

FOR LEASE

Retail/Medical
Development
under
Construction

Call Brokers
For Pricing



TRANSWESTERN

REAL ESTATE
SERVICES

Spring Cypress Development

13330 Spring Cypress - Cypress, Texas 77429



Availability:

- 1,400 - 16,823 SF Available
- Negotiable T.I.A.
- Negotiable Term
- Parking Ratio: 5.5 Stalls Per 1,000 SF
- Spring Cypress Road: 23,218 VPD (TXDOT '23)

Leasing Information:

Nathan Donahue

281.727.9464

Nathan.Donahue@transwestern.com

Claudia Fuentes

281.686.2697

Claudia.Fuentes@transwestern.com

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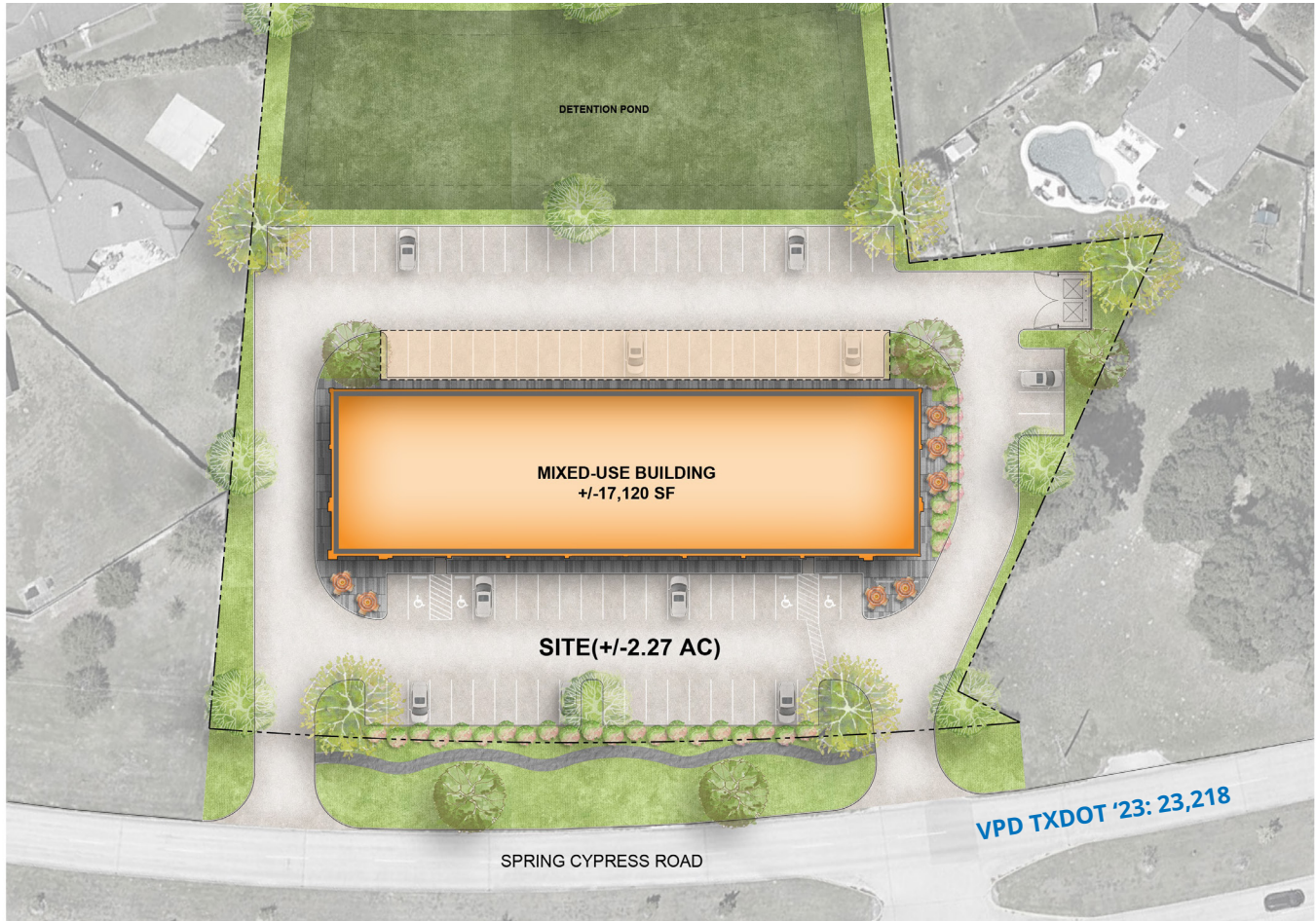


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One Mile

13,342

POPULATION

\$162,205

AVERAGE HH INCOME

38

AVERAGE AGE

Three Mile

87,095

POPULATION

\$149,153

AVERAGE HH INCOME

37

AVERAGE AGE

Five Mile

217,931

POPULATION

\$131,553

AVERAGE HH INCOME

36.5

AVERAGE AGE

Employment

78.8%

WHITE COLLAR

12.3%

BLUE COLLAR

8.9%

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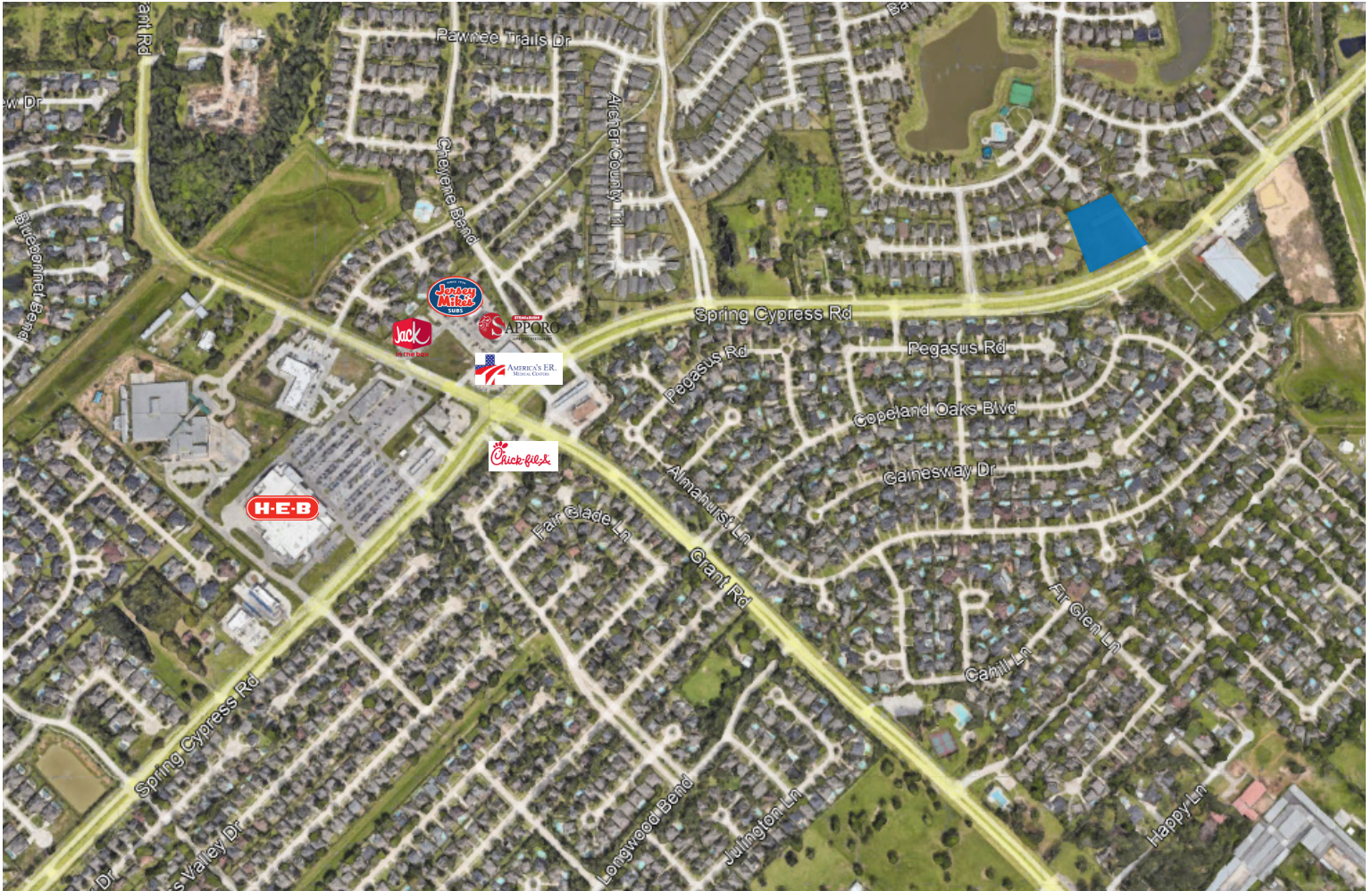


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Surrounding Amenities:

- | | | | |
|---|------------------|---|-----------------------------|
| 1 | H-E-B | 4 | Jack in the Box |
| 2 | Sapporo Japanese | 5 | America's ER Medical Center |
| 3 | Jersey Mikes | 6 | Chick-fil-A |

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Surrounding Amenities:

- | | | | |
|----------------------------------|----------------------------------|-----------------------------------|-----------------------------------|
| 1 H-E-B | 5 Port of Downtown Center | 9 Port of Downtown Center | 13 Port of Downtown Center |
| 2 Port of Downtown Center | 6 Port of Downtown Center | 10 Port of Downtown Center | 14 Port of Downtown Center |
| 3 Port of Downtown Center | 7 Port of Downtown Center | 11 Port of Downtown Center | 15 Port of Downtown Center |
| 4 Port of Downtown Center | 8 Port of Downtown Center | 12 Port of Downtown Center | 16 Port of Downtown Center |

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