



3981 Barker Cypress Rd, Houston, TX 77084

\$27/SF/YR

\$2.25/SF/MO

New 15,000 SF Retail Center at Clay & Woodpine

Retail | 1 space available | 1,275 SqFt - 9,900 SqFt



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Listing Added: 03/18/2026

Listing Updated: 03/18/2026



Building Details

Property Type	Retail, Restaurant	Subtype	General Retail, Special Purpose, Medical
Tenancy	Multiple	Total Building SqFt	15,000
Minimum Divisible SqFt	1,275	Max Contiguous SqFt	9,900
Total Building Suites	8	Vacant SqFt	9,900
Land Acres	1.83	Class	A
Year Built	2026	Buildings	1
Stories	1	Total Parking Spaces	63
Elevators	No	Cross Street	Clay rd & Woodpine Dr.
Submarket	Clay Rd. & Woodpine Dr.		

Building Description

Position your brand at the premier hard corner of Clay Road and Woodpine Drive in the heart of West Houston’s 77084 corridor. This brand-new construction offers **9,900 SF of divisible shell space** with unparalleled visibility. The center is uniquely positioned to capture massive commuter volume, with 2026 traffic counts projected at **33,600+ vehicles per day**. Strategically located near the thoroughfare underpass, the site benefits from a concentrated flow of traffic and exceptional eye-level exposure for all tenants from multiple vantage points.

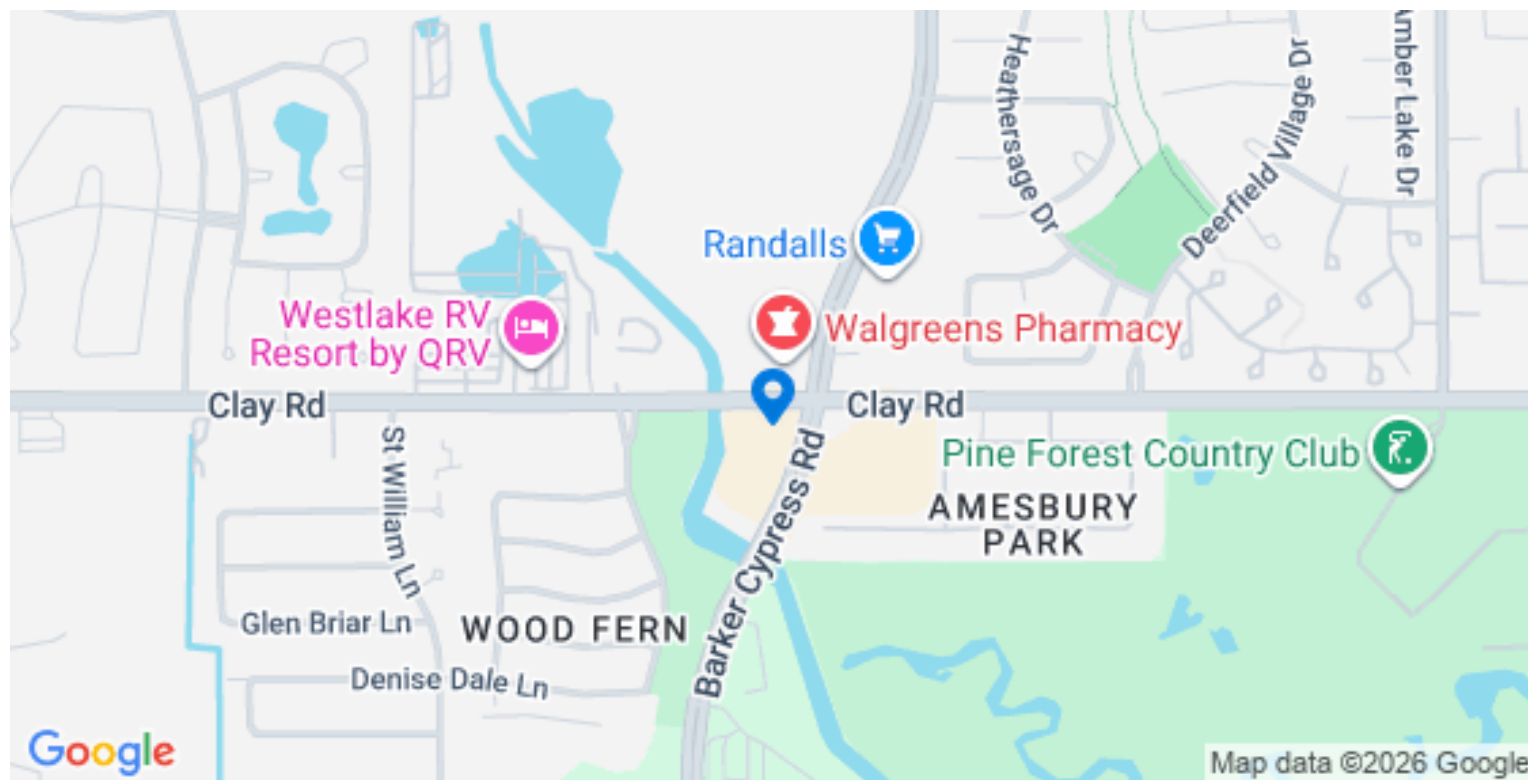
The center is already anchored by two high-draw, destination-driven businesses: a sophisticated **Luxury Cigar Lounge** and a state-of-the-art **3,675 SF high-end laundromat** with massive projected volume. These anchors provide immediate synergy and a consistent, daily customer base that increases dwell time for the entire center. The project is further bolstered by its proximity to national powerhouses at the Barker Cypress intersection, including **Randall’s, Walgreens, Wells Fargo, and McDonald’s**—the latter of which serves as a massive traffic generator for this specific corner.

Surrounded by a dense residential landscape, this center serves over **111,000 residents** within the immediate trade area, including the affluent new Radiance Luxury Living phase. With multiple points of ingress/egress from both Clay Road and Woodpine Drive, and modern architectural appeal, this center is the ideal location for medical clinics, boutique fitness, or specialty retail looking to dominate one of Houston’s most populated and resilient submarkets.

Building Highlights

- **Traffic Counts:** 33,600+ VPD (2026 Est. based on 28,991 historic baseline)
- **National Synergy:** Directly adjacent to Randall’s, Wells Fargo, Walgreens, and McDonald’s.
- **Pre-Leased Anchors:** High-volume Laundromat (3,675 SF) and Luxury Cigar Lounge.
- **High-Growth Demographic:** Serving a 77084 population of 111,259 with a \$100k+ Average HH Income in a 3-mile radius.
- **Accessibility:** Unmatched visibility near the thoroughfare underpass with easy corner access.
- **Availability:** 9,900 SF of prime shell space (Divisible).

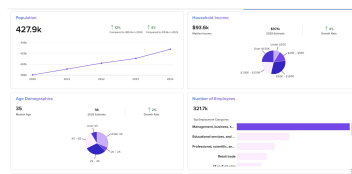
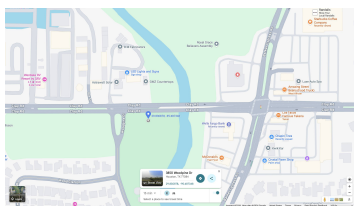
Building Location (1 Location)



Available Space 1 Details

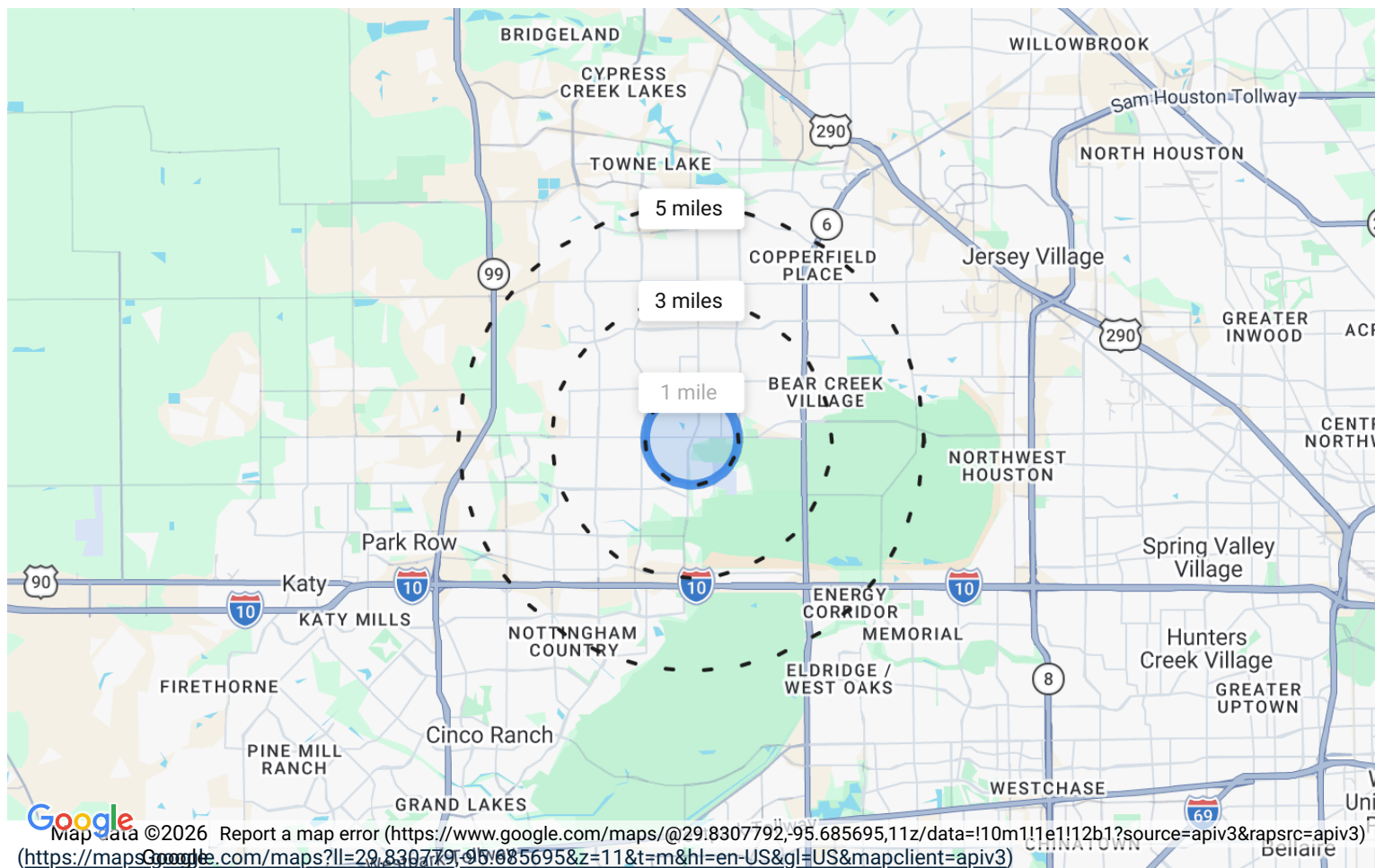
Listing Type	Sublet	RSF	9,900 SF
USF	15,000 SF	Min Contiguous SF	1,275 SF
Max Contiguous SF	9,900 SF	Space Available	9/30/26
Parking	63	Rate (Per SF)	\$27 / SF / YR
Lease Type	NNN	Lease term	Flexible
Days on Market	0 days		

Property Photos (3 photos)



Demographic Insights

Demographic Insights



1 mile

3 miles

5 miles

Population

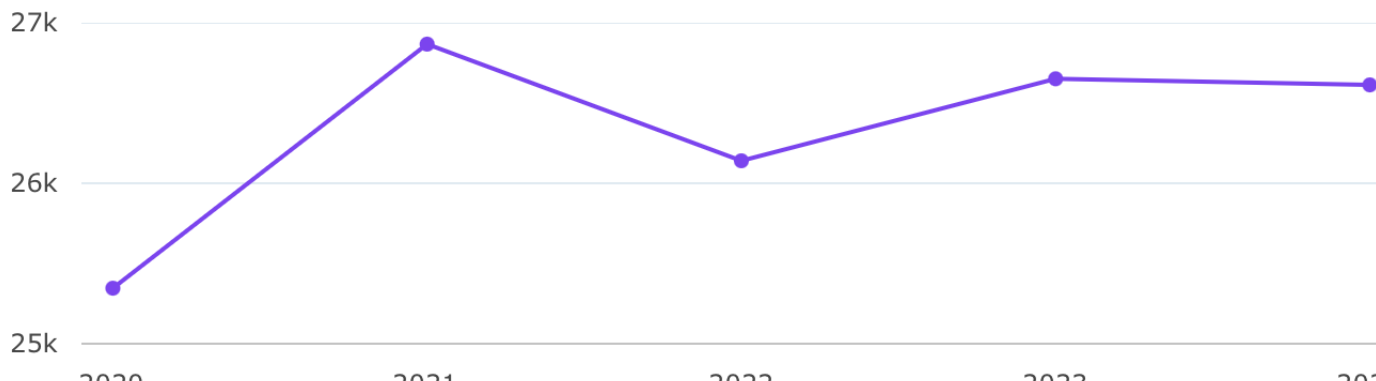
26.6k

0%

Compared to 26.7k in 2023

4%

Compared to 25.3k in 2020



2020

2021

2022

2023

2024

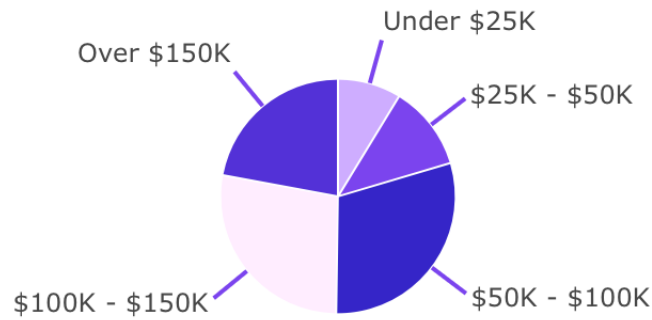
Household Income

\$99.6k

Median Income

\$111.5k
2029 Estimate

12%
Growth Rate



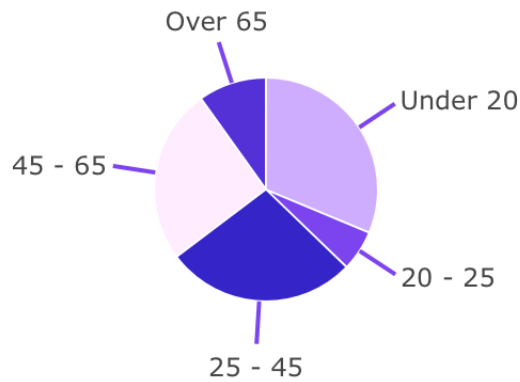
Age Demographics

37

Median Age

39
2029 Estimate

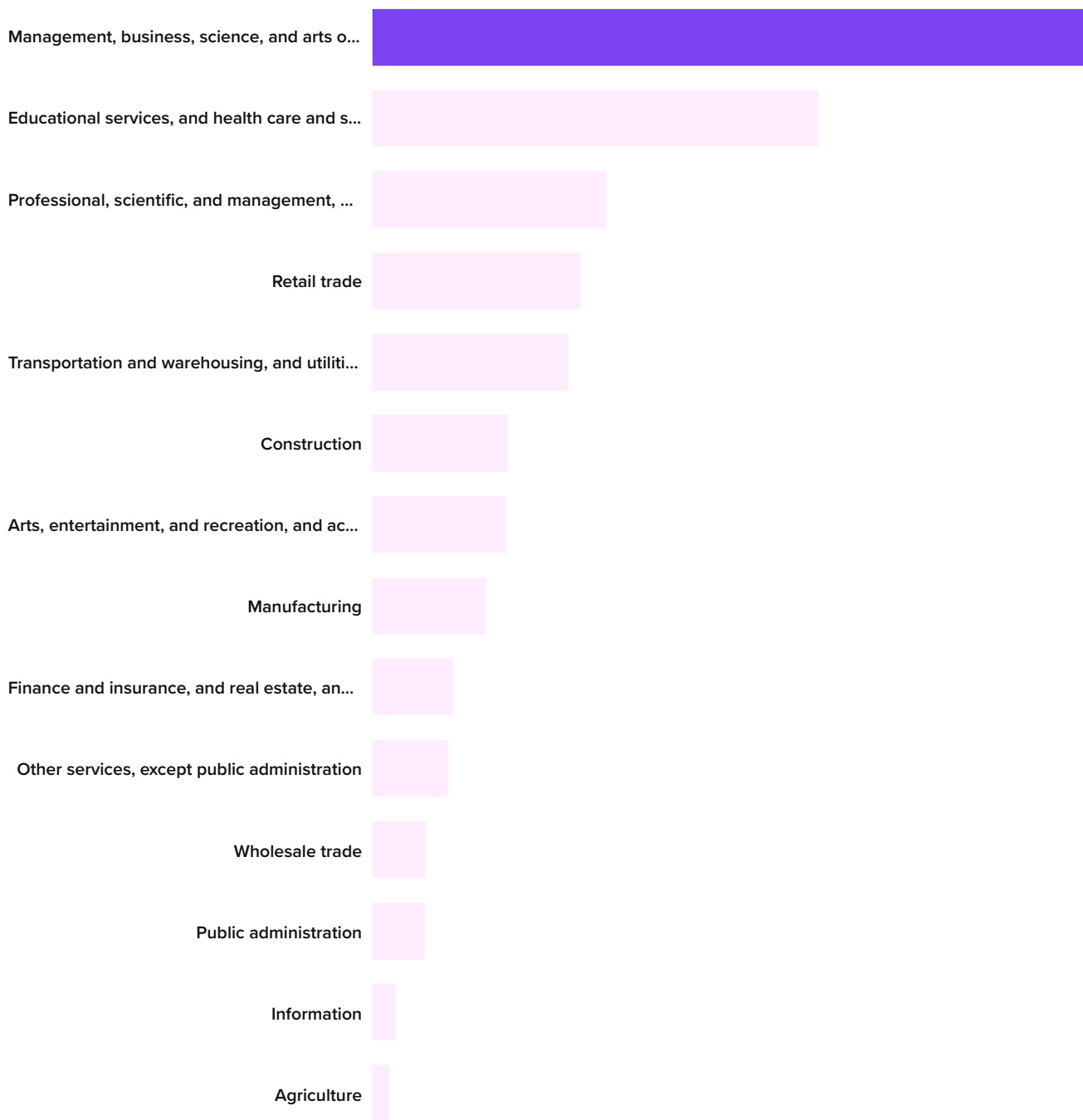
6%
Growth Rate



Number of Employees

19.9k

Top Employment Categories



Housing Occupancy Ratio

21:1

39:1 predicted by 2029



Renter to Homeowner Ratio

1:5

1:8 predicted by 2029

Renters



Homeowner

