



**FOR LEASE**

**Cypress Town Center**

**12120 JONES RD  
HOUSTON, TX 77070**

Cypress Town Center is a well-maintained, shopping center shadow anchored by Kroger at the corner of Jones Road and Cypress North Houston Road. The center offers building and monument signage visible to the over 21,000 vehicles that travel through the intersection each day. Cypress Town Center boasts a well-established, diverse tenant mix of national, medical and quick service that brings frequent traffic to the center. Tenants include national brands like Apex Urgent Care, Pinch A Penny, Cost Cutters, and Little Caesars to name a few.



Building SqFt	55,000 SqFt
Year Built	2003
Lot Size (acres)	5.80
Parcel ID	1255860010001
Zoning Type	Commercial
County	Harris
Frontage	594.00 Ft
Coordinates	29.951037,-95.582936

- ❖ Kroger anchor store provides a "daily needs" traffic generator to the shopping center
- ❖ Endcaps available ranging from 2,450SF - 4,000SF
- ❖ Inline suites available from 1,050SF - 2,450SF
- ❖ 3-mile population of 191,611
- ❖ One of the fastest growing metro areas in the U.S. (fifth)
- ❖ High-performing intersection with excellent visibility
- ❖ Signage opportunities visible along a high-traffic street
- ❖ Nine ingress/egress points

**SPIGEL  
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185  
SAN ANTONIO, TEXAS 78216



**LINDSEY NUSSLE**  
Asset Manager

Direct: 210-801-8517  
lindsey@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#2	Retail	\$ 24.00 SF/Yr	NNN	1,400 SF	Negotiable
#9	Retail	\$ 20.00 SF/Yr	NNN	1,880 SF	Negotiable
#11	Retail	\$ 20.00 SF/Yr	NNN	2,450 SF	Negotiable
#12	Retail	\$ 20.00 SF/Yr	NNN	1,470 SF	Negotiable
#19	Retail	\$ 20.00 SF/Yr	NNN	4, 000SF	Negotiable

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,726	76,972	184,249
2010 Population	12,541	102,972	246,045
2022 Population	13,489	111,241	272,900
2027 Population	13,552	112,588	277,433
2022-2027 Growth Rate	0.09 %	0.24 %	0.33 %
2022 Daytime Population	13,317	115,204	286,257

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	393	2,165	4,512
\$15000-24999	268	2,371	4,711
\$25000-34999	404	3,040	6,193
\$35000-49999	681	5,473	11,634
\$50000-74999	993	8,052	18,677
\$75000-99999	609	6,670	14,439
\$100000-149999	808	7,059	18,925
\$150000-199999	594	3,574	10,341
\$200000 or greater	208	3,070	11,525
Median HH Income	\$ 66,421	\$ 73,400	\$ 81,686
Average HH Income	\$ 90,257	\$ 98,932	\$ 114,802

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,677	27,793	66,066
2010 Total Households	4,710	38,817	91,303
2022 Total Households	4,957	41,473	100,957
2027 Total Households	4,990	42,017	102,767
2022 Average Household Size	2.72	2.67	2.69
2022 Owner Occupied Housing	2,979	22,450	60,418
2027 Owner Occupied Housing	3,004	23,050	62,097
2022 Renter Occupied Housing	1,979	19,023	40,539
2027 Renter Occupied Housing	1,986	18,967	40,671
2022 Vacant Housing	295	2,921	6,288
2022 Total Housing	5,252	44,394	107,245



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## ABOUT HOUSTON

Houston is the most populous city in Texas and in the Southern United States with a total population of 2,304,580. It is the fourth-most populous city in the United States after New York City, Los Angeles, and Chicago, and the sixth-most populous city in North America. Houston is located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat and largest city of Harris County and the principal city of the Greater Houston metropolitan area. The Houston metro area is the fifth-most populous metropolitan statistical area in the United States with 6,979,613 people.

### CITY OF HOUSTON

COUNTY HARRIS  
INCORPORATED 6/4/1837

### AREA

CITY 671.7 SQ MI  
LAND 640.4 SQ MI  
WATER 31.2 SQ MI  
ELEVATION 80 FT

### POPULATION

POPULATION 2,304,580  
ESTIMATE (NULL) 2,288,250  
RANK 4 U.S.  
DENSITY 3,598.43 SQ MI  
URBAN 5,853,575 SQ MI



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