



FOR LEASE

Cypress Town Center

12120 JONES RD
HOUSTON, TX 77070

1,400 - 4,000 SF
AVAILABLE

5
SPACES

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Spigel Properties
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Property Overview

1,400 - 4,000 SF AVAILABLE SF	Negotiable ASKING RATE	5 SPACES AVAILABLE	2003 YEAR BUILT	5.80 LOT SIZE
55,000 SqFt BUILDING SQFT	1255860010001 PARCEL ID	Commercial ZONING TYPE	Harris COUNTY	594.00 Ft FRONTAGE
29.951037, -95.582936 COORDINATES				

— EXECUTIVE SUMMARY

- 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.

— PROPERTY HIGHLIGHTS

- The 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 111,241.
- 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.

Space Available

#2

NEGOTIABLE

SF AVAILABLE

1,400 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#9

NEGOTIABLE

SF AVAILABLE

1,880 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#11

NEGOTIABLE

SF AVAILABLE

2,450 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#12

NEGOTIABLE

SF AVAILABLE

1,470 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#19

NEGOTIABLE

SF AVAILABLE

4,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail



Gallery





Market Overview



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.

DEMOGRAPHIC SNAPSHOT

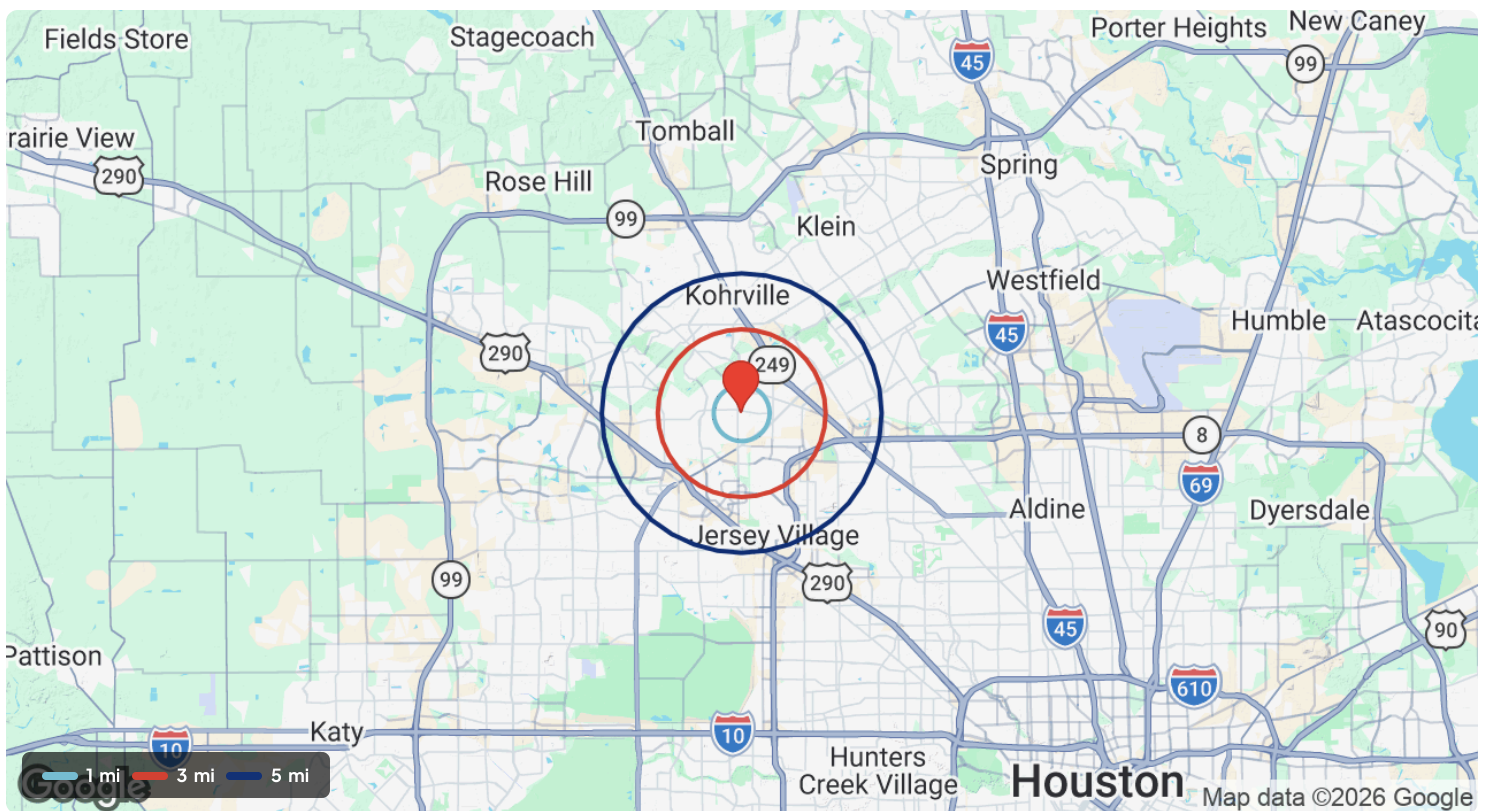
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,202	Population	112,384	Population	270,654
Median HH Income	\$71,354	Median HH Income	\$77,597	Median HH Income	\$86,561
Households	5,332	Households	43,086	Households	103,090

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,224	78,220	184,473
2010 Population	13,313	104,134	246,031
2025 Population	14,202	112,384	270,654
2030 Population	14,493	113,135	272,251
2025–2030 Growth Rate	0.41 %	0.13 %	0.12 %
2025 Daytime Population	13,049	118,853	288,940

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,854	28,231	66,210	less than \$15,000	261	2,770	5,341
2010 Total Households	4,977	39,264	91,419	\$15,000–\$24,999	165	1,819	3,972
2025 Total Households	5,332	43,086	103,090	\$25,000–\$34,999	342	2,489	5,534
2030 Total Households	5,532	44,139	105,584	\$35,000–\$49,999	889	5,378	10,251
2025 Avg. Household Size	2.66	2.59	2.61	\$50,000–\$74,999	1,123	8,209	18,620
2025 Owner Occupied Housing	3,178	23,091	60,676	\$75,000–\$99,999	694	6,423	14,665
2030 Owner Occupied Housing	3,415	24,216	63,296	\$100,000–\$149,999	917	8,045	18,729
2025 Renter Occupied Housing	2,154	19,995	42,414	\$150,000–\$199,999	606	3,700	10,729
2030 Renter Occupied Housing	2,116	19,923	42,287	\$200,000 or greater	333	4,254	15,250
2025 Vacant Housing	311	2,872	6,040	Median HH Income	\$71,354	\$77,597	\$86,561
2025 Total Housing	5,643	45,958	109,130	Average HH Income	\$95,284	\$103,453	\$120,726



Source: ESRI / ArcGIS Business Analyst

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77070

PRESENTED BY



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**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

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