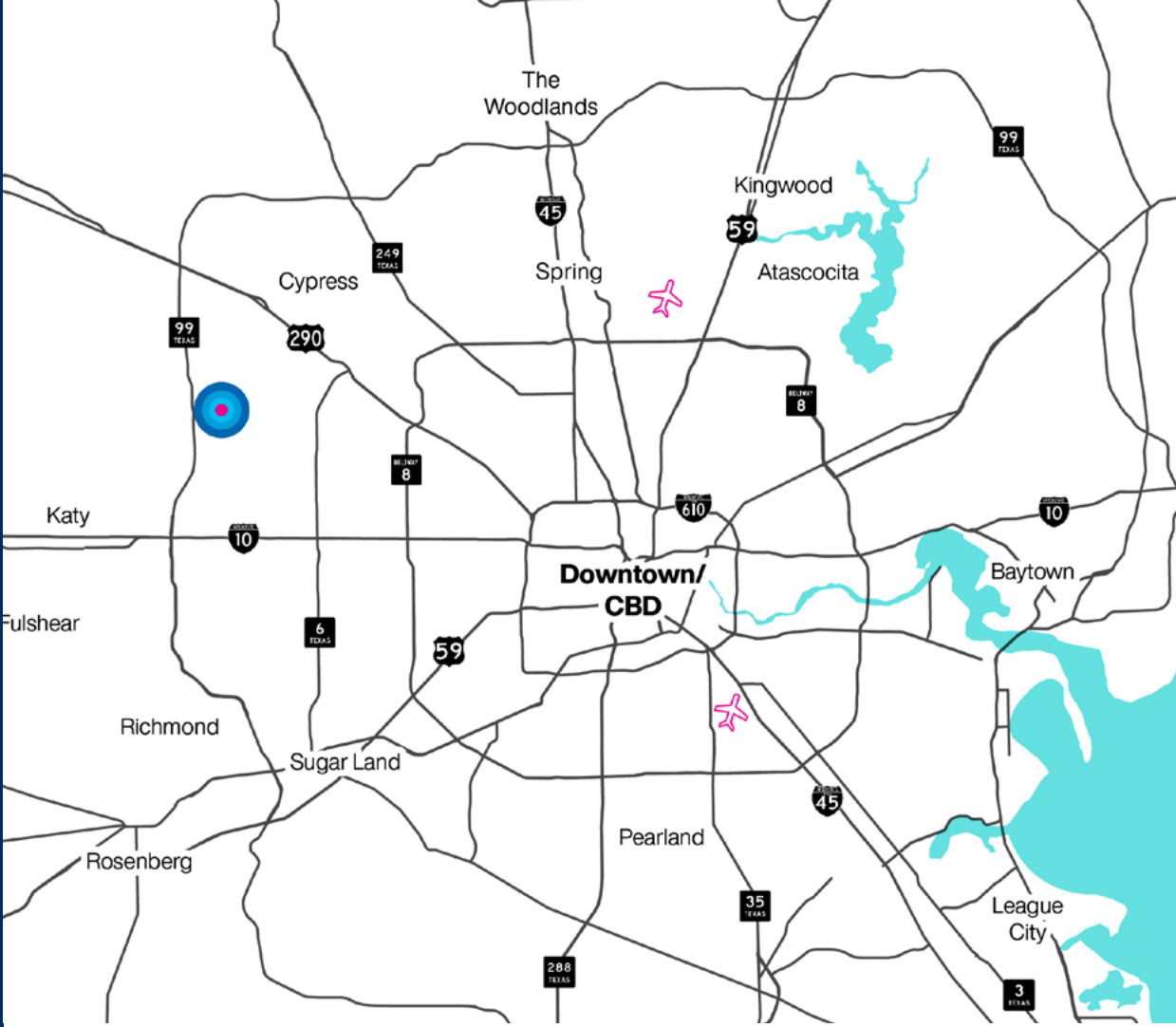
TRAFFIC COUNTS:

FM 529: 23,047 CPD '22

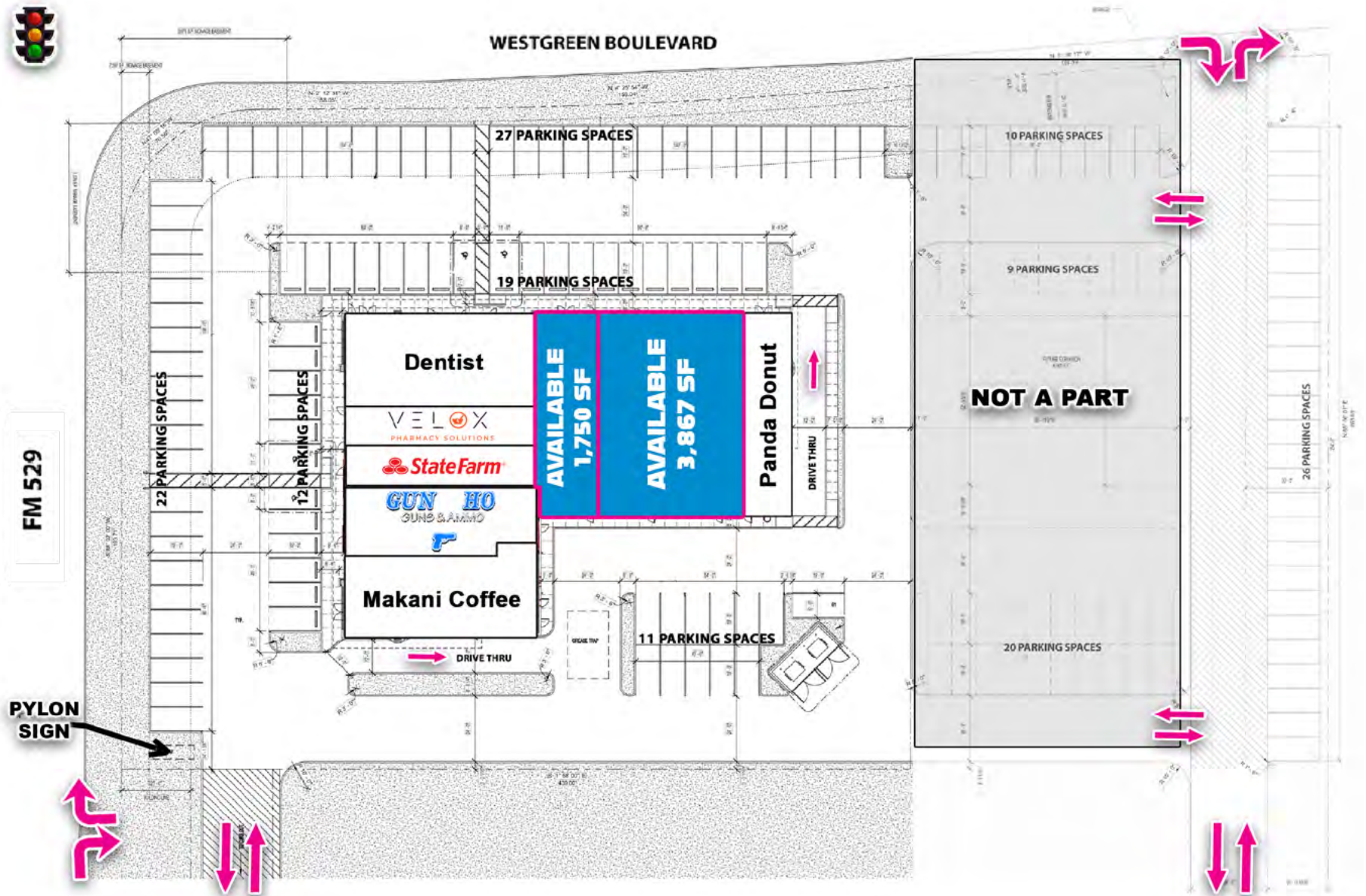
Grand Pkwy: 45,778 CPD '22

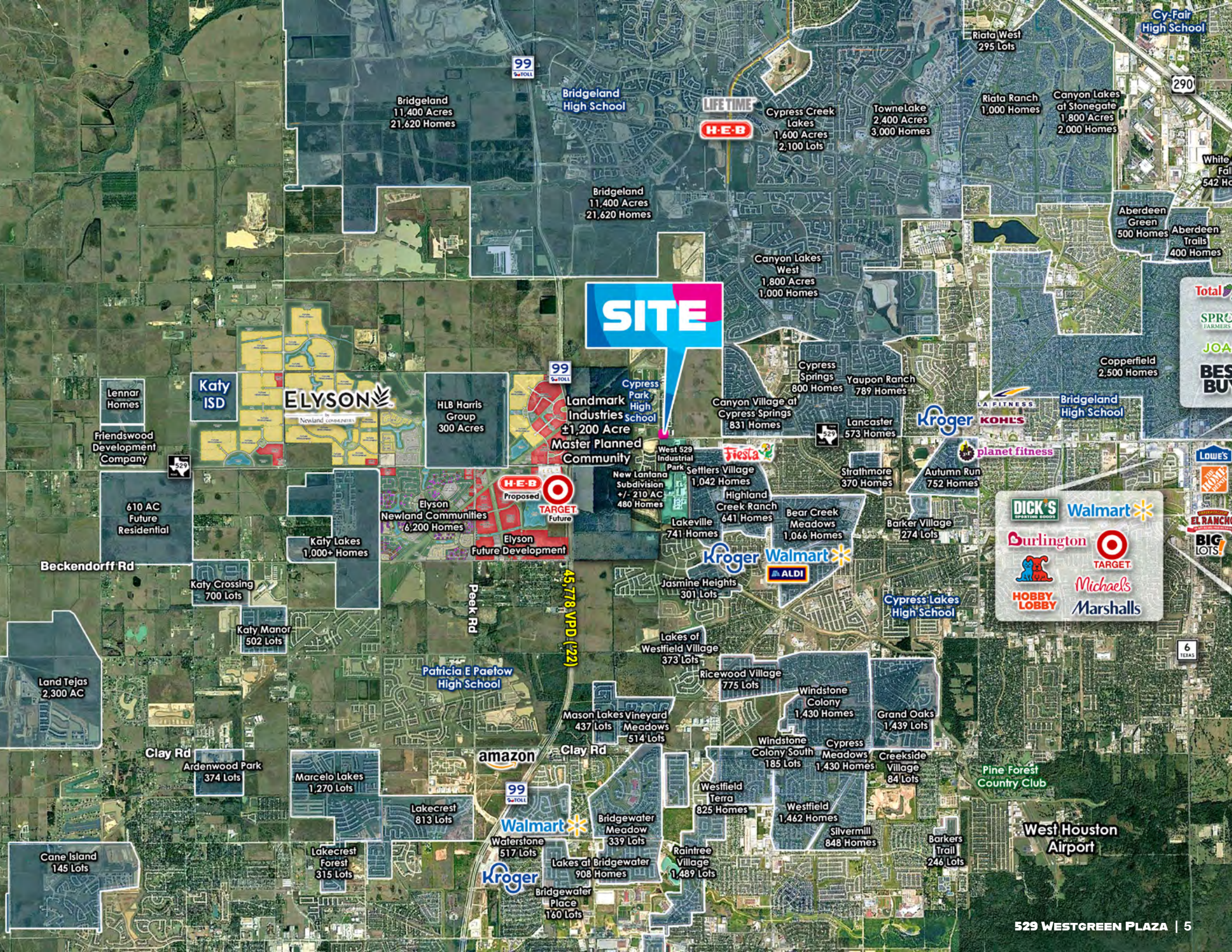
2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	9,547	101,136	278,476
Daytime Pop.	2,901	31,697	93,730
Avg HH Income	\$114,456	\$118,878	\$133,940



SITE PLAN





SITE

Landmark Industries School
±1,200 Acre Master Planned Community

Bridgeland
11,400 Acres
21,620 Homes

Bridgeland High School

Bridgeland
11,400 Acres
21,620 Homes

Cypress Creek Lakes
1,600 Acres
2,100 Lots

TownLake
2,400 Acres
3,000 Homes

Riata Ranch
1,000 Homes

Canyon Lakes at Stonegate
1,800 Acres
2,000 Homes

Cy-Fair High School

290

White Falls
542 Homes

Aberdeen Green
500 Homes
Aberdeen Trails
400 Homes

Copperfield
2,500 Homes

Bridgeland High School

Kroger KOHL'S

planet fitness

Autumn Run
762 Homes

Lancaster
573 Homes

Strathmore
370 Homes

Settlers Village
1,042 Homes

Highland Creek Ranch
641 Homes

Bear Creek Meadows
1,066 Homes

Barker Village
274 Lots

Cypress Lakes High School

Jasmine Heights
301 Lots

Lakes of Westfield Village
373 Lots

Ricewood Village
775 Lots

Windstone Colony
1,430 Homes

Grand Oaks
1,439 Lots

Windstone Colony South
185 Lots

Cypress Meadows
1,430 Homes

Creekside Village
84 Lots

Westfield Terra
825 Homes

Westfield
1,462 Homes

Silvermill
848 Homes

Barkers Trail
246 Lots

West Houston Airport

Raintree Village
1,489 Lots

Lakes at Bridgewater
908 Homes

Bridgewater Place
160 Lots

Walmart

Kroger

Lakecrest
813 Lots

Marcelo Lakes
1,270 Lots

Ardenwood Park
374 Lots

Katy Manor
502 Lots

Katy Crossing
700 Lots

Katy Lakes
1,000+ Homes

Elyson Newland Communities
6,200 Homes

Elyson Future Development

45,778 VPD (122)

Patricia E Paeflow High School

Mason Lakes Vineyard
437 Lots

Windstone Meadows
514 Lots

Clay Rd

Walmart

Kroger

Waterstone
517 Lots

Bridgewater Meadow
339 Lots

Clay Rd

Land Tejas
2,300 AC

Cane Island
145 Lots

Lennar Homes

Friendswood Development Company

Katy ISD

ELYSON
Newland Communities

HLB Harris Group
300 Acres

Cypress Park High School

Fiesta

Kroger

Walmart

ALDI

DICK'S

Walmart

Burlington

HOBBY LOBBY

TARGET

Michael's

Marshall's

EL RANCHO

BIG LOTS

LOWE'S

SPROUT FARMERS

JOA

BEST BUY

Total

Hopper
Middle
School

Cy-Fair ISD Multi-Campus
Educational Village
Cypress Park High School
Junior High and
Elementary School

Cypress Oaks
178 Homes

Master-Planned
Community
+/-2,500 Homes

SITE

Westgreen Blvd

U-HAUL

Multi-Family
Development

23,047 VPD ('22)

Multi-Family
Development
Under Construction

New Lantana
Subdivision
+/- 210 AC
480 Homes

West 529
Industrial
Park

Business Park Dr

DQ

W

CVS

O'Reilly

Popeyes

NTB
HOME & SERVICE CENTER

DOLLAR TREE

FAMILY DOLLAR

LOAN DEPOT
MEAT MARKET

Fiesta
jiffy lube
multicare

Fry Rd

Master-Planned
Community
+/-2,500 Homes

SITE

U-HAUL

Cypress Oaks
178 Homes

Westgreen Blvd

Freeman Rd



**Cy-Fair ISD Multi-Campus
Educational Village**
Cypress Park High School
Junior High and
Elementary School



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.

Blue Ox Brokerage, LLC

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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