

For Lease

**2,258 SF
AVAILABLE**

**1,200 SF
AVAILABLE**



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Shops at Maircopa

SEC of N. Fry Rd & Maircopa Ridge
8350 N. Fry Rd., Cypress, Texas 77433

For Lease



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SHOPS AT MAIRCOPA

8350 N. Fry Rd., Cypress, Texas 77433

Property Information

Space For Lease	1,200 SF 2,258 SF
Rental Rate	\$34.00 PSF
NNN	\$12.40 PSF
Total Sq. Ft.	21,600 SF

Property Highlights

- Centrally located between US 290 & FM 529
- At the entrance to the 1,800 acre master planned community Canyon Lake West
- Explosive residential growth - over 31.9% growth projected in the next 5 years

Demographics

Population	2 mi. - 51,093
(2025)	3 mi. - 108,193
	5 mi. - 269,603

Average Household Income	2 mi. - \$145,716
	3 mi. - \$150,655
	5 mi. - \$137,241

Traffic Count

Fry Rd : 30,502 vpd
Longenbaugh Rd : 178,815 vpd

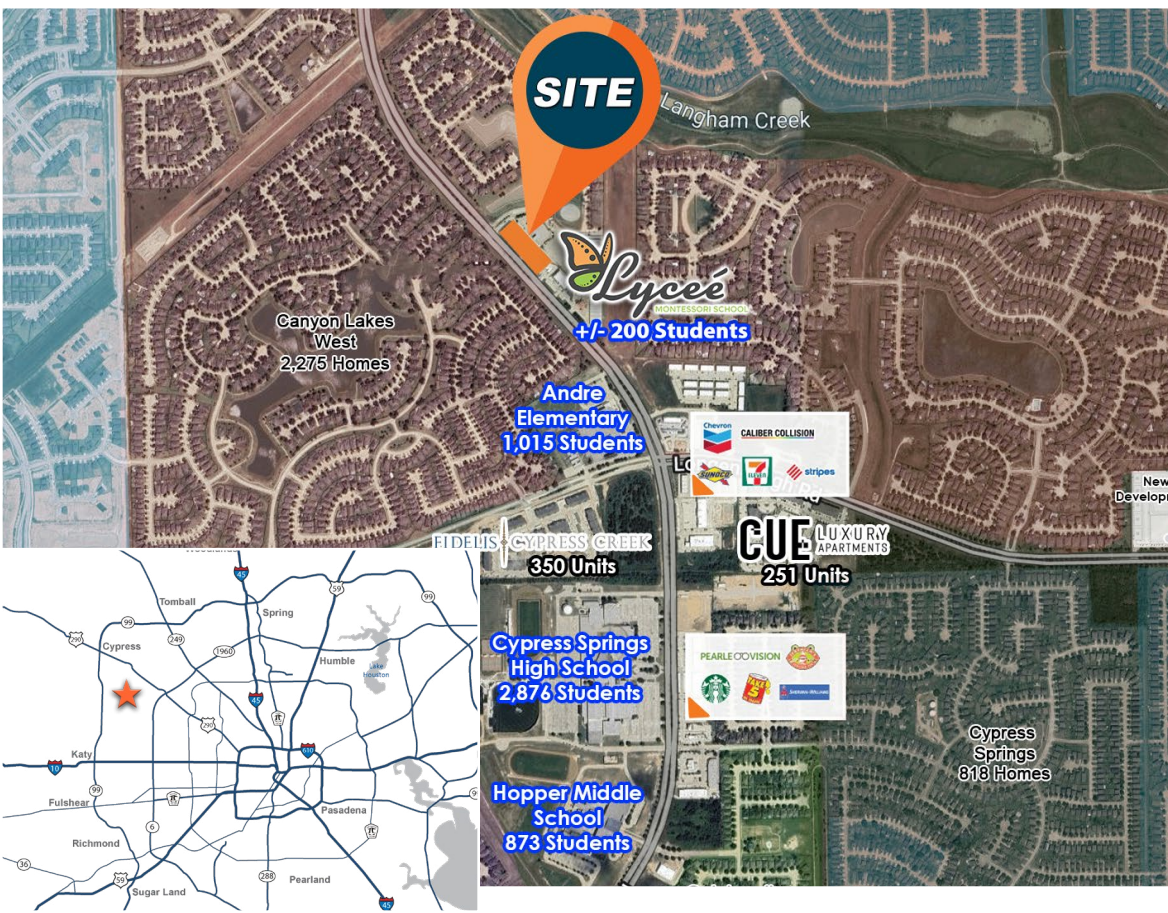
For More Information

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



For Lease



CANYON LAKES WEST
AT STONE GATE

+/-3,100 Homes
1,800 Ac

Maircopa Ridge

Public Storage

Fry Rd - 30,502 vpd

For Lease



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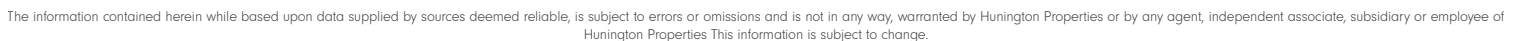


This aerial map illustrates the Cypress Creek Lakes area, highlighting various residential and commercial developments. Key features include:

- BRIDGELAND**: A large development at the top left, projected to contain 20,000 homes on 11,400 acres.
- Ersa Grae**: A development to the west of the center, featuring 3,137 homes on 1,424 acres.
- Cypress Creek Lakes**: The central focus, with a projected +/- 3,100 homes on 1,800 acres. It includes a specific section labeled "925 Homes 722 Ac".
- STONE GATE**: Located to the northeast, with 1,827 homes on 1,800 acres.
- LONE STAR COLLEGE**: Situated to the east of the center, with approximately 17,000 students.
- Commercial Centers**: Several retail hubs are shown, including Walmart Supercenter, Kroger, CVS pharmacy, and others.
- Transportation**: Major roads like Tuckerton Rd, West Rd, Grand Pkwy (99), and FM 529 are clearly marked.
- Other Developments**: Includes Newland Communities (3,600 acre development) to the southwest, Saratoga Homes (37 ac) near the center, and Stonegate to the southeast.

The map also shows existing infrastructure like bridges, parks, and various local businesses such as Sonic, Wendy's, and AutoZone.

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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.

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date