

# FOR LEASE

# CALL BROKER FOR PRICING

📍 11041-11265 HUFFMEISTER RD, CYPRESS, TX 77429

±1,291-21,017 SF OF OFFICE/RETAIL SPACE



**FRANKIE ENGLISH**  
Principal  
[Frankie@TexasCRES.com](mailto:Frankie@TexasCRES.com)  
(713) 444-6944



# PROPERTY HIGHLIGHTS



## Location

11041-11185 Huffmeister Rd.  
Cypress, TX 77429



## Asking Price

Call Broker for Price



## Size

±1,291-21,017 SF of  
Office/Retail Space

## Contact Us

### FRANKIE ENGLISH

Principal  
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- ±85,973 SF Neighborhood Shopping Center Located on the Hard Corner & Signalized Intersection of Huffmeister Rd & Fleur De Lis Blvd with Retail/Office Space Available for Lease.

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- Outstanding Location less than 1 mile from Highway 290 & less than two miles from FM 1960.

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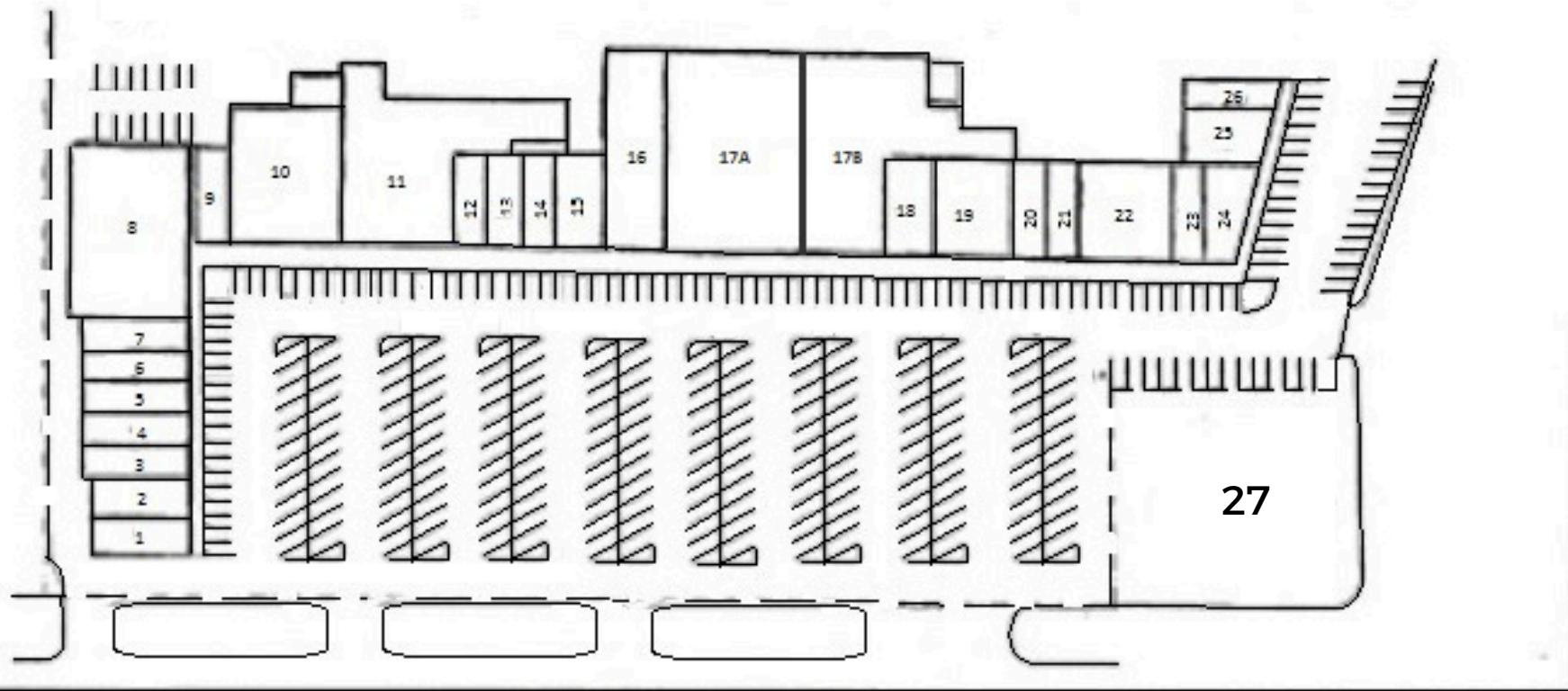
- Approximately 730 ft of frontage on Huffmeister Rd.

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- Pylon Signage available with signalized intersection.



# SITE PLAN



**HUFFMEISTER ROAD**

**FLEUR DE LIS BLVD**

# AVAILABLE SPACES

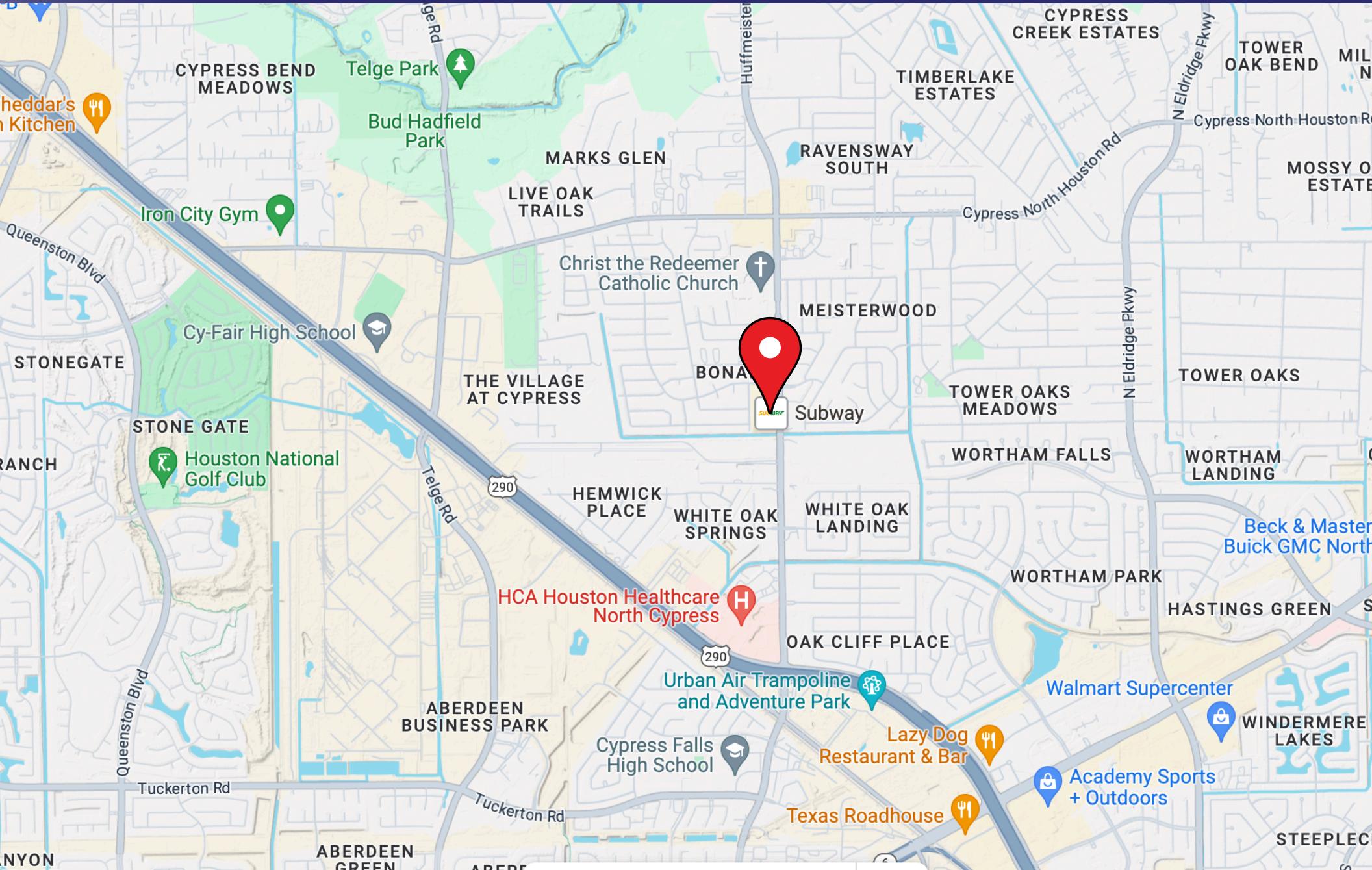


Space	Address	Square Feet	Tenant	Space	Address	Square Feet	Tenant
1	11041	1,625	Southern Maid Donuts	15		1,950	AVAILABLE
				16	11129	4,064	
2	11043	1,625	Ruby's Taqueria	17A	11133A	10,140	AVAILABLE
3	11045	1,400		17B	11133B	±11,000	AVAILABLE
4	11047	1,400	Subway	18	11139	1,950	Video Store
5	11101	1,383		19	11143	3,262	Washateria
6	11103	1,400	LT Hair Care	20	11151	1,311	Smoke Shop
7	11105	1,400		21	11155	1,300	Tortilla Chicken
8	11107	8,970	AVAILABLE	22	11163	3,905	El Charro
9	11111	1,291	AVAILABLE	23	11183	1,833	AVAILABLE
10	11115	6,510	AVAILABLE	24	11175	1,055	AVAILABLE
11	11121	9,880	AVAILABLE	25	11171	1,113	
12	11123	1,230	AVAILABLE	26	11185	2,295	Bonaire Food Mart
13	11125	1,430	Smoke Shop	27	11265	3,000	AVAILABLE
14	11127	1,255	AVAILABLE				

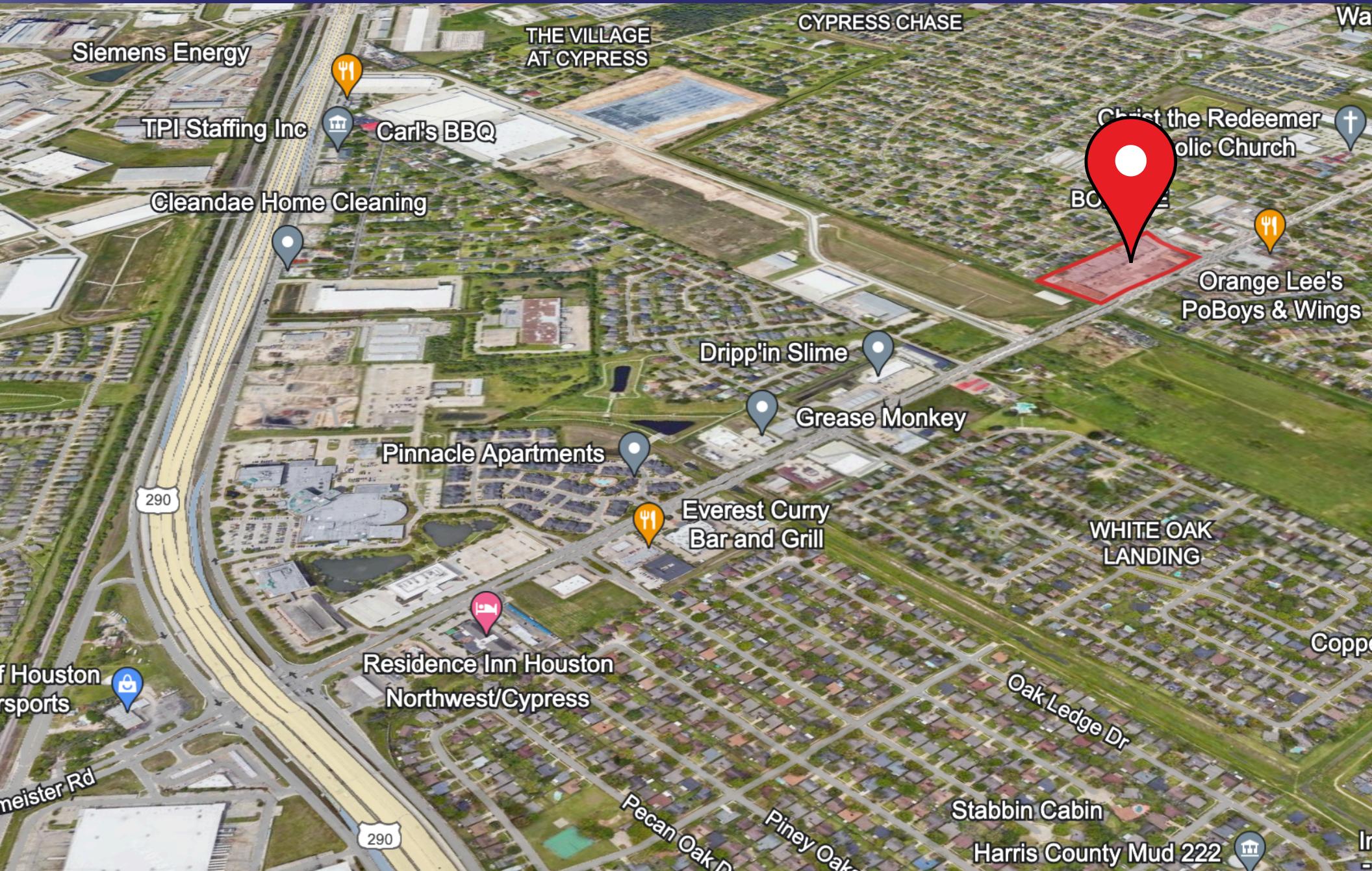




# LOCATION MAP



# MARKET AERIAL



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

11185 Huffmeister Rd, Houston, Texas, 77065

Ring of 1 mile

### KEY FACTS

**14,194**

Population



**4,984**

Households

**35.6**

Median Age

**\$67,612**

Median Disposable Income

### EDUCATION

**13.3%**

No High School Diploma



**32.2%**  
Bachelor's/Grad / Prof Degree



**25.0%**  
High School Graduate



**29.5%**  
Some College/ Associate's Degree

**14,194**  
2023 Total Population (Esri)

### INCOME



**\$81,675**

Median Household Income



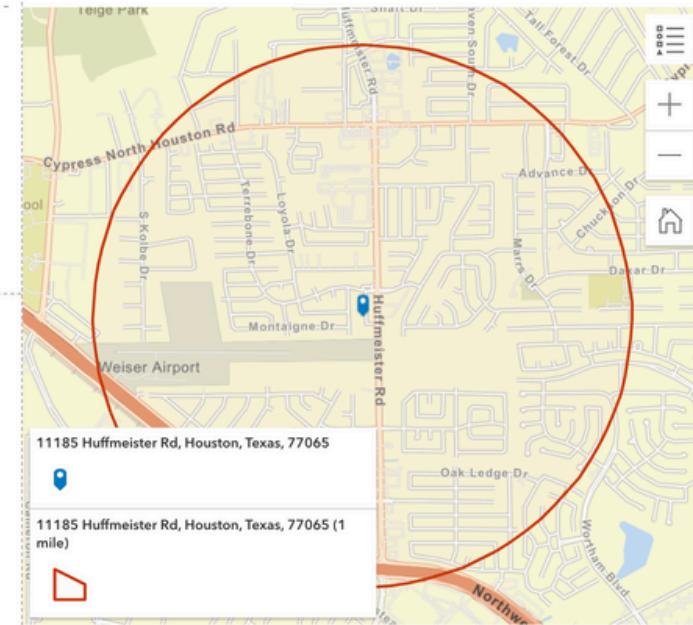
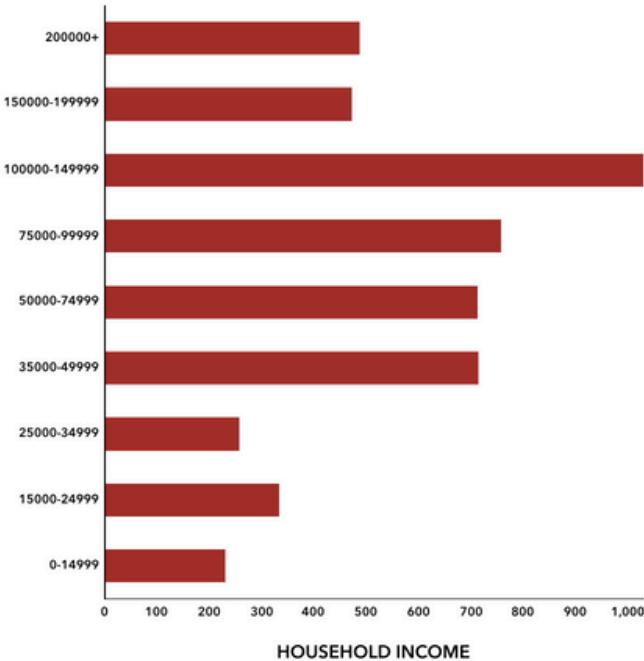
**\$38,047**

Per Capita Income



**\$167,537**

Median Net Worth



### EMPLOYMENT

**62.8%**

White Collar



**27.5%**

Blue Collar



**11.7%**

Services

**6.9%**

Unemployment Rate

**Source:** This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



## 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.

#### Texas CRES, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Joel C. English

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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