

FOR LEASE

RETAIL AT ARELLA

12828 JONES ROAD
CYPRESS, TEXAS 77429

Oldham
Goodwin **OG**



AVAILABILITY

1,000 - 5,700 SF
ENDCAP WITH
PATIO AVAILABLE



YEAR BUILT

2022



PARKING

5.67/1,000 SF

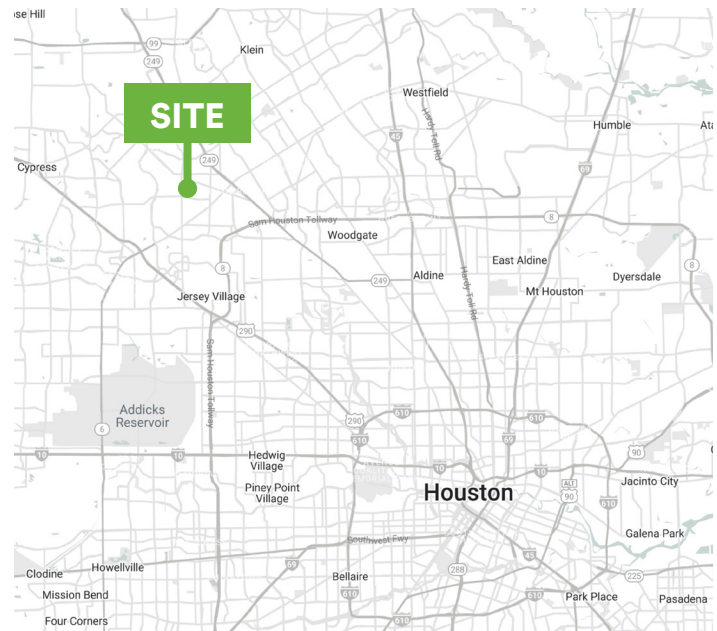


TRAFFIC COUNT

29,366 VPD

PROPERTY HIGHLIGHTS

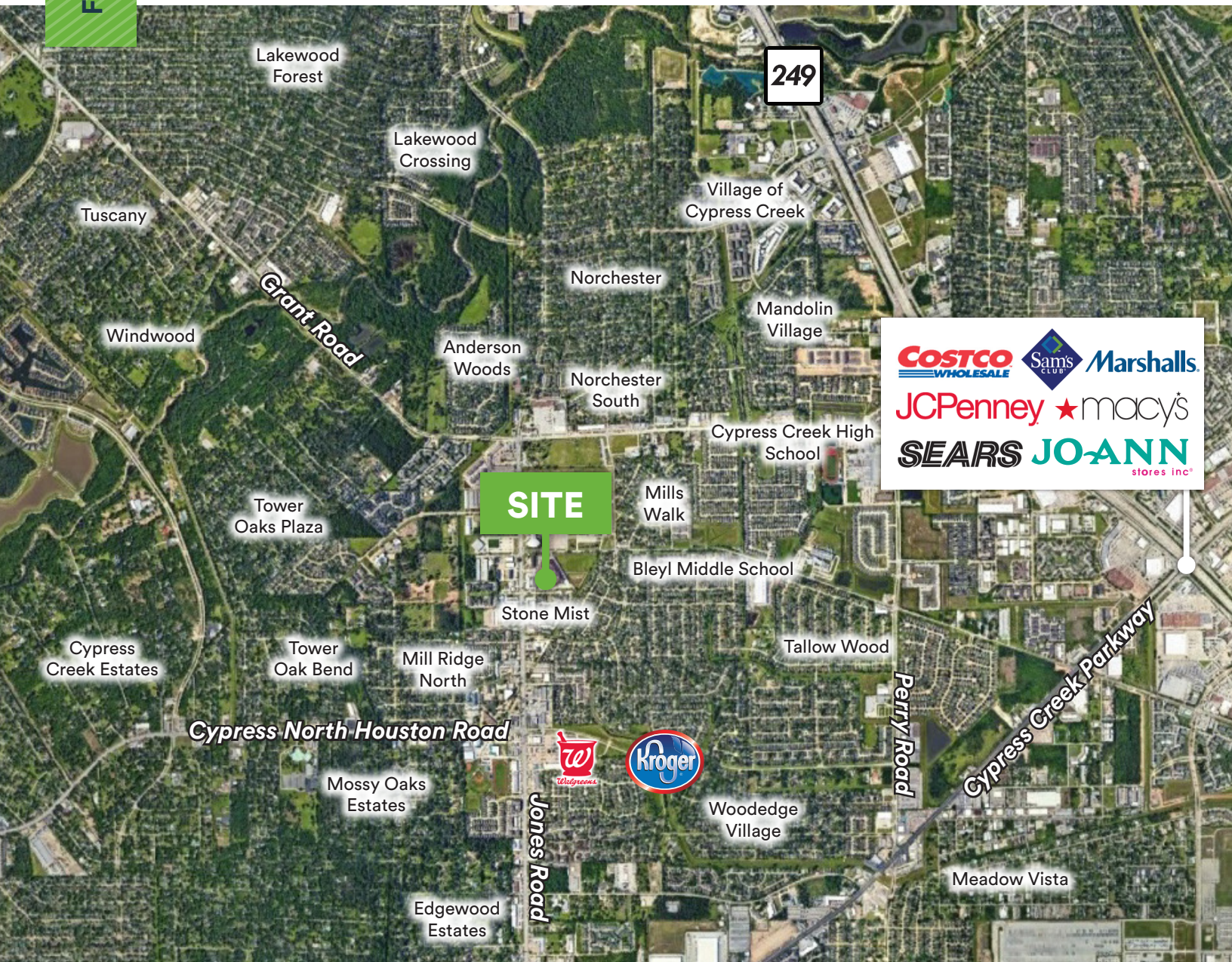
- A beautiful newly constructed 11,300 SF neighborhood retail strip center adjacent to The Arella on Jones Road, a brand-new senior living community in Cypress, TX
- The center is ideally designed for tenants in soft goods, service based or restaurant style businesses
- The property features a 3,000 SF end-cap suite ideally suited for a restaurant user with a large outside patio for seating and several in-line suites ranging in various sizes. All available immediately
- Location is highly visible and optimal with an average daily traffic count of 29,334 VPD and easy access to TX-249 and US-290
- The center is surrounded by a very dense neighborhood population with over 41,900 households in a 3-mile radius and over 102,000 in a 5-mile radius



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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2023 Total Population	15,149	108,885	268,251
2028 Total Population	15,101	108,833	269,149
2023 Households	5,931	41,916	102,101
2028 Households	5,924	42,001	102,707
2023 Median Home Value	\$176,625	\$193,543	\$231,419
2023 Average Household Income	\$79,126	\$91,079	\$103,768
2023 Total Consumer Spending	\$174,363,935	\$1,296,327,818	\$3,418,470,738
2028 Total Consumer Spending	\$189,852,151	\$1,415,582,079	\$3,743,909,311



29,366 VPD
Jones Road

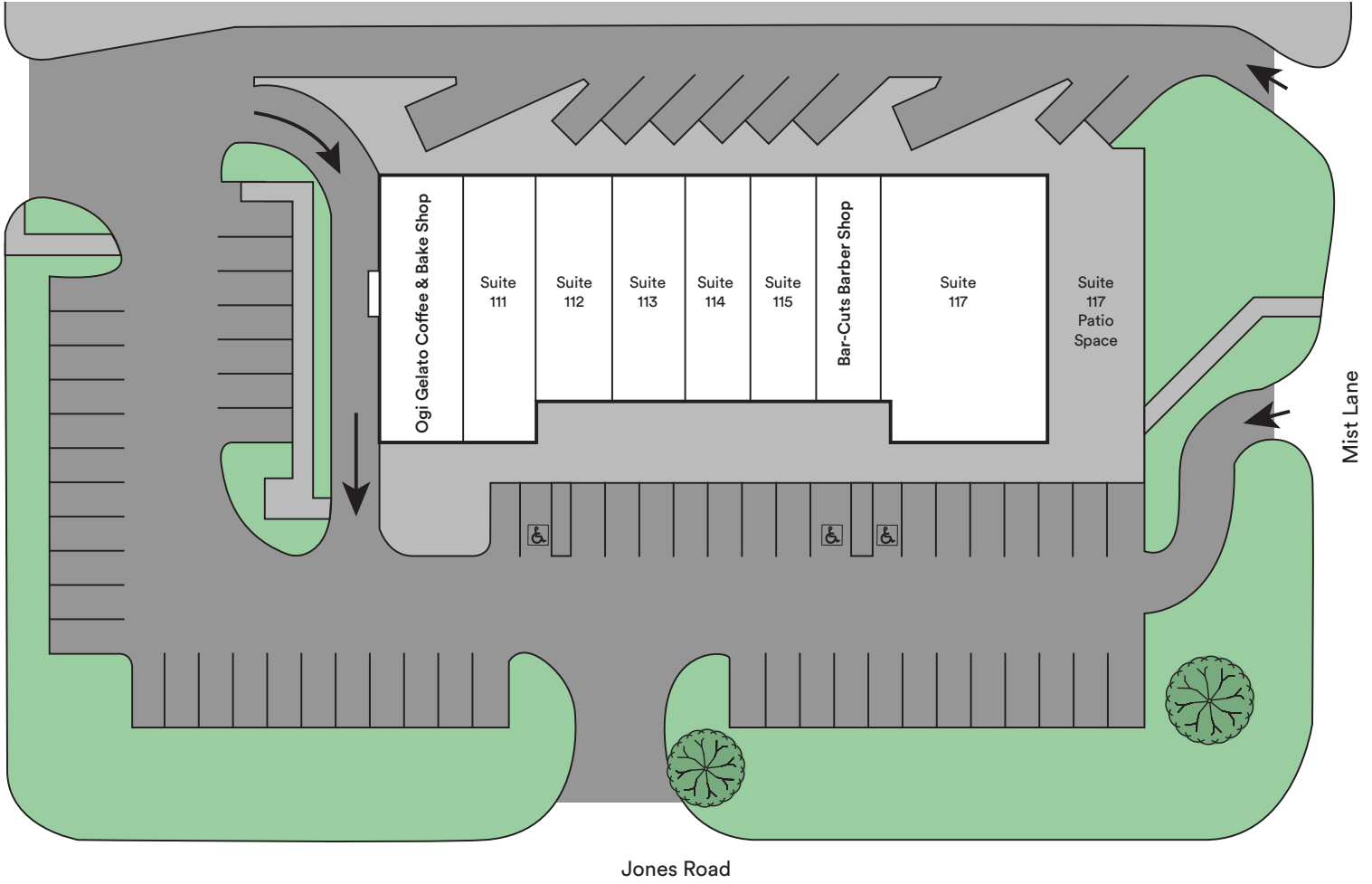


4,524
Employees

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SUITE	DESCRIPTION	RSF
110	Ogi Gelato Coffee & Bake Shop	1,400 SF
111	In-line space	1,300 SF
112	In-line space	1,200 SF
113	In-line space	1,200 SF
114	In-line space	1,000 SF
115	In-line space	1,000 SF
116	Bar-Cuts Barber Shop	1,000 SF
117	End-cap suite with large patio for outside seating	3,000 SF

*Suites 111-115 can be combined up to 5,700 SF



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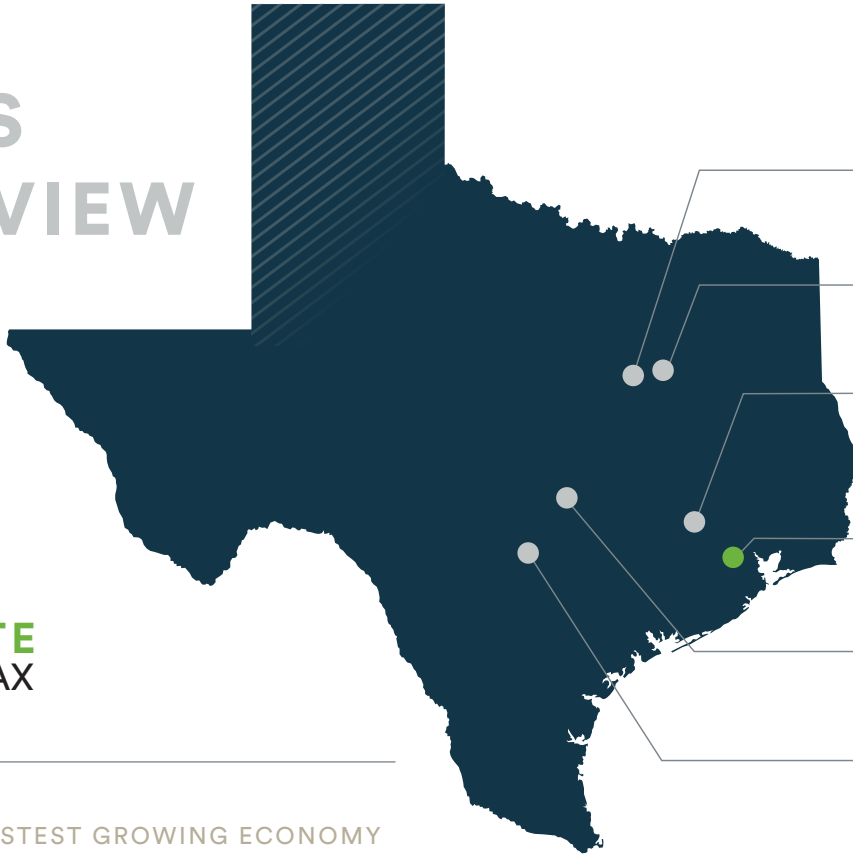


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TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

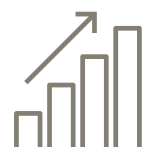
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

RETAIL AT ARELLA

12828 JONES ROAD
CYPRESS, TEXAS 77429

HOUSTON, TEXAS



POPULATION
7,000,000

21 FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 60 DESTINATIONS

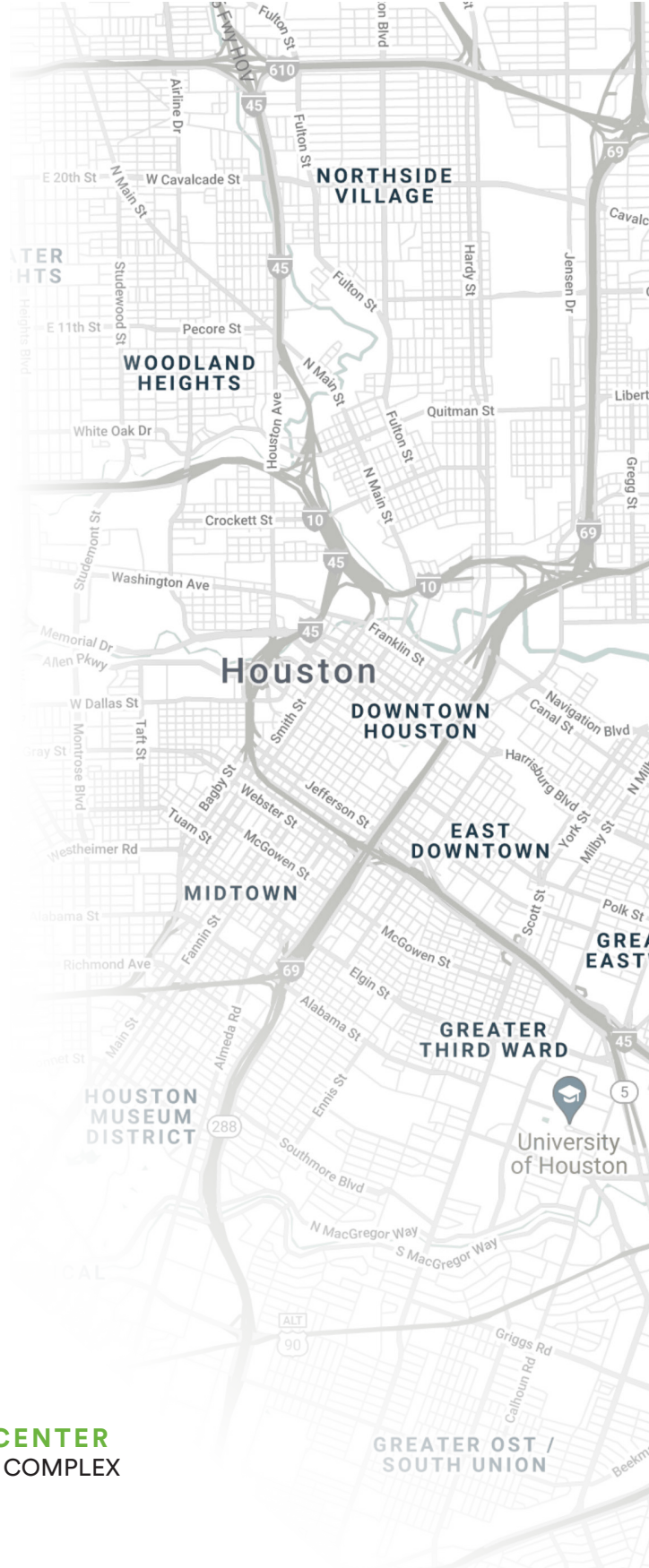


PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



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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.

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457
Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

Email

Email

Email

(979) 268-2000
Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Tyler Reiley

Associate | Brokerage Services

D: 346.226.3510 **C:** 713.598.6332

Tyler.Reiley@OldhamGoodwin.com

Houston

5050 Westheimer Road, Suite 300 | Houston, Texas 77056

BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM