

CYPRESSWOOD CROSSING SHOPPING CENTER

25819 CYPRESSWOOD DRIVE
SPRING, TEXAS 77373

Commercial Real Estate,
Reimagined

SPACES AVAILABLE FOR LEASE:

Suites 1 and 2
2,800 SF

LEASED:
LIQUOR STORE
COMING SOON
Suites 6 and 7
2,800 SF

LEASED:
MASSAGE PARLOR
COMING SOON
Suite 5
1,400 SF

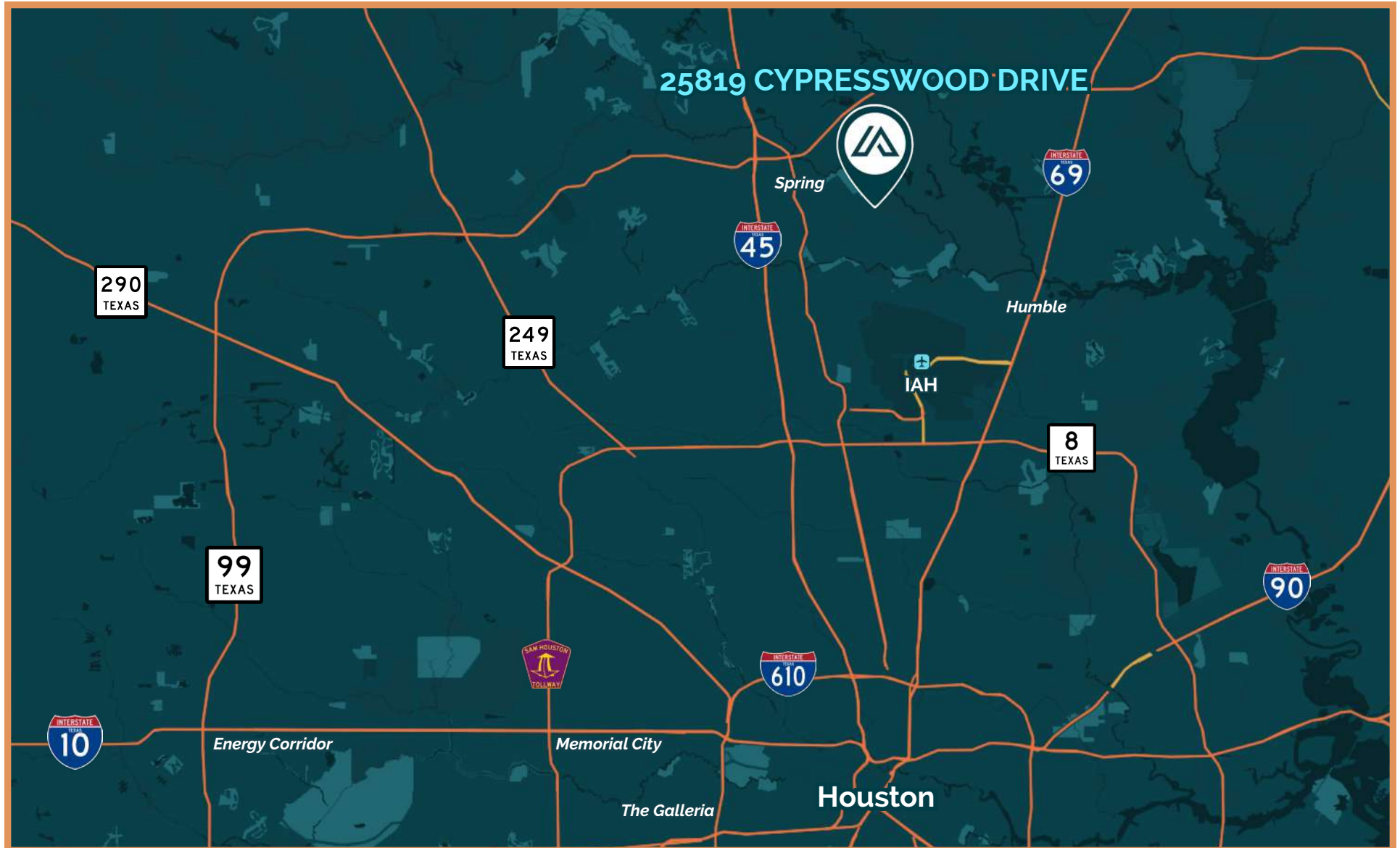
 **ASPIRE**
COMMERCIAL

Property Highlights

- Located at the entrance of a master planned neighborhood community
- New 2023 construction
- Adjacent to TopStop Convenience Store
- Direct access to the Hardy Toll Road
- Cypresswood drive frontage and visibility for neighborhood oriented tenants
- Three mile radius: Population is 73,132 and AHHI is \$109,558



Location Map



For Lease



Total Space Available - 2,800 SF
Max Contiguous - 2,800 SF

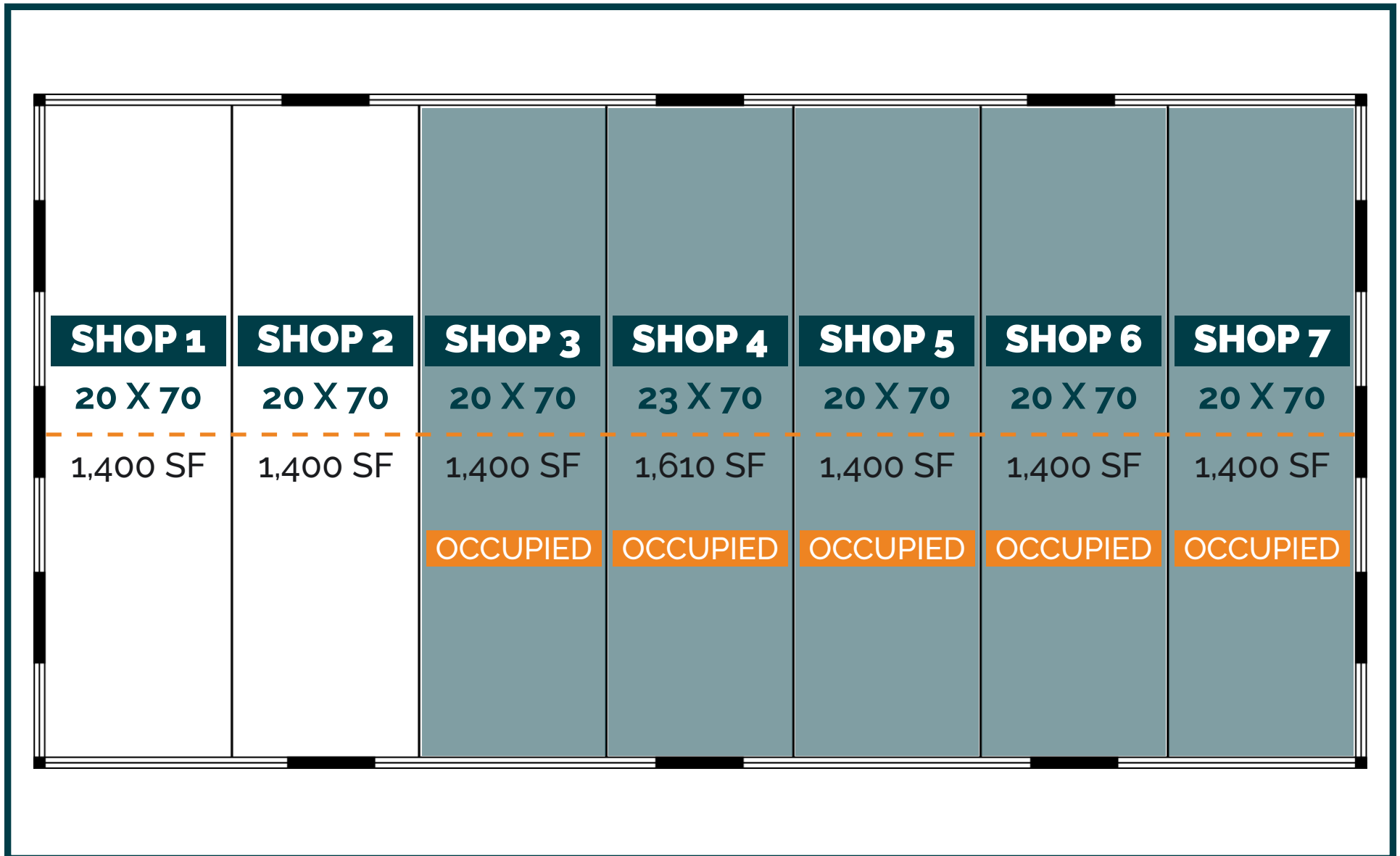
SUITE 1

- 1,400 SF
- \$21.00 SF Base
- End Cap

SUITE 2

- 1,400 SF
- \$20.00 SF Base
- End Cap

Phase 1 Site Plan



Phase II Development



Phase II Development

Pre-Leasing Available
Total Space Available - 8,610 SF
Max Contiguous - 8,610 SF

SUITE 1

- 1,400 SF
- \$23.00 SF Base

SUITE 2

- 1,400 SF
- \$22.00 SF Base

SUITE 3

- 1,400 SF
- \$22.00 SF Base

SUITE 4

- 1,260 SF
- \$22.00 SF Base

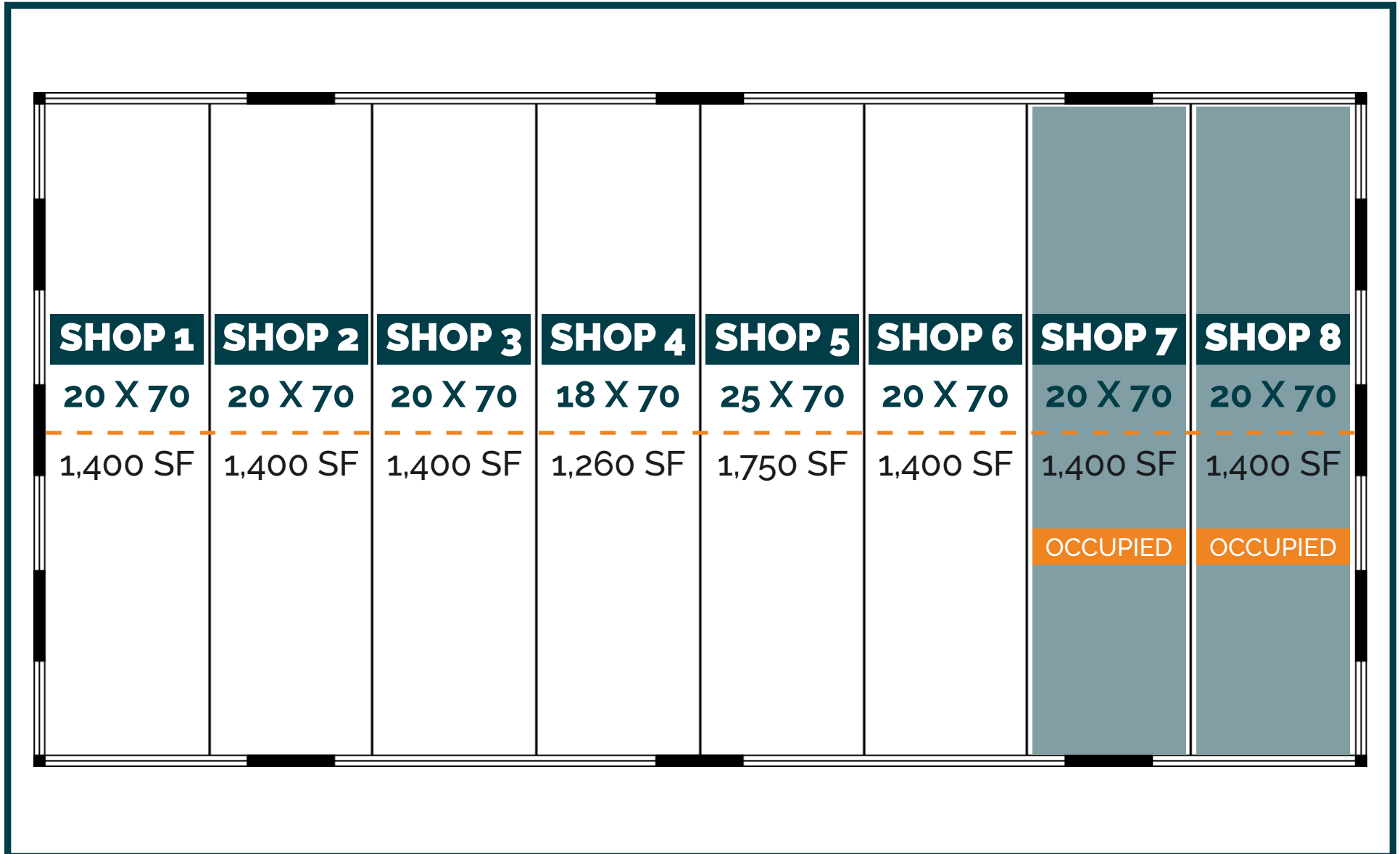
SUITE 5

- 1,750 SF
- \$22.00 SF Base

SUITE 6

- 1,400 SF
- \$22.00 SF Base
- End Cap

Phase 2 Site Plan





Nearby Amenities



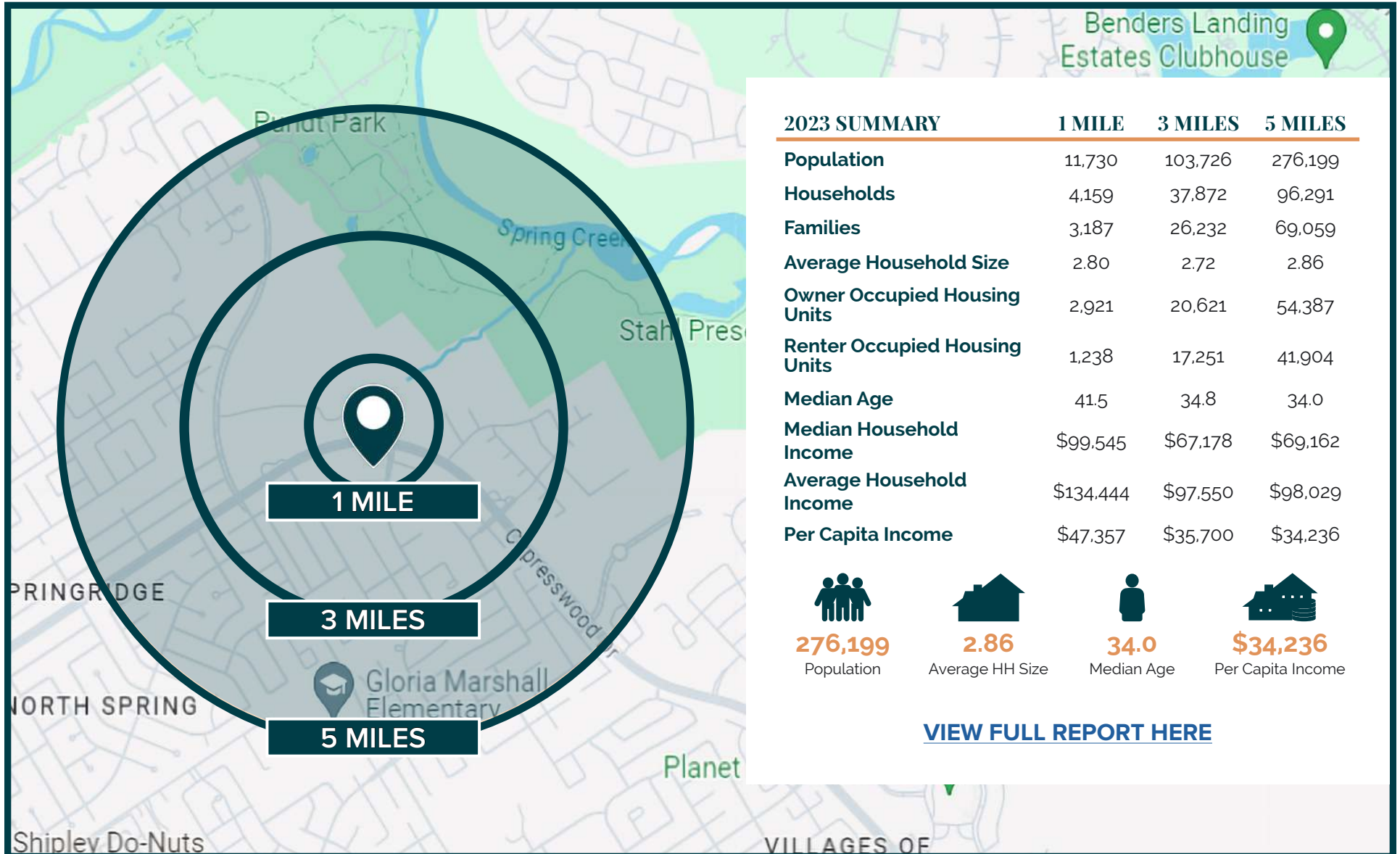
- A**
- BAY FUSION - Asian Fusion
 - Beans Up Coffee
 - Bombshells
 - Cheddar's Scratch Kitchen
 - Chipotle Mexican Grill
 - Kandikakes Bakery
 - Panera Bread
 - Potbelly, Sandwich
 - Razzoo's Cajun Cafe
 - Schlotzsky's, Sandwich
 - Smallcakes - Cupcakes
 - Starbucks
 - The Boba Shop - Bubble Tea
 - Two Hands Fresh Corn Digs - Korean
 - + Many More

- B**
- Bullritos
 - Dairy Queen - Fast Food
 - Denny's
 - El Kiosko, Ice Cream
 - Jack in the Box
 - Jeremiah's Italian Ice, Ice Cream
 - Laredo Taco Company - Tex Mex
 - Las Cascadas - Mexican
 - Lenny's Grill & Subs, Sandwich
 - Pho Now
 - Popeyes Louisiana Kitchen
 - Starbucks
 - Two Mules Tavern
 - Yummy Taco
 - + Many More

- C**
- Arturo's Tacqueria - Mexican
 - Datpho - Vietnamese
 - El Palenque - Mexican
 - Golden Chick
 - Hartz Chicken Buffet
 - JAX - Hamburger
 - La Patrona Cocina Latina
 - Louisiana Fish House - Seafood
 - McDonald's
 - Mirrey Tacos Y MAS - Mexican
 - Rudy's "Country Store" And Bar-BQ
 - Wendy's
 - Zaxby's Chicken Fingers & Buffalo Wings
 - + Many More

- D**
- Arby's
 - Chick-Fil-A
 - Crumbl - Spring
 - Dollar Tree - Dollar Store
 - Famous Footwear - Shoe Store
 - Genesis Of Spring
 - Golden Corral Buffet & Grill
 - Kohl's - Department Store
 - Michaels
 - Ross Dress For Less - Clothing Store
 - Taco Cabana
 - Tortilleria Zacatecas
 - Walmart Supercenter
 - Whataburger
 - + Many More

Demographics



About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific requirements.

Leasing Team



Brandon Avedikian

Founder

(713) 347-2904

brandona@aspirecre.com



David A. Smith

*Managing Director –
Office Leasing & Property Management*

(832) 715-5300

das@aspirecre.com



Luke Stavinoha

Associate

(713) 392-2716

lukes@aspirecre.com

CYPRESSWOOD SHOPPING CENTER

25819 CYPRESSWOOD DRIVE
SPRING, TEXAS 77373



(713) 933-2001

info@aspirecre.com



@aspirecre

 **ASPIRE**
COMMERCIAL



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:
 - 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.

Aspire Commercial, LLC	9013435	info@aspirecre.com	713-933-2001
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brandon Avedikian	669686	brandona@aspirecre.com	713-347-2904
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David A. Smith	440440	das@aspirecre.com	832-715-5300
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date