

FOR LEASE

211-235 FM 1960 RD W, HOUSTON, TX 77090



Cypress Station

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SIZE & SCALABILITY:

- 11,989 SF Up to 40,360 SF of Anchor Space Available
- Min Contiguous: 1,300 SF
- Max Contiguous: 40,360 SF
- Ample Parking for Customers and Employees

PRIME LOCATION AND VISIBILITY:

- Situated at the southwest corner of I-45 and FM 1960, offering exceptional visibility and easy access
- Direct access off I-45 S
- Great pylon signage visibility

COMPETITIVE LEASE TERMS & STRUCTURE:

Suite 235-B & 235:

- Base Rent: \$12.00/SF
- NNN: \$6.00/SF

All Other Spaces:

- Base Rent: \$18.00/SF
- NNN: \$6.00/SF
- Term: Negotiable
- TIA: Negotiable

LISTING TEAM:

Peyton Nichols

Associate

713 457 1403

peyton.nichols@partnersrealestate.com

Joan Collum

Partner

713 405 7488

joan.collum@partnersrealestate.com

Patrick Keegan

Senior Vice President

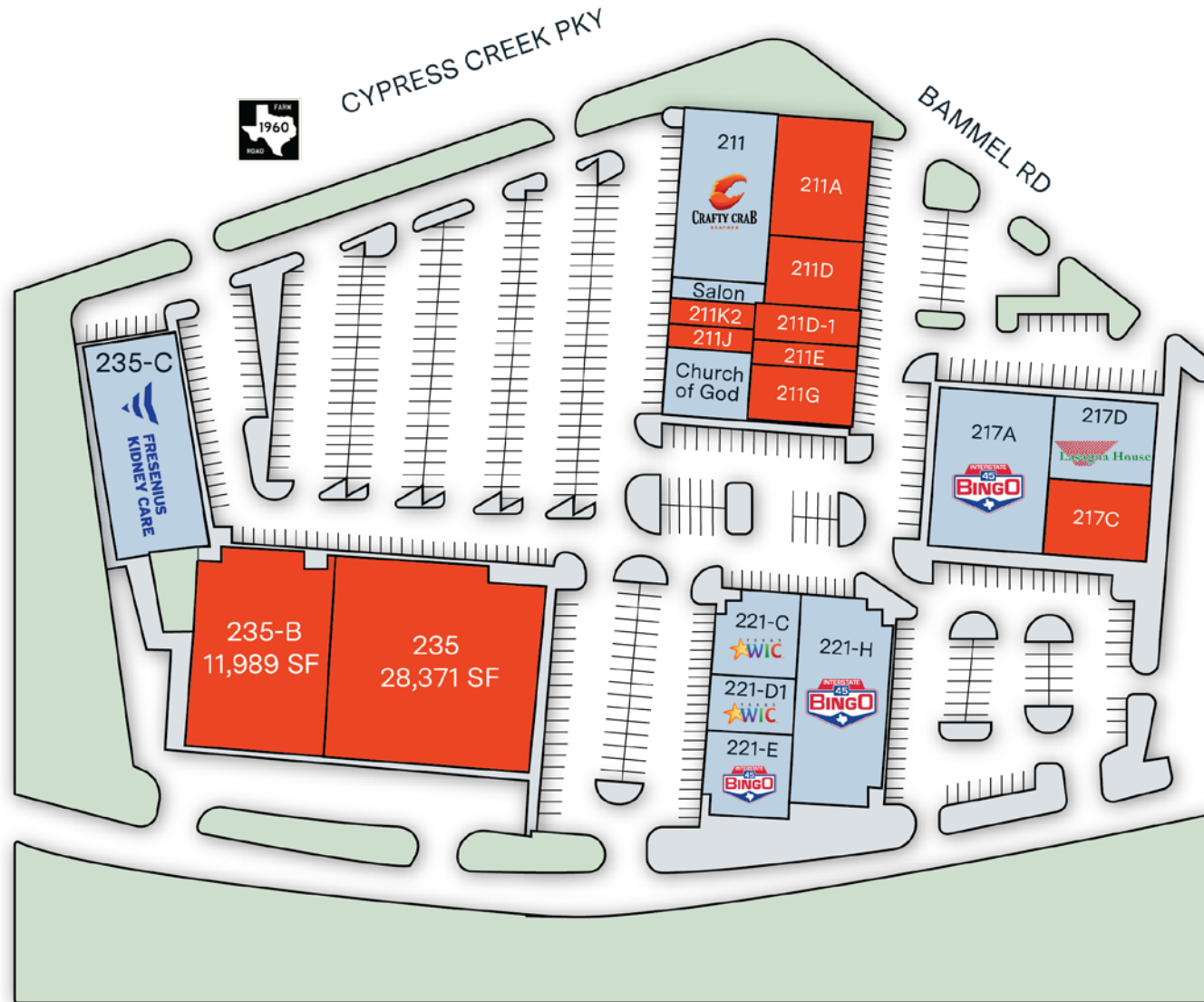
713 275 9631

patrick.keegan@partnersrealestate.com

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Site Plan



Available Space

211-A	6,669 sf
211-D	2,231 sf
211-D1	1,769 sf
211-E	1,555 sf
211-G	2,304 sf
211-J	1,300 sf
211-K2	1,413 sf
217-C	2,334 sf
235	28,371 sf
235-A	565 sf
235B	11,989 sf
235B-1	1,802 sf
235-B2	236 sf
500D	526 sf

Current Tenants

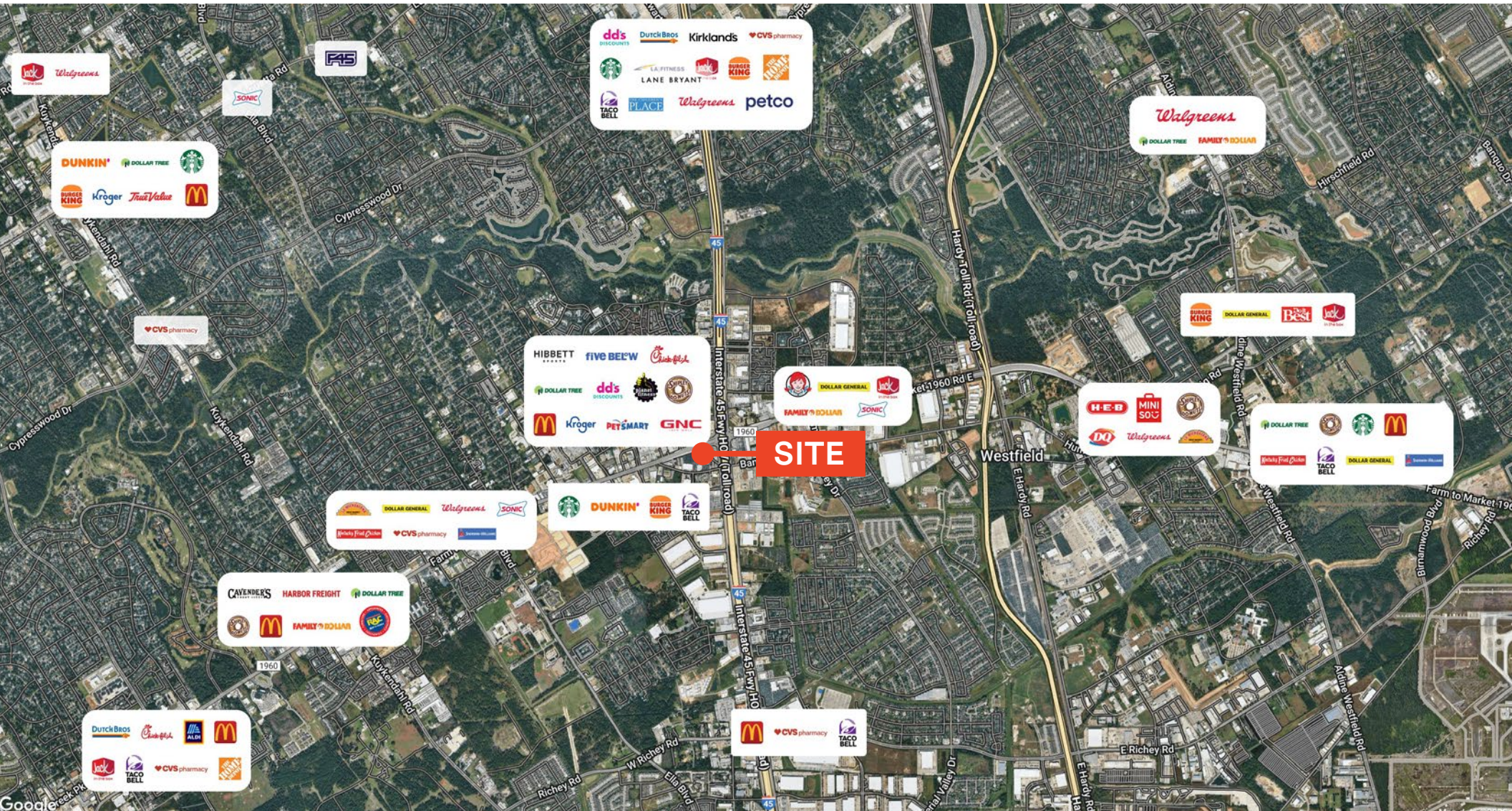
Fresenius Kidney Care	9,271 sf
Crafty Crab	7,344 sf
Houston's Finest Weave	840 sf
Church of God	3,924 sf
Texas WIC	4,800 sf
H-Town Bingo	11,331 sf
Lasagna House	5,035 sf

Retail Map



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Retail Map



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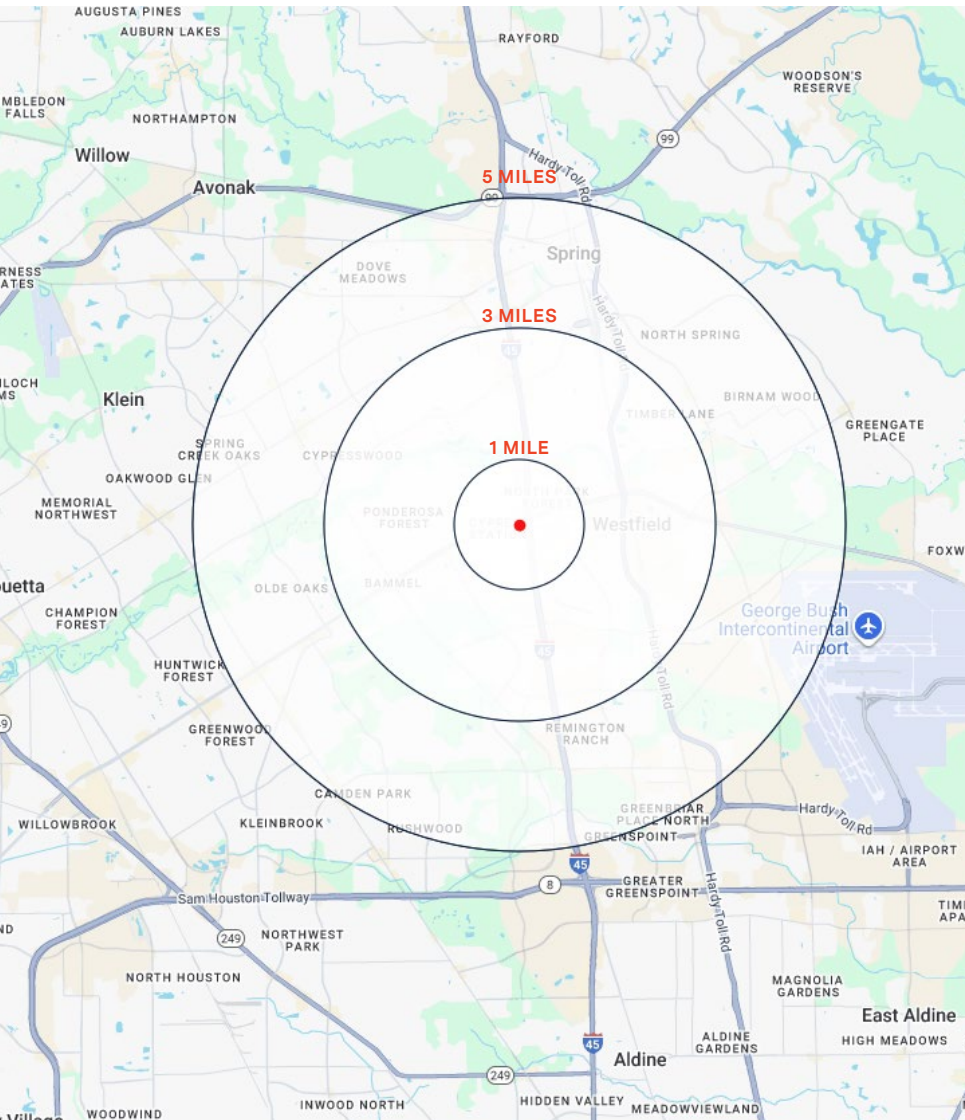
Property Photos



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Demographics



Population	1 MILE	3 MILES	5 MILES
2020 Population	19,118	107,050	282,699
2024 Population	20,057	106,260	278,023
2029 Population Projection	20,666	108,383	283,081
Annual Growth 2020-2024	1.2%	-0.2%	-0.4%
Annual Growth 2024-2029	0.6%	0.4%	0.4%
Households			
2020 Households	7,606	37,607	95,942
2024 Households	7,917	37,346	94,343
2029 Household Projection	8,152	38,123	96,122
Annual Growth 2020-2024	1.4%	0.6%	0.6%
Annual Growth 2024-2029	0.6%	0.4%	0.4%
Household Income			
Avg Household Income	\$48,128	\$75,894	\$81,955
Median Household Income	\$36,061	\$53,042	\$60,947
Daytime Employment			
Total Employees	13,313	36,932	86,372
Total Businesses	1,406	3,999	10,640

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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:
 - 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	713-629-0500
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
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Peyton Nichols	810672	peyton.nichols@partnersrealestate.com	713-581-3534
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

IABS 1-1