SINGLE TENANT RESTAURANT BUILDING

6,904 SF

7046 Elyson Exchange way, Cypress TX

REALTY 1 PARTNERS

6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

KRIS BENDER
| (256) 698-8199
| kbender@r1partners.com

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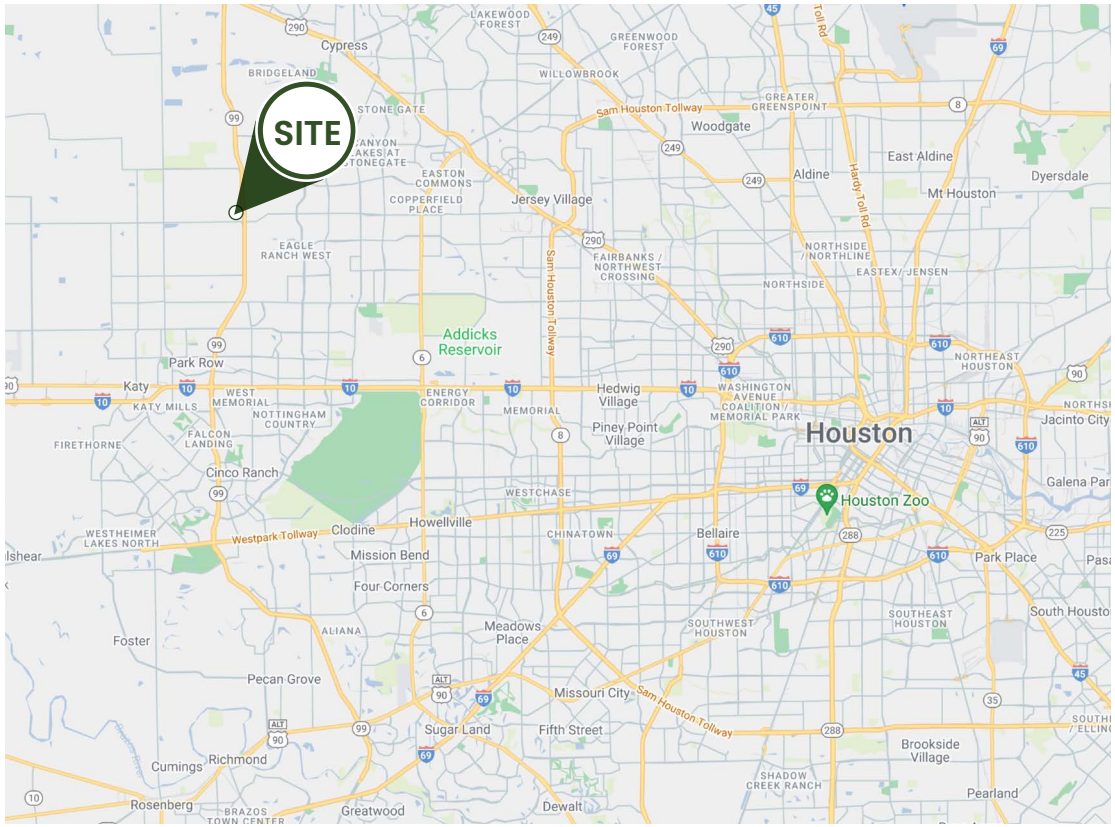
PROPERTY INFORMATION



LOCATION

ELYSON EXCHANGE WAY, CYPRESS, TEXAS 77433

RETAIL

Term	10 years
Space	6,904 SF
Base Rent	$45 SF
NNN	$13 SF
TI	$60 SF = $414,240
RCD	365 days from lease execution
Months 1-6	Free (NNN Only)
Months 7-12	50%
Yr 2	$45 SF
2.5%	annual increase
Grease Trap	2500 gl
Guaranty	Limited to 24 months w/ rolling 12

Population

2 Miles	5 Miles	10 Miles
28,849	262,359	765,859

Number of households

2 Miles	5 Miles	10 Miles
8,630	78,684	252,589

Median household income

1 Mile	3 Miles	5 Miles
$101,720	$95,664	$103,832

Area Traffic Counts

Grand Pkwy	59,355
Freeman at Grand Pkwy	47,000

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SITE PLAN

TENANT	SF
BLDG A	
First Watch	
BLDG B (LEFT TO RIGHT)	
Shipleys	
Smoothie King	
Akashi Sushi	
BLDG C	
Chipotle	
Available	1,400 SF
DECA Dental	
Available w/ End-Cap Patio	1,975 SF
BLDG K	
Haraz Coffee	
Zesty Cleaners	
Onyx Nails	
BLDG D	
Available SF	6,904 SF
BLDG E	
CoCo Crepes	
Available	3,297 SF
Milkshake Factory	
BLDG F	
Scent Hound	
Tea House	
Playa Bowls	
Available	7,181 SF
Available	10,606 SF
BLDG G	
1st Floor - Available SF	22,030 SF
2nd Floor - Apartments	
BLDG H	
1st Floor - Available SF	17,778 SF
2nd Floor - Apartments	
BLDG J	
1st Floor - Available SF	17,812 SF
2nd Floor - Apartments	
BLDG L	
Memorial Herman	
1st Floor Retail - Available SF	20,852 SF

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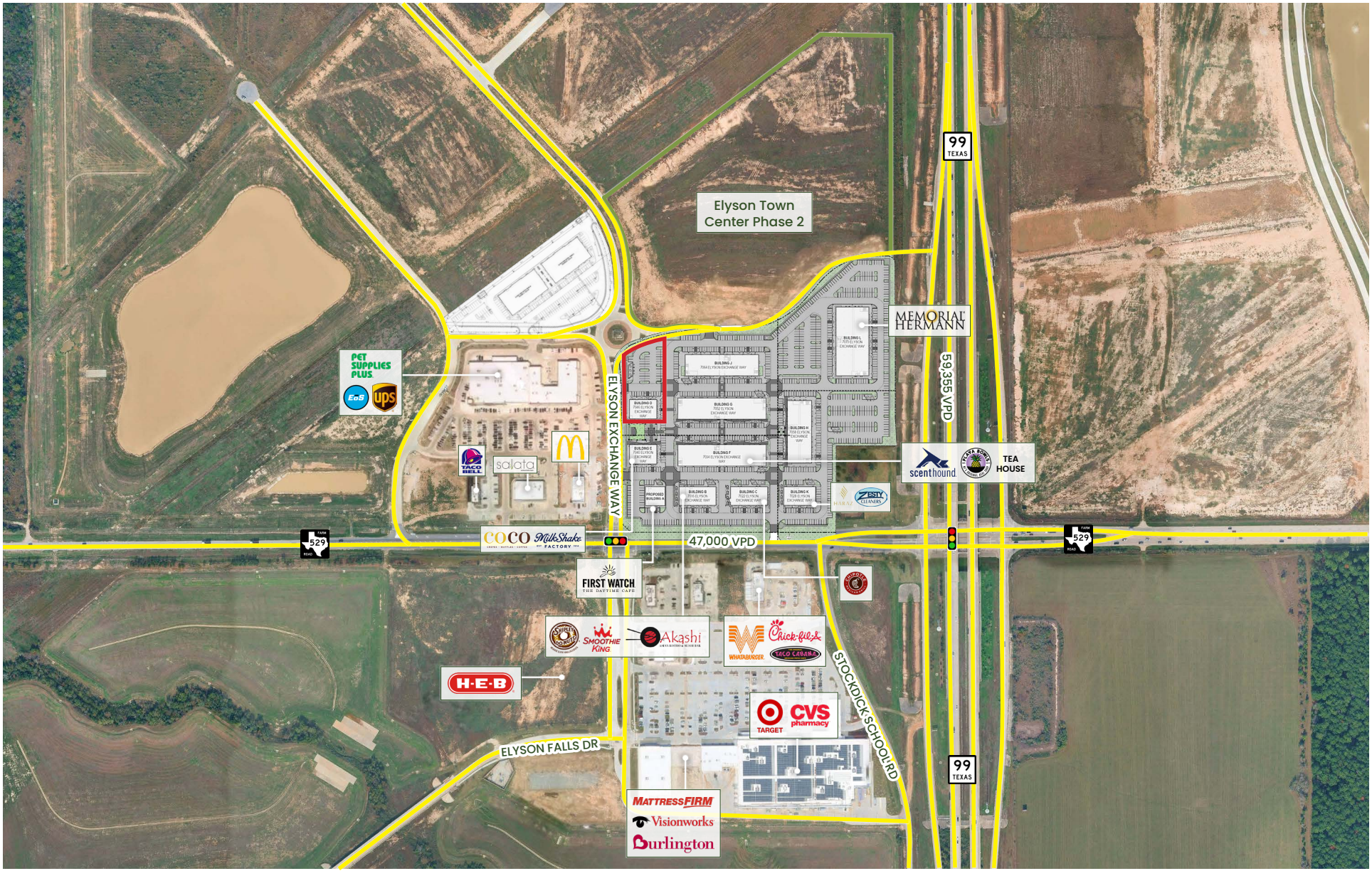
AERIAL



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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.

2-10-2025

EQUAL HOUSING OPPORTUNITY

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'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.

Jack Evans / Realty 1 Partners	0510709	evans@r1partners.com	(281) 944-9660
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kris Bender / Realty 1 Partners	722496	kbender@r1partners.com	(832) 847-4008
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 Initial	Date