



Spring Cypress Corner

Retail For Lease at Hard Corner of SH 249 and Spring Cypress



Retail For Lease

FEATURES

- Hard Corner multi-tenant retail building
- Convenient Highway 249 location with easy access for shoppers and diners
- Shadow anchored by Sprouts Farmers Market
- Located in a rapidly growing and affluent trade area
- End cap available

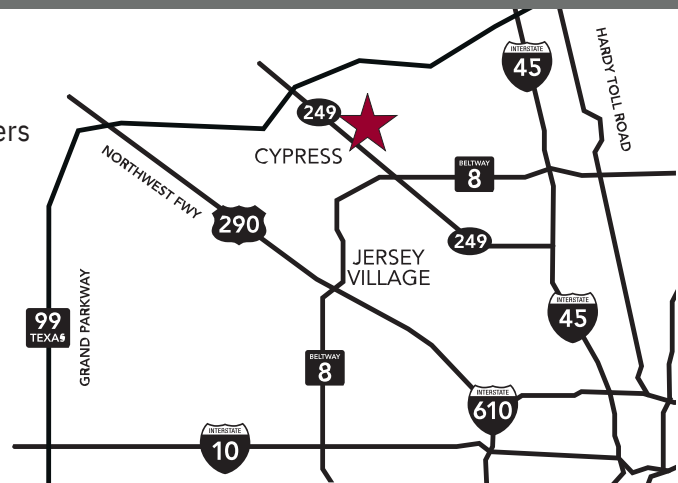
DEMOGRAPHICS

3 Mile Radius 5 Mile Radius

Population: 113,443 Population: 241,316

Average HH Income: \$143,824 Average HH Income: \$141,908

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



For more information, contact
MARY CALDWELL, CCIM, SIOR | 281.664.6636 | MCaldwell@CaldwellCos.com



713.690.0000 | CaldwellCos.com



Spring Cypress Corner

Aerial Map Retail For Lease at Highway 249 and Spring Cypress

AVAILABLE
3,605 sq ft

AVAILABLE
1,495 sq ft

Freebirds
WORLD BURRITO

T-Mobile

Marble
GREAT AMERICAN & cookies
SLAB CREAMERY

SPRING CYPRESS
SPINE & SPORTS
CHIROPRACTIC

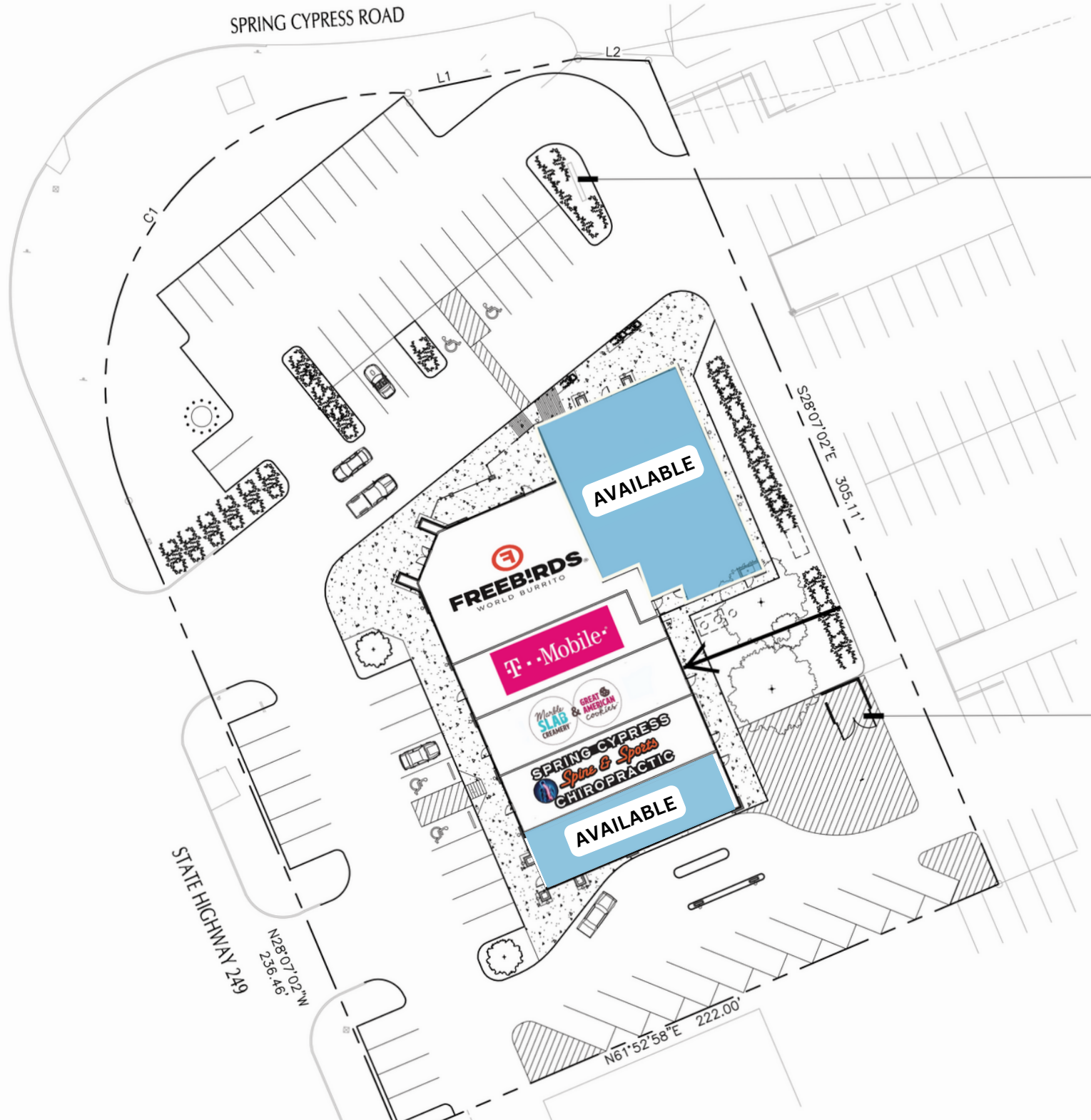
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Site Map | Retail For Lease at Highway 249 and Spring Cypress



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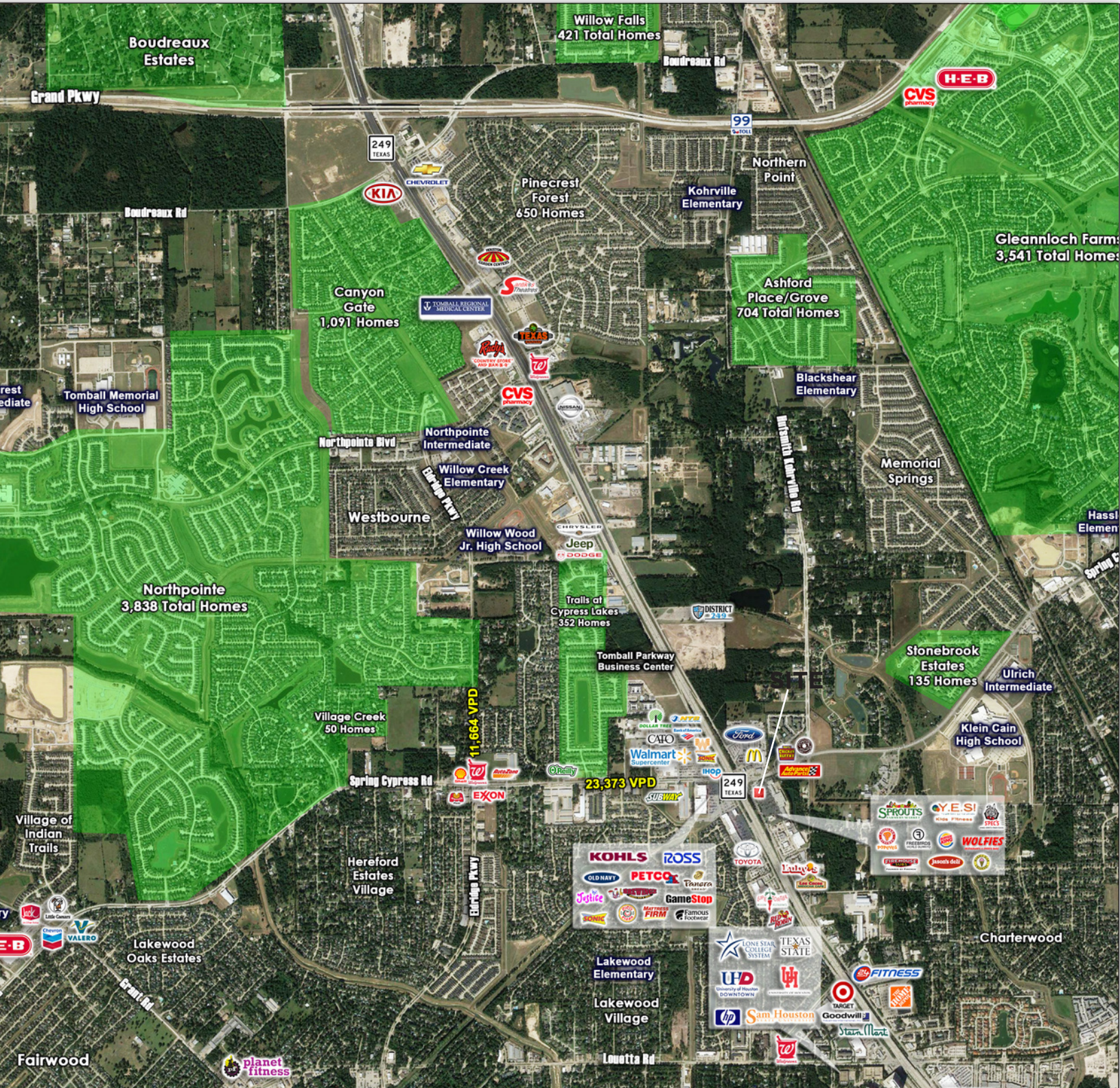


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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all Real Estate Licenses to give the following information about brokerage services to prospective buyers, tenants, and landlords.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Caldwell Brokerage Company, LLC	9002313	n/a	713-690-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mary Caldwell	467084	mcaldwell@caldwellcos.com	281-664-6636
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

For more information, contact
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