



**FOR LEASE**

9315 Spring Cypress, Houston, TX 77018



**SQUARE  
REAL ESTATE  
SOLUTIONS**



# PROPERTY OVERVIEW



- Approx. 1,500 SF available
- Space is located on second floor
- Designated parking
- Approx. 30 - 35K VPD in 2022 for Spring Cypress
- Approx. 12K VPD in 2022 for Champions Forest Dr to the East when intersecting with Spring Cypress
- Approx. 19K VPD in 2023 for Stuebner Airline Rd to the East when intersecting with Spring Cypress
- Approx. 2.2 Miles to Tomball Parkway (249)
- Approx. 104K VPD for Highway 249 in 2023





# NEARBY RETAILERS



THREE LAKES EAST

CANYON GATE AT NORTHPOINTE

VILLAGES OF NORTHPOINTE

VILLAGE CREEK

LAKES AT NORTHPOINTE

99

249

249

PARK AT GLEN ARBOR

Kohrville

MEMORIAL SPRINGS

SITE

MEMORIAL CHASE

COLONY CREEK VILLAGE

Louetta

MEMORIAL NORTHWEST

CHAMPION FOREST

Klein

OAKWOOD C

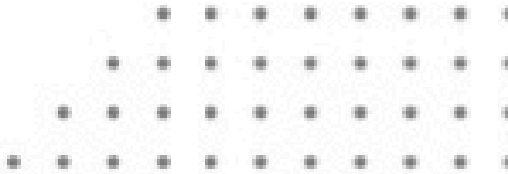
Klein High School

W  
E  
RAC





# DEMOGRAPHICS



\*\* All information is per Costar \*\*

## 1 Mile

- Population / 11,707
- Households / 3,767
- Average Household Income / \$138,333
- Median Age / 40.2

## 2 Mile

- Population / 43,194
- Households / 14,513
- Average Household Income / \$131,461
- Median Age / 38.9

## 3 Mile

- Population / 95,434
- Households / 33,264
- Average Household Income / \$120,856
- Median Age / 37.5





# ABOUT SQUARE SOLUTIONS

## Proven Track Record & Real Estate Asset Expertise

\$117M  
Assets Under  
Management



We believe that everyone has value and each tenant plays a part in our vision for the property. That's why we utilize a calculated and detail approach to ensure maximum occupancy.



Our maintenance team has developed a proactive maintenance program to keep the property running at its best but when those issues do arise they are quick to jump in and find a solution



We believe that you are only as good as the people you work with and our vendor partnerships start with an extremely competitive bid analysis platform and move to a systematic vetting process to ensure that only the best work on our assets.

- Square Real Estate Solutions currently has around \$117 Million dollars worth of AUM consisting of multifamily, retail, RV parks and industrial. The bulk of this comes from Multifamily where we have a total of 887 units and Retail where we manage over 385K SF with big box tenants like AMC, Bel Furniture and Landry's Inc.
- We are currently present in 5 different markets in Texas including Houston, Beaumont, Bridge City, Freeport and Nacogdoches.





FOR ADDITIONAL INFORMATION,  
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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<u>Square Real Estate Solutions</u>	<u>9011896</u>	<u>kole@sqresolutions.com</u>	<u>(832)696-6020</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tristen Day</u>	<u>728452</u>	<u>tristen@sqresolutions.com</u>	<u>(713)253-8475</u>
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](http://www.trec.texas.gov)  
IABS 1-0 Date