



RETAIL SPACE FOR LEASE
CYPRESS STATION

211-235 FM 1960 RD W | HOUSTON, TX 77090

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM



PROPERTY HIGHLIGHTS

- Located at the Southwest corner of I-45 and FM 1960 with freeway visibility.
- Premier intersection in north Houston with close proximity to downtown Houston and The Woodlands.
- Recently renovated space, 2nd generation retail space, and pad site opportunities available.
- Going-to side of the work traffic and surrounded by residential and commercial development.
- Spaces ready for immediate occupancy.
- Traffic counts: I-45, south of site: 207,086. FM 1960, west of site: 51,386 [TXDOT 2023].
- Positioned for retail, medical, restaurant, showroom, and entertainment type of users.
- Surrounding Retailers: Kroger, Woodcraft, Fresnius Kidney Care, Planet Fitness, Ross, Smoothie King, Chase, Family Dollar, and several auto dealerships.
- Seeking medical tenants as the property is located half a mile east of HCA Houston Healthcare Hospital.
- Anchor space coming soon

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CYPRESS STATION

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,300 - 28,371 SF
LOT SIZE:	9.37 Acres
BUILDING SIZE:	119,638 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,370	111,769	299,336
TOTAL DAYTIME POPULATION	24,192	102,216	259,134
AVG HOUSEHOLD INCOME	\$52,091	\$81,438	\$88,330

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 2



LEGEND

Available

Available Soon

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LEASE INFORMATION

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

TOTAL SPACE:

1,300 - 28,371 SF

LEASE RATE:

Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
211-A	Available	6,669 SF	NNN	Negotiable	Retail
211-D	Available	2,231 SF	NNN	Negotiable	Office/Medical
211-D1	Available	1,769 SF	NNN	Negotiable	Office/Medical
211-E	Available	1,555 SF	NNN	Negotiable	Office/Medical
211-G	Available	2,304 SF	NNN	Negotiable	Office/Medical
211-J	Available	1,300 SF	NNN	Negotiable	Retail
211-K2	Available	1,413 SF	NNN	Negotiable	Retail
217-C	Available	2,334 SF	NNN	Negotiable	Office/Medical
235	Available Soon	28,371 SF	NNN	Negotiable	Coming Soon - Anchor space

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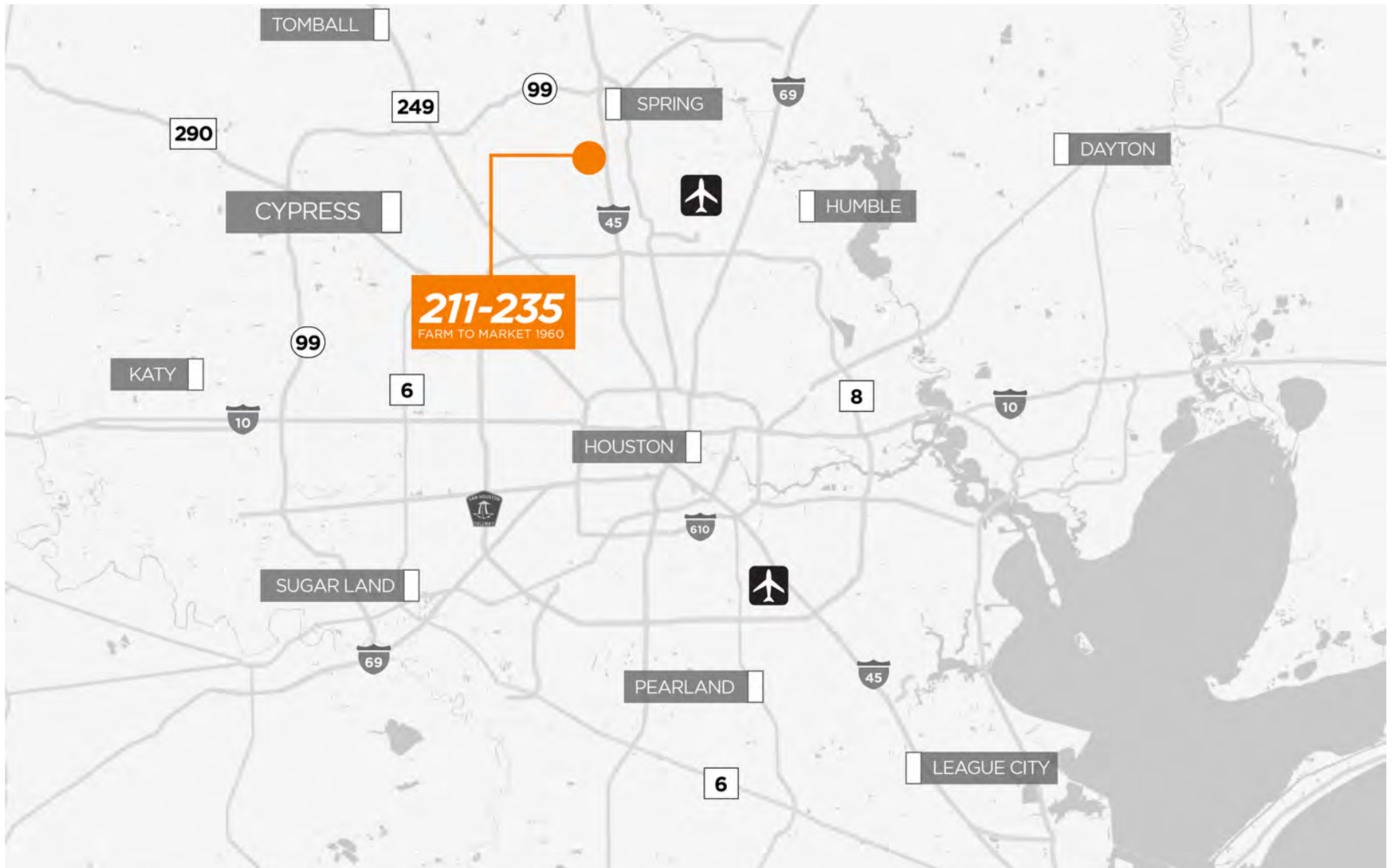
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HOUSTON AREA - METRO OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 1.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, medicine, international businesses, distribution, and technology. The Houston MSA is home to 26 Fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipelines transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.

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HOUSTON - MARKET OVERVIEW

INTERNATIONAL POPULATION

4th
largest city

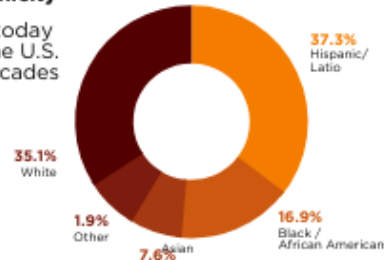
Houstonians:
nearly **1 in 4** are foreign-born
90 countries have official government representation here

7th
largest metro economy

Top 3 Metro in the nation for the number of consular offices

Race/Ethnicity

Houston today mirrors the U.S. in four decades



5,000 + Houston companies doing business abroad

International Business Center

19 Foreign banks from **10** nations

1,700+ Houston firms report foreign ownership

PORT OF HOUSTON: BUSIEST PORT IN TEXAS



16th Busiest in the world by tonnage

1st in U.S. import & export tonnage | **2nd** in total tonnage in the U.S.

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT

Ellington Airport Launch Site

License approved by FAA in 2015

Became a commercial spaceport in 2015



188 nonstop destinations to 37 countries



2018 Passenger Volume (Pre COVID)

58.3

Million total passengers

46.5
Million
DOMESTIC

11.8
Million
INTERNATIONAL

Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic Destinations

66 International Destinations

37 Countries

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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 Initials

Date