

FAIRFIELD TOWN CENTER

500,000 SF
9 Million Visits per Year
750,000 Visits per Month

THE ROUND TOP COLLECTION
five BELOW
TORRID
Bath & Body Works

KIRKLAND'S
ULTA

HomeGoods
Marshall's
OLD NAVY
BAM! BOOKS A MILLION

Academy Sports & Outdoors
H-E-B
Bank of America
Regions
IN-N-OUT
White Water
Chick-fil-A
TACO BELL
McDonald's

ROSS Dress For Less
CUT! BY CINEMARK
COLD STONE Creamery
Burlington
KOHLS
ROOMS TO GO

MOD PIZZA
CAVA
FIVE GUYS
LOVESAC
at&t

THE RED CHICKZ
FEIWEI
First Watch
LENSCRAFTERS
MATTRESS FIRM

Cypresswood Dr
Fairfield Falls Way
Hwy 290 Northwest Fwy

115,645 cpd '25

290

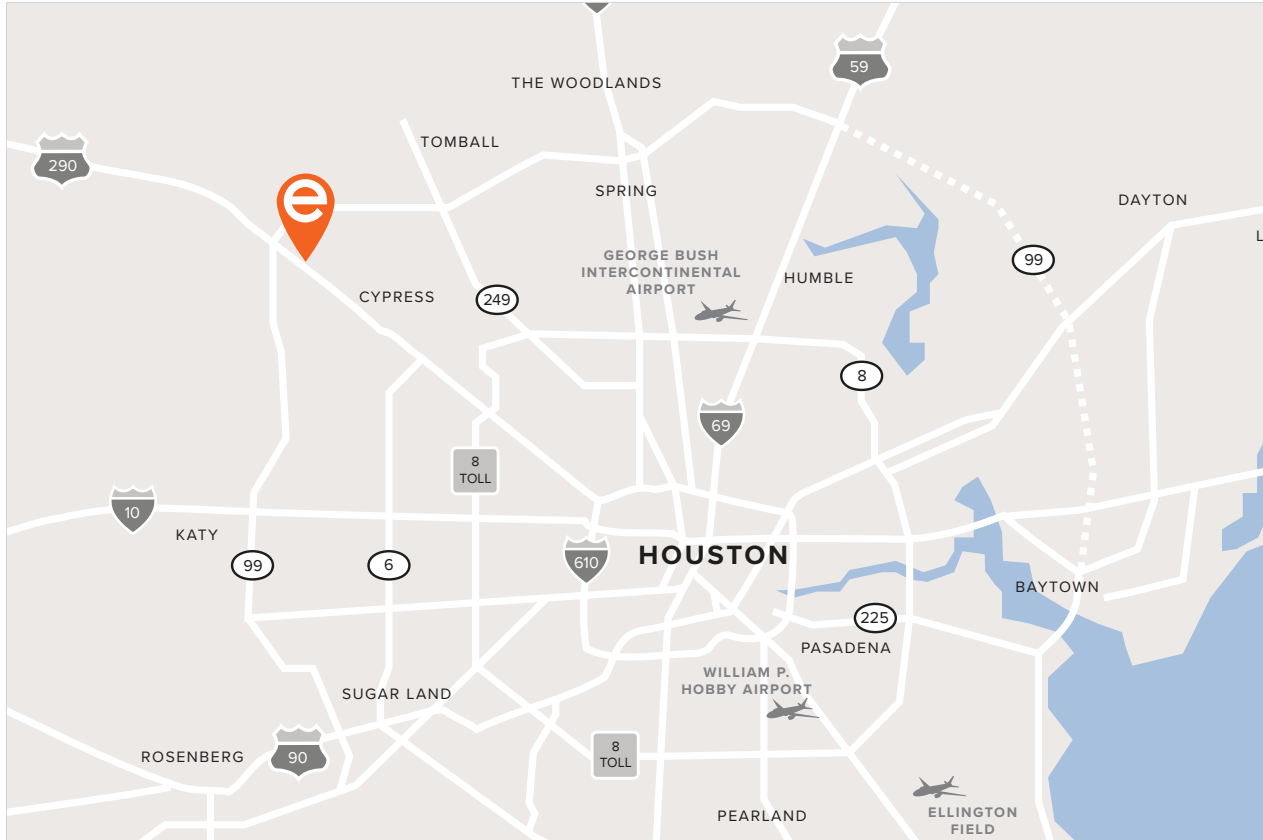
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Fairfield Town Center

NWC Highway 290 & Mason Road, Cypress, Texas 77433

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LOCATION

NWC Highway 290 & Mason Rd
Cypress, Texas 77433



AVAILABLE

1,240 SF (2nd Gen Restaurant)



RATE

Contact for pricing



NUMBER OF VISITS (PLACER 2025)

9 Million

Annually

750,000

Monthly (averaged)



TRAFFIC COUNTS (KALIBRATE 2025)

115,645 CPD

Highway 290

20,953 CPD

Mason Rd



PROPERTY INFORMATION

- Located in the Hwy 290 corridor, Fairfield Town Center is Cypress' newest regional shopping center. Traffic generators such as the 475,000 square foot Houston Premium Outlets, HEB, and Kroger already call this intersection home.
- 500,000 SF of power center retail, which includes anchor, junior boxes and small shop space.
- Fairfield Town Center receives 9 million visits a year and averages 750,000 visitors a month*
- Houston Premium Outlets is the fourth strongest mall in Houston by sales per square foot and receives over 4.6 million visits a year *

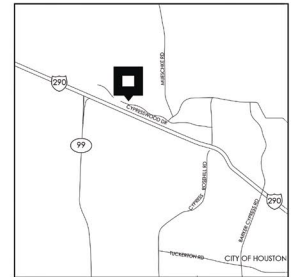




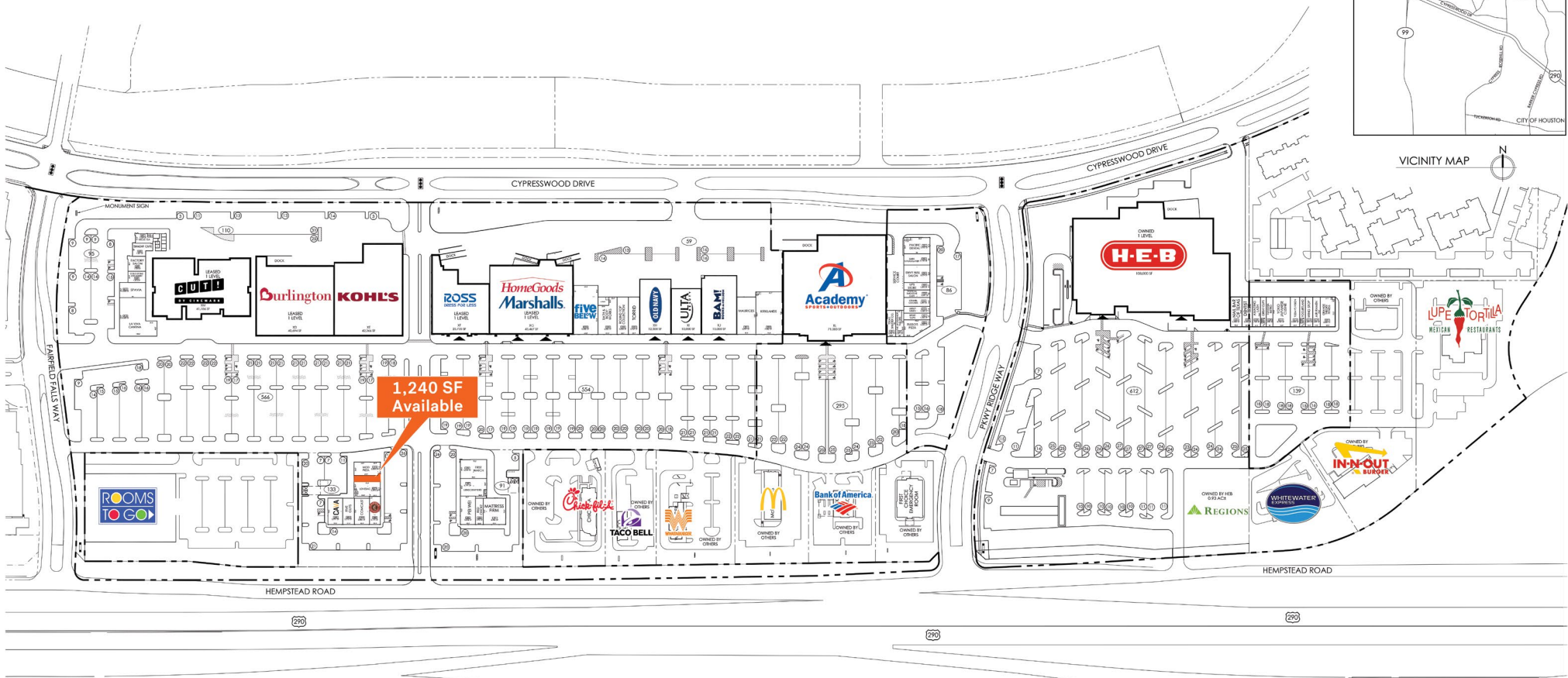


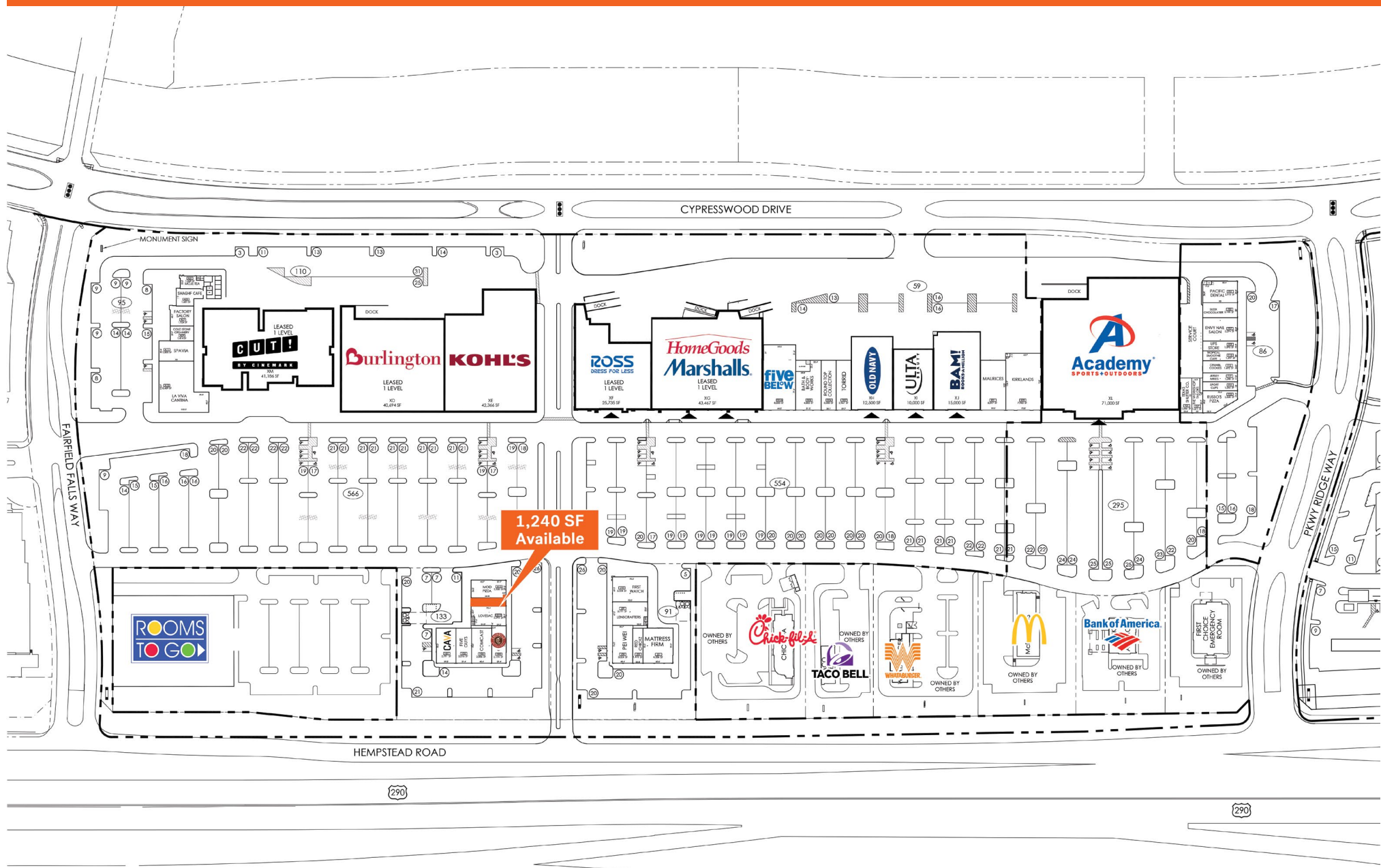


FAIRFIELD TOWN CENTER



VICINITY MAP













	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	20 MINUTE DRIVE TIME
POPULATION				
TOTAL POPULATION	7,363	52,441	111,616	689,079
TOTAL DAYTIME POPULATION	8,075	36,834	81,341	448,444
PROJECTED POPULATION GROWTH 2021 TO 2026	24.14%	21.06%	23.64%	28.93%
2026 PROJECTED POPULATION	9,140	63,483	138,007	888,444
% FEMALE POPULATION	51%	51%	51%	51%
% MALE POPULATION	49%	49%	49%	49%
MEDIAN AGE	37.8	36.1	36.3	34.5
BUSINESS				
TOTAL EMPLOYEES	2,553	6,618	15,203	212,295
TOTAL BUSINESSES	291	709	1,603	13,795
WHITE COLLAR EMPLOYEES	38%	40%	38%	47%
ESTIMATED AVERAGE HOUSEHOLD INCOME				
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$120,834	\$135,835	\$132,335	
ESTIMATED PER CAPITA INCOME	\$49,287	\$49,656	\$50,546	\$98,251
HOUSEHOLD				\$36,614
TOTAL OCCUPIED HOUSING UNITS	2,540	16,103	35,660	
% HOUSING UNITS OWNER-OCCUPIED	69.00%	80.00%	76.00%	237,642
% HOUSING UNITS RENTER-OCCUPIED	28.00%	18.00%	21.00%	67%
RACE & ETHNICITY				28%
% WHITE	68.76%	59.98%	56.78%	
% BLACK OR AFRICAN AMERICAN	10.85%	11.77%	11.58%	68%
% ASIAN	4.51%	9.96%	11.56%	14%
% OTHER	15.86%	18.30%	20.08%	8%
% HISPANIC	18.16%	21.49%	24.26%	29%
% NON-HISPANIC	81.84%	78.51%	75.74%	11%

* Data from POPStats 01.23.2025

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809