

14106 MUESCHKE ROAD

Cypress, TX 77433

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Cypress Lakes Crossing is a Class A retail opportunity at Mueschke Rd and US 290 in Cypress, Texas. The center features excellent freeway access, abundant surface parking and proximity to Buc-ee's, Fairfield Town Center, Houston Premium Outlets and the growing Dunham Pointe community. The property serves an affluent trade area with more than 159,000 residents and 50,000 households within five miles, making it an ideal location for a restaurant user.

FEATURES:

- Fully equipped kitchen
- Fresh buildout
- Enclosed HVAC patio (included in the 9,590 SF)
- Ample parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9,590 SF
Building Size:	17,173 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,711	21,781	50,021
Total Population	8,462	69,182	159,413
Average HH Income	\$144,484	\$157,002	\$164,413

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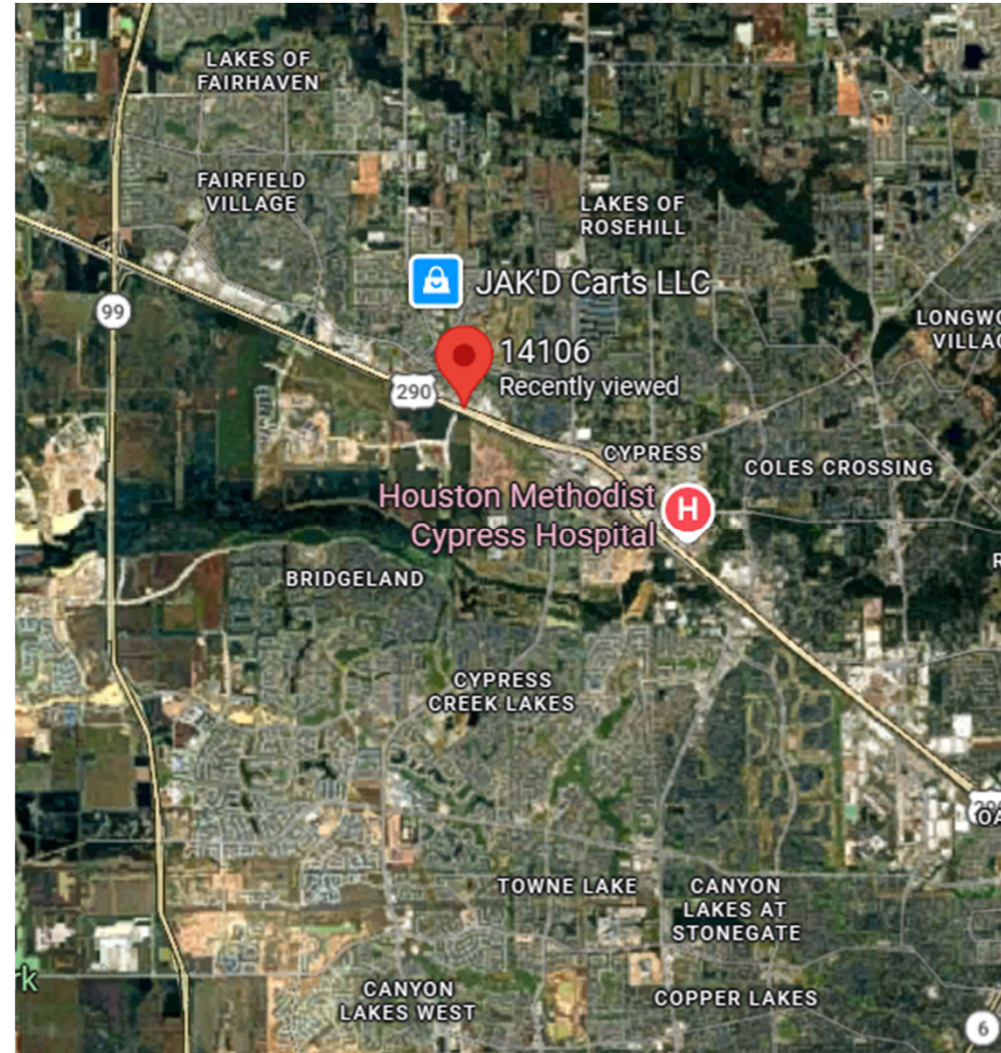
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,562	69,182	159,413
Average Age	35.5	36.4	36.3
Average Age (Male)	34.7	35.8	35.7
Average Age (Female)	36.4	37.0	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,711	21,781	50,021
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$144,484	\$157,002	\$164,413
Average House Value	\$348,492	\$383,791	\$396,289

CoStar 2025 Demographic Detail Report



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