

±10,369 SF SHOPPING CENTER FOR SALE OR LEASE ON ±1.5 AC
GAS PUMPS CAN BE ADDED

MUESCHKE ROAD AND SCHIEL ROAD | CYPRESS, TX 77433



For Information:

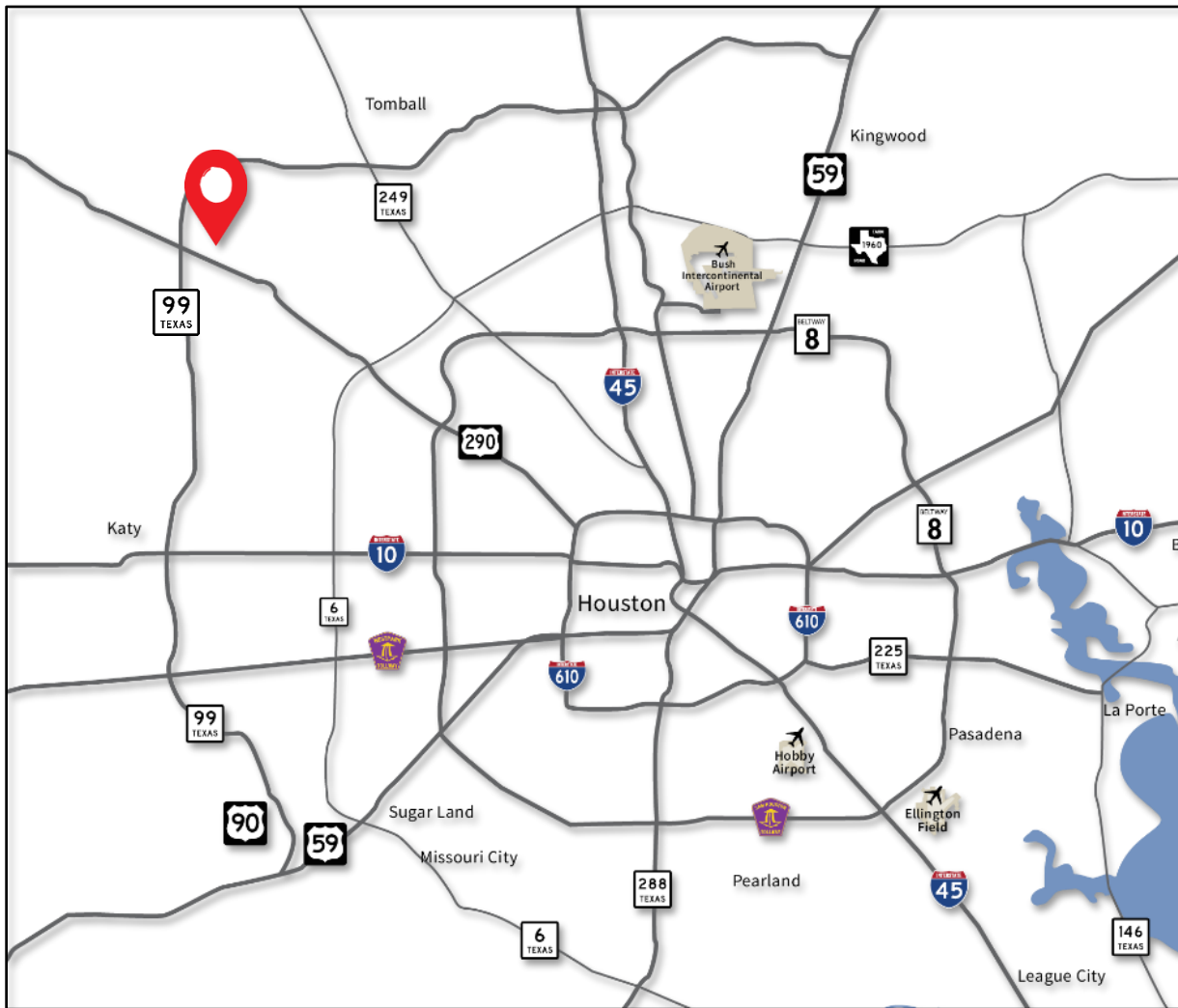
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AREA LOCATION

±10,369 SF SHOPPING CENTER FOR SALE OR LEASE /GAS PUMPS CAN BE ADDED



Size

±10, 369 SF shopping center on ±1.5 Acres. Gas pumps can be added

Location

Located at 16356 Mueschke Road which connects the Grand Parkway and Highway 290, two major arteries in the Houston MSA. The site is conveniently located 0.5 miles from Fairfield, a 3,200-acre well established master-planned community featuring over 5,600 homes.

Property Information

The newly constructed Property has the ability to add fuel pads and is located in a rapidly growing area with 11,200 plus future residential lots within five miles.

Highest & Best Use

C-Store, Retail

Access

Great visibility, with quick access to HWY 99, and HWY 290

Price

Sale: \$2,500,000.00

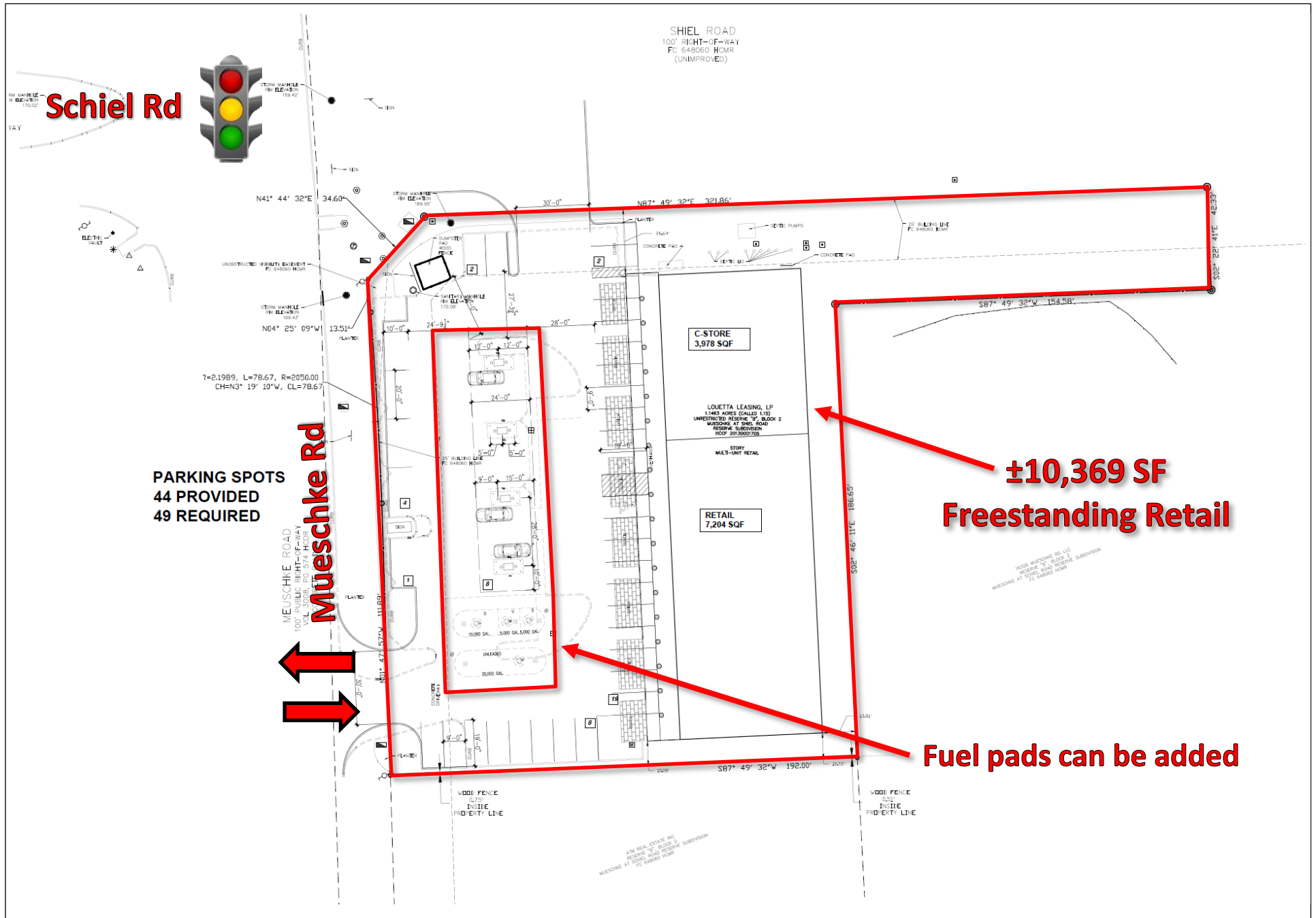
Lease Rate: \$24 PSF

\$8NNN

TI Negotiable

	1-mile	3-miles	5-miles
Estimated Population	7,455	46,291	96,774
Household Income	\$141,016	\$139,164	\$142,292
Number of Households	2,441	14,381	30,387
Median Age	32.9	33.5	34.1

PROPERTY SURVEY ±10,369 SF SHOPPING CENTER FOR SALE OR LEASE / GAS PUMPS CAN BE ADDED



PROPERTY AERIAL

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57,674 VPD

42,348 VPD

NIKE	FINISH LINE	ALDO
JOHNSTON & MURPHY	SKECHERS	
Clarks	Starbucks	Hawaiian Express
LUCKY BRAND	OFF 5TH	LOFT OUTLET
FOREVER 21	ANN TAYLOR FACTORY STORE	
FOSSIL	NEW YORK & COMPANY	
AÉROPOSTALE	WHITE HOUSE BLACK MARKET	
AMERICAN EAGLE	TALBOTS	
PACSUN	GAP	Justice
BANANA REPUBLIC	carter's	
lululemon	kate spade	COACH
OLD NAVY	THE CHILDREN'S PLACE	EXPRESS
VICTORIA'S SECRET	francesca's	Columbia
BCBGMAXAZRIA	charlotte russe	

95,396 VPD

Academy Sports & Outdoors	Party City	Chick-fil-A
McDonald's	Zoës Kitchen	PEI WEI
Chipotle Mexican Grill	H-E-B	ROOMS TO GO
Kirkland's	Orangetheory Fitness	First Watch
GNC	Marshalls	
OLD NAVY	AutoZone	
Taco Bell	HomeGoods	Walgreens
maurices	FIVE GUYS	

Zaxby's	Starbucks	Kroger
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Public Storage	Hilton
Waffle House	

Costco Wholesale	Walgreens	SONIC
Hobby Lobby	Dollar Tree	Walmart
Penny's	GNC	
Pier 1 Imports	ROSS Dress for Less	Target
Five Guys	Lowe's	Firestone
TJ Maxx	Bed Bath & Beyond	Arby's
NTB	CVS Pharmacy	Office Depot
OfficeMax	Lane Bryant	

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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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date