

EXECUTIVE SUMMARY

Cypress Station Square

70 Cypress Creek Parkway | Houston, Texas 77090



OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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www.marcusmillichap.com

PROPERTY OVERVIEW

 **PRICE**
\$21,840,000

Cap Rate (Current/ProForma):	8.85% / 10.16%
NOI (Current/ProForma):	\$1,933,054 / \$2,218,377
Price/SF:	\$158.75
Building GLA:	137,575 SF
Total Land Area:	12.19 AC
Year Built/Renovated:	1986 / 2019
Occupancy:	92%
Parcel ID:	1166480000001

Marcus & Millichap is pleased to exclusively offer for sale Cypress Station Square, a 137,575 square foot shopping center, located at the northwest corner of Interstate 45 and FM 1960 Road in Houston, Texas. The retail center and retail pad sites sit on 12.19 acres with approximately 850 feet of frontage on Cypress Creek Parkway (FM 1960 Road). Cypress Station Square sees approximately 75,000 vehicles per day on Cypress Creek Parkway and over 200,000 vehicles per day on Interstate 45.

An investor will enjoy day one positive cashflow, even in the current interest climate, while still benefiting from leasing vacant units. In addition, an investor will also benefit from rent increases in many tenants' current lease terms, as well as rent increases in leases with renewal options. Many leases have below-market rental rates (some affordable leases of non-box spaces range from \$1.00-\$1.50 per square foot plus additional rent). Given the large scale of the 12.19-acre tract, a buyer may explore opportunities to lease or develop segments of the land.

Cypress Station Square has a strong lineup of diverse, internet-resistant tenants with staggered leases, including its anchors: Milan Institute, DaVita Dialysis, Hibbett Sports, Workforce Solutions, Pollo Campero, Dollar Tree, GNC, UPS Store, Cilantro Cocina, Rent-a-Tire, and more.

INVESTMENT HIGHLIGHTS



Day One Positive Cashflow



Significant Value-Add Potential:

- 8 Percent Vacancy
- Below Market In-Place Rents
- Ample Land May Allow for Further Development or Leasing
- Scheduled Rent Increases in Current Lease Term or Option Term for Many Leases



Irreplaceable Location: Northwest Corner of Interstate 45 and FM 1960 Road (over 275,000 Vehicles Per Day)



Strong Tenant Lineup: Tenants include Milan Institute, DaVita Dialysis, Hibbett Sports, Workforce Solutions, Pollo Campero, Dollar Tree, GNC, UPS Store, Cilantro Cocina, Rent-a-Tire, and more.

AERIAL



Spring Park
& Ride



Mister



CALIBER
COLLISION

Hertz



George Bush
Intercontinental
Airport
(IAH)

285,087
VPD



Mercedes-Benz

23,100
VPD



NORTH FREEWAY FRONTAGE ROAD



NORTH FREEWAY



CYPRESS CREEK PARKWAY

58,683
VPD

Subject Property



AERIAL

TACO BELL
Cane's
Starbucks
Burger King
McDonald's
Panda Express

58,883
VPD

Mobil
Wing-Stop
AT&T

Kroger
ROSS
DRESS FOR LESS
dd's
DISCOUNTS
five
BELOW
planet
fitness

Comfort
INN
Hampton
Inn & Suites
by HILTON

Subject Property

EXXON



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

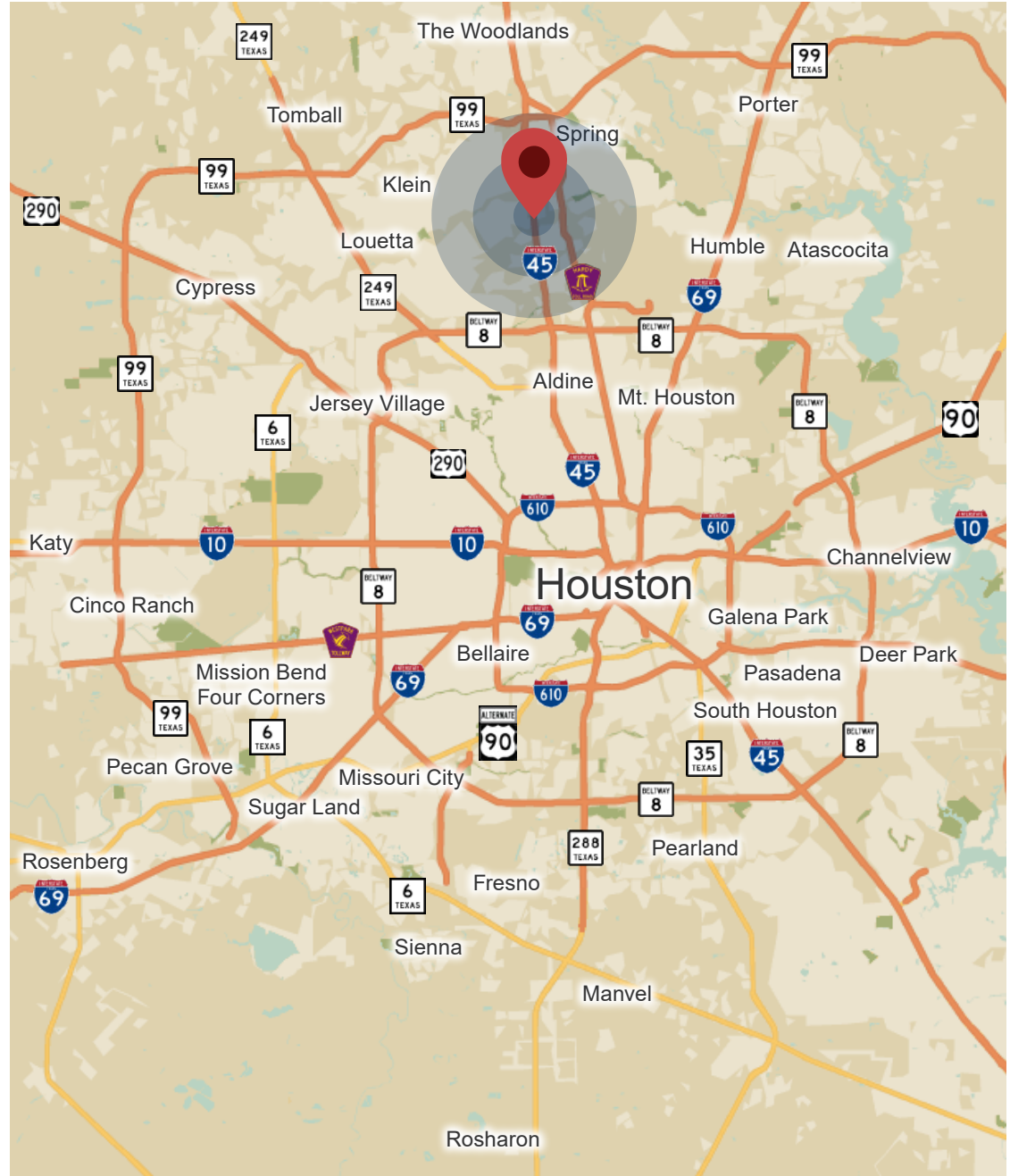


PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2029 PROJECT. POPULATION	19,327	114,667	310,217
2024 EST. POPULATION	18,772	110,558	296,331
CHANGE 2024-2029	2.96%	3.72%	4.69%
2024 MEDIAN AGE	29.0	32.0	33.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	13.02%	24.51%	27.00%
BLACK	56.44%	37.07%	31.55%
ASIAN	1.79%	3.61%	5.53%
AMERICAN INDIAN, ESKIMO, ALEUT	0.96%	1.51%	1.44%
HAWAIIAN, PACIFIC ISLANDER	0.14%	0.20%	0.21%
MULTI-RACE	11.63%	14.50%	14.99%
OTHER	16.02%	18.60%	19.28%
HISPANIC ORIGIN	32.40%	39.64%	41.02%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	0.95%	5.97%	6.29%
\$150,000 - \$199,999	3.30%	6.44%	7.21%
\$100,000 - \$149,999	7.94%	14.57%	17.17%
\$75,000 - \$99,999	6.19%	12.04%	13.71%
\$50,000 - \$74,999	21.09%	19.82%	19.46%
\$35,000 - \$49,999	17.59%	14.11%	12.38%
\$25,000 - \$34,999	14.11%	9.93%	8.03%
\$15,000 - \$24,999	16.00%	9.28%	8.15%
\$10,000 - \$14,999	4.83%	2.96%	2.84%
UNDER \$9,999	8.00%	4.89%	4.74%
AVERAGE HOUSEHOLD INCOME	\$54,711	\$85,277	\$89,698
MEDIAN HOUSEHOLD INCOME	\$44,198	\$69,634	\$74,700
PER CAPITA INCOME	\$22,148	\$30,129	\$30,967
MEDIAN PROPERTY VALUE	\$133,055	\$176,404	\$178,175



MARKET OVERVIEW

As the fourth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land, and League City. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil, to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



MARKET OVERVIEW

Sources: houstontx.gov/about/houston; Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

The **4th most populous metro in the nation**, the Houston MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

Higher Education: Over **40 post-secondary education institutions** are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree. Institutions include:



For more than half a century, NASA's **Lyndon B. Johnson Space Center** has led our nation and the world on a continuing adventure of human exploration, discovery and achievement and is a popular tourist and educational destination.



Corporate Growth: Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately **24 Fortune 500** companies are headquartered in the metro, ranking third among U.S. metro areas.



The metropolitan area is also known internationally for its medical community and is home to **Texas Medical Center**, the largest of its kind in the world.



Gerald D. Hines Waterwall Park & Williams Tower

Quality of Life: The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than **500 local parks** and open spaces, various cultural venues and museums.



Memorial Park Kinder Land Bridge & Cyvia and Melvin Wolff Prairie

Houston hosts four professional sports teams: the **Houston Texans** (NFL), the **Houston Astros** (MLB), the **Houston Rockets** (NBA), and the **Houston Dynamo** (MLS).



The **Port of Houston** is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

Houston is the center of U.S. energy production, with a diverse economy including **biotechnology**, **nanotechnology**, and **logistics**.

ACQUISITION FINANCING - MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

FINANCING CONTACT



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MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Providence Plaza



National platform
operating within the firm's
82 brokerage offices



Optimum
financing solutions
to enhance value



Closed 1,061
transactions by national
financing division in 2024



351 capital sources
MMCC closed
business with in 2024



\$7.1B
MMCC production
volume in 2024



Northlake Commons 4A



Northlake Commons 7



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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