

# C|R

## CAPITAL RETAIL

P R O P E R T I E S



## Barker Commons Shopping Center

SEC of Barker Cypress Rd & Cypress N Houston Blvd | Cypress, Texas

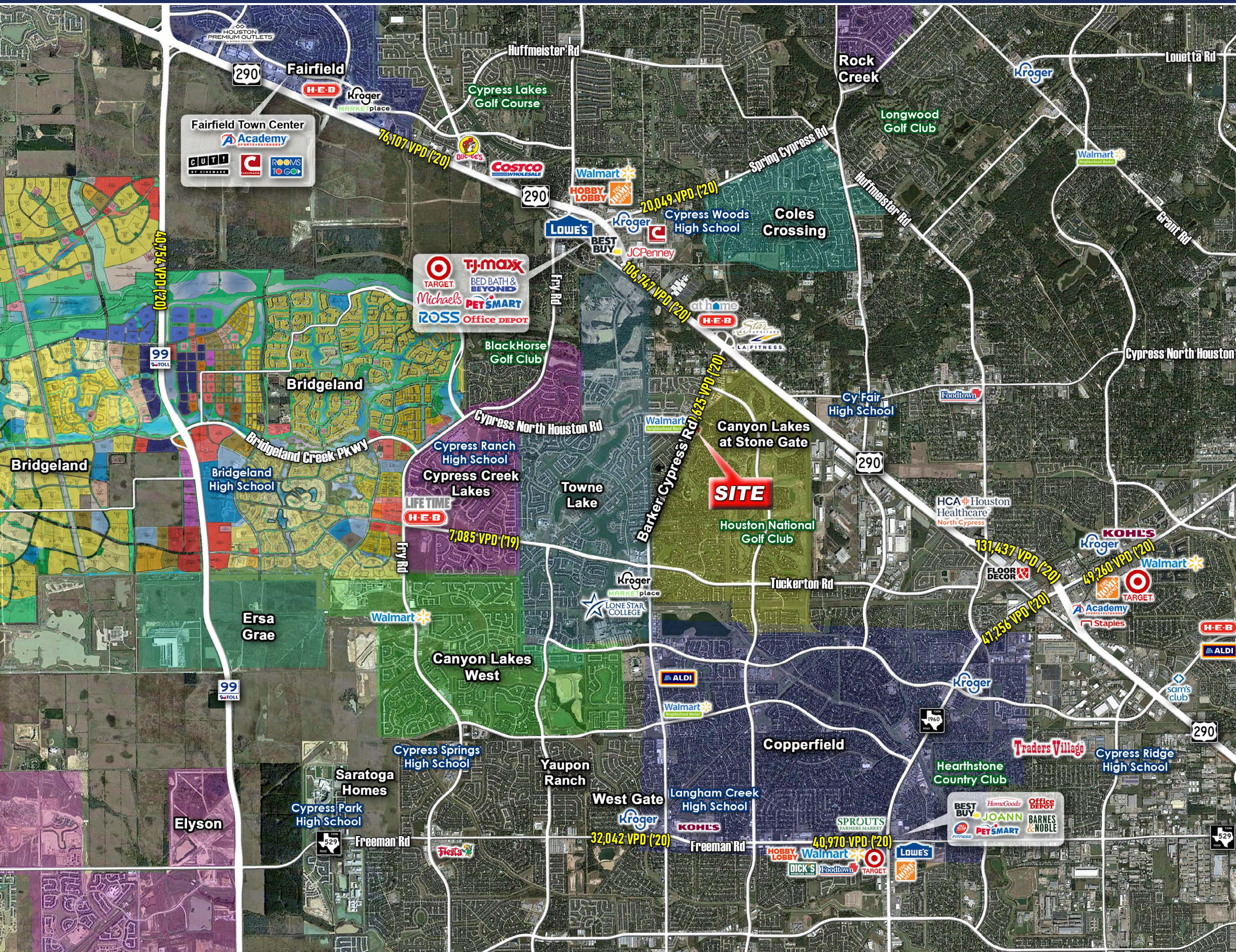
**Jacob Weersing**

281-816-6550 | [www.capitalretailproperties.com](http://www.capitalretailproperties.com)



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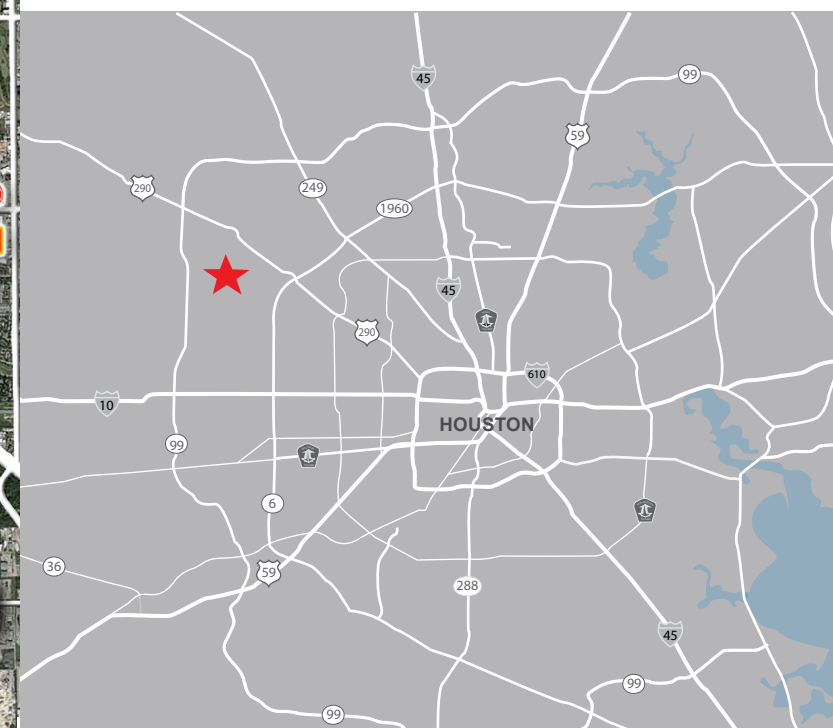
## PROPERTY DESCRIPTION:

- Located on the southeast corner of Barker Cypress and Cypress North Houston.
- Barker Commons is an approx. 6.75 acre development in the high growth area of Cypress, Texas.
- Situated directly across from a new Walmart neighborhood market, Barker Commons is well positioned to serve the continued residential growth of Stone Gate, Riata Ranch and Towne Lake.

## AVAILABLE:

- ±8,000 SF In-Line Retail Space

## AREA RETAILERS:



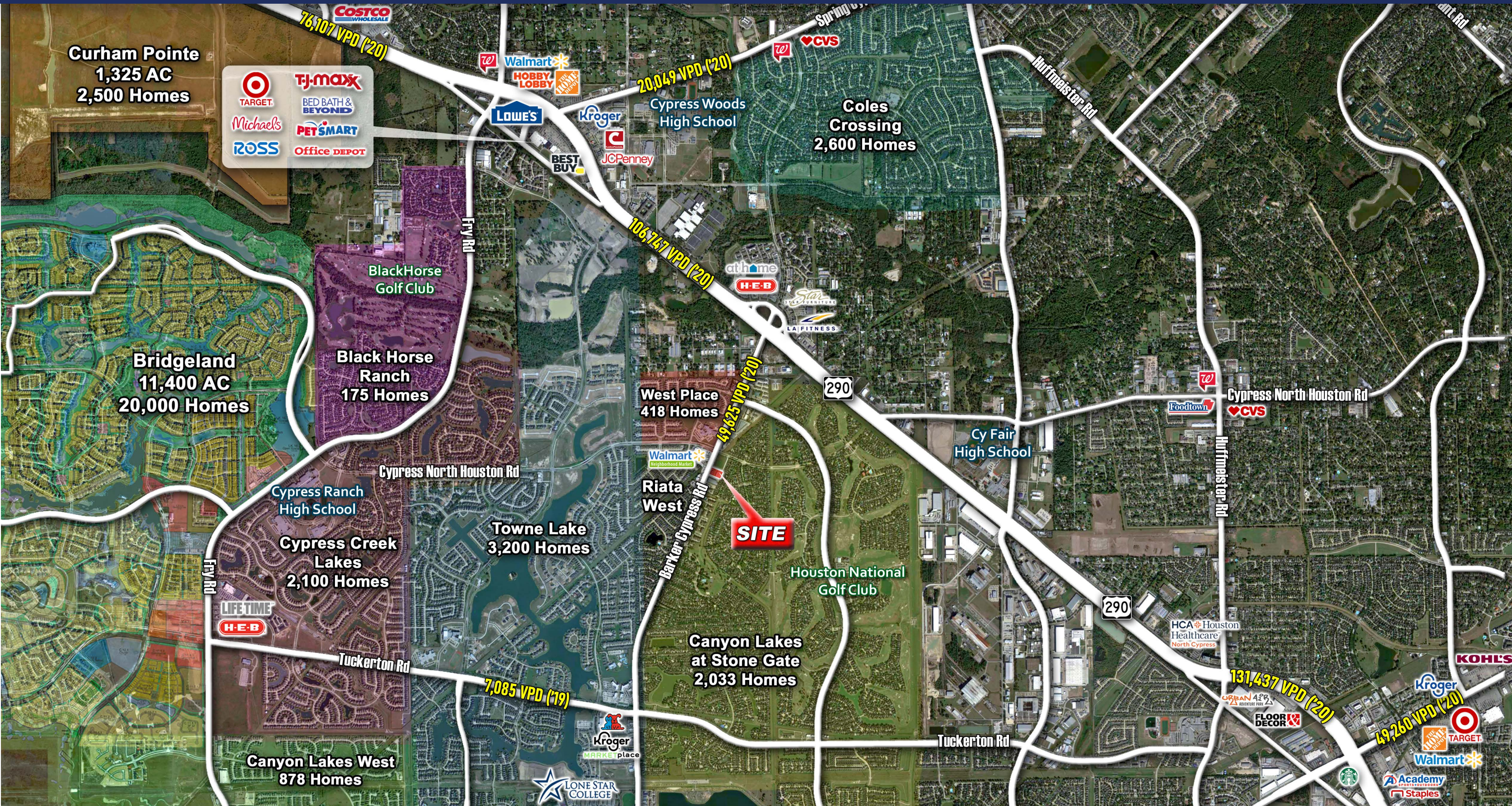
Contact: **Jacob Weersing**



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Retail Aerial





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Oblique Aerial





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## Oblique Aerial

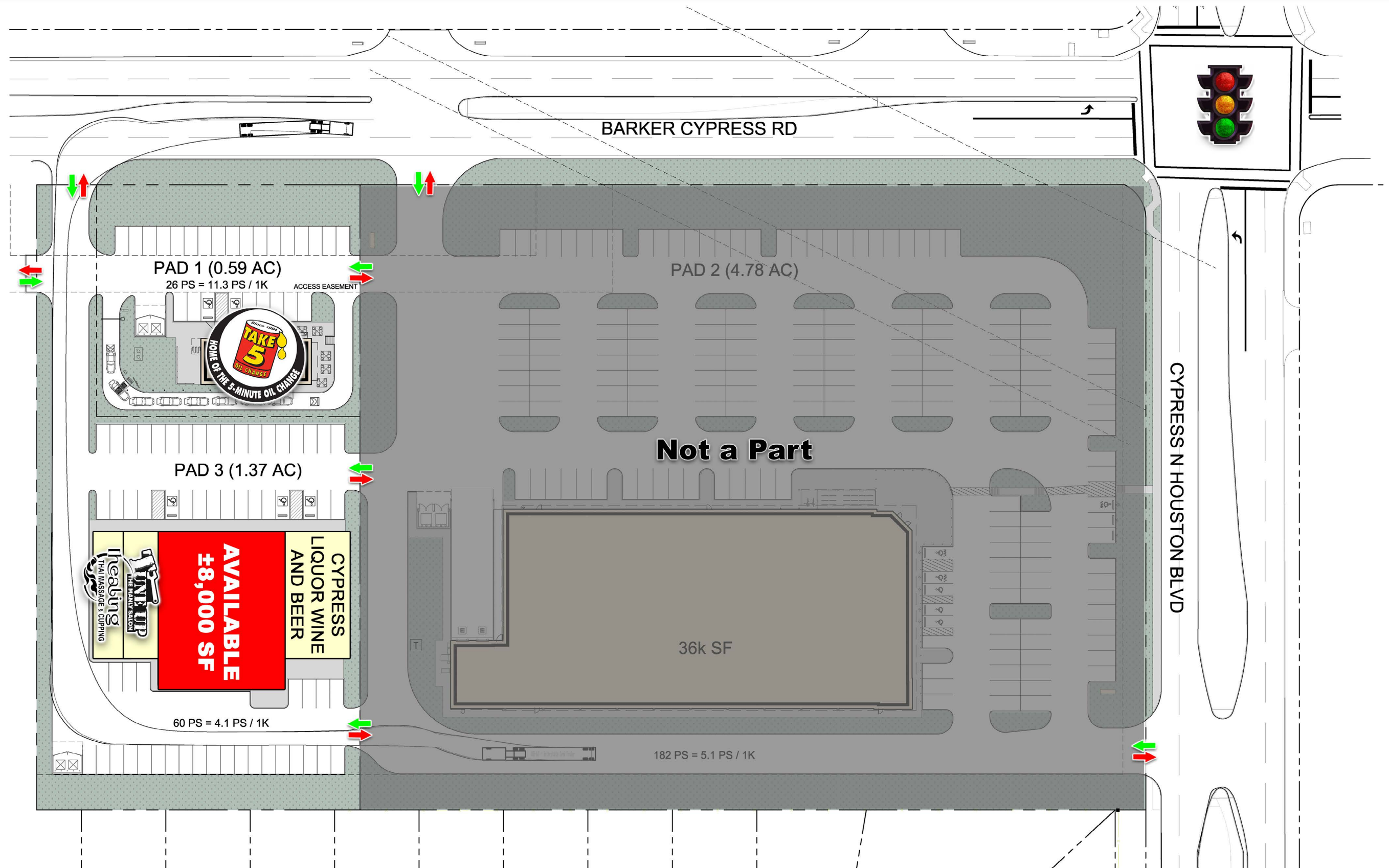




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## Site Plan





## Summary Profile

POPULATION  
(3 mi Radius, 2021)

88,003

HOUSEHOLDS  
(3 mi Radius, 2021)

28,173

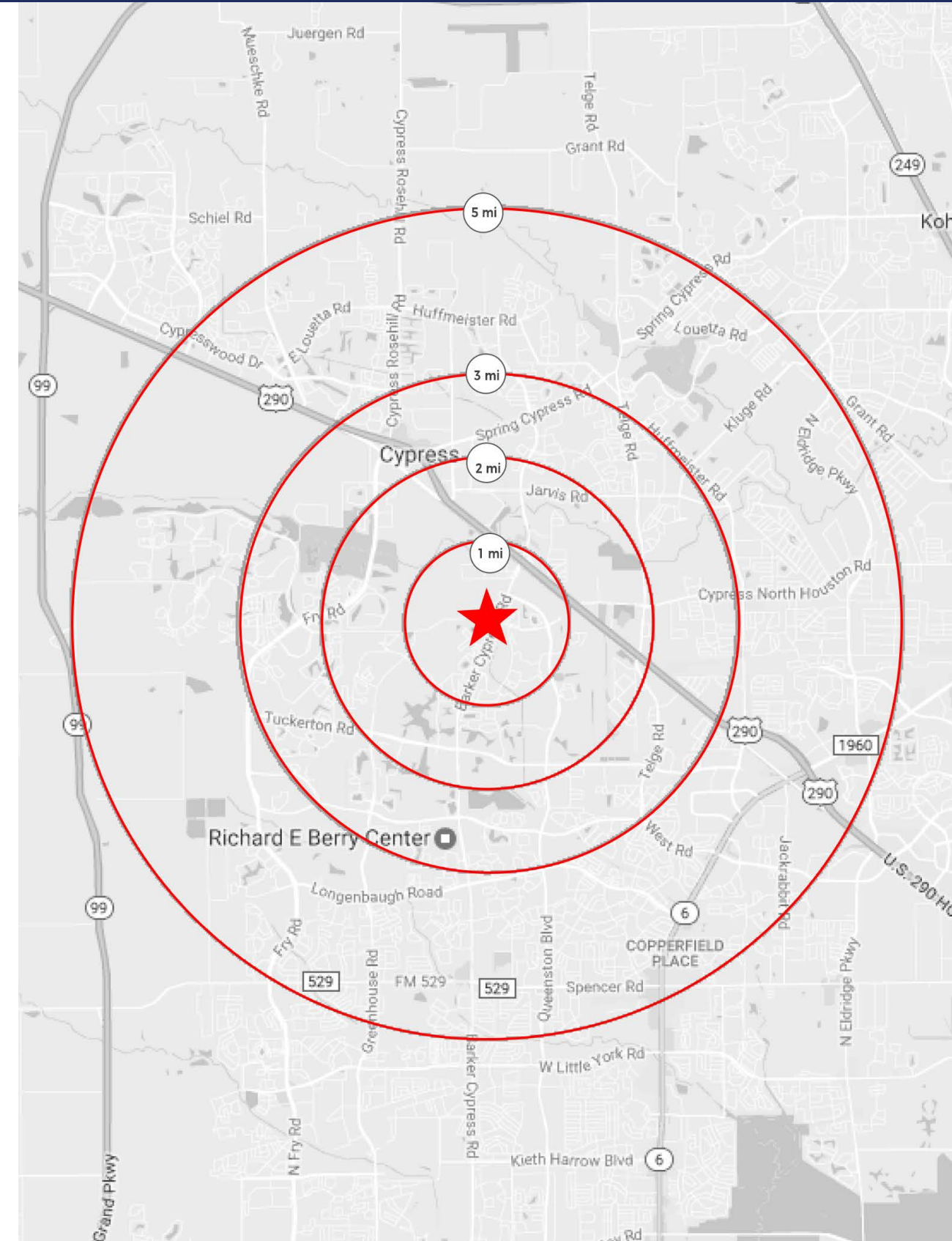
INCOME  
(3 mi Radius)  
2021 Average:

\$134,260

TOTAL DAYTIME  
POPULATION  
(3 mi Radius, 2021)

85,912

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
<b>Population Summary</b>				
2000 Total Population	641	4,076	16,352	93,834
2010 Total Population	6,863	26,565	59,824	190,396
2021 Total Population	8,967	47,349	88,003	256,560
2021 Group Quarters	1	38	70	172
2026 Total Population	9,662	52,614	97,185	285,437
2021-2026 Annual Rate	1.50%	2.13%	2.00%	2.16%
2021 Total Daytime Population	8,634	46,830	85,912	233,188
Workers	4,252	21,655	39,768	102,853
Residents	4,382	25,175	46,144	130,335
<b>Household Summary</b>				
2000 Households	221	1,378	5,324	31,172
2000 Average Household Size	2.90	2.95	3.06	3.00
2010 Households	2,257	8,580	19,347	63,008
2010 Average Household Size	3.04	3.09	3.09	3.02
2021 Households	2,931	15,252	28,173	83,022
2021 Average Household Size	3.06	3.10	3.12	3.09
2026 Households	3,141	16,874	30,935	91,493
2026 Average Household Size	3.08	3.12	3.14	3.12
2021-2026 Annual Rate	1.39%	2.04%	1.89%	1.96%
2010 Families	1,861	7,045	15,863	50,253
2010 Average Family Size	3.37	3.44	3.44	3.40
2021 Families	2,336	12,415	22,953	66,566
2021 Average Family Size	3.46	3.47	3.48	3.46
2026 Families	2,496	13,730	25,216	73,616
2026 Average Family Size	3.48	3.48	3.50	3.49
2021-2026 Annual Rate	1.33%	2.03%	1.90%	2.03%
<b>Housing Unit Summary</b>				
2000 Housing Units	248	1,510	5,590	32,331
Owner Occupied Housing Units	85.5%	85.6%	83.6%	78.9%
Renter Occupied Housing Units	3.6%	5.7%	11.7%	17.6%
Vacant Housing Units	10.9%	8.7%	4.7%	3.6%
2010 Housing Units	2,361	9,254	20,454	66,311
Owner Occupied Housing Units	78.1%	76.9%	78.2%	74.0%
Renter Occupied Housing Units	17.5%	15.8%	16.4%	21.0%
Vacant Housing Units	4.4%	7.3%	5.4%	5.0%
2021 Housing Units	2,991	15,897	29,164	85,768
Owner Occupied Housing Units	74.5%	79.5%	79.9%	77.2%
Renter Occupied Housing Units	23.5%	16.4%	16.7%	19.6%
Vacant Housing Units	2.0%	4.1%	3.4%	3.2%
2026 Housing Units	3,186	17,416	31,766	93,913
Owner Occupied Housing Units	73.0%	77.1%	78.1%	77.8%
Renter Occupied Housing Units	25.5%	19.8%	19.2%	19.6%
Vacant Housing Units	1.4%	3.1%	2.6%	2.6%
<b>Median Household Income</b>				
2021	\$104,656	\$110,464	\$107,323	\$96,103
2026	\$111,975	\$118,941	\$115,396	\$105,010
<b>Median Home Value</b>				
2021	\$303,911	\$340,098	\$326,649	\$283,025
2026	\$342,687	\$373,005	\$362,768	\$341,755
<b>Per Capita Income</b>				
2021	\$43,297	\$43,630	\$43,029	\$39,378
2026	\$47,729	\$48,250	\$47,737	\$43,835
<b>Median Age</b>				
2010	32.8	33.0	33.3	33.0
2021	33.8	33.9	34.4	34.5
2026	33.6	33.3	33.8	34.0
<b>2021 Population 25+ by Educational Attainment</b>				
Total	5,649	29,141	54,836	163,430
Less than 9th Grade	2.7%	2.6%	2.4%	3.4%
9th - 12th Grade, No Diploma	1.1%	1.7%	2.2%	3.8%
High School Graduate	11.1%	12.1%	13.0%	16.3%
GED/Alternative Credential	1.3%	1.8%	1.8%	2.2%
Some College, No Degree	19.3%	19.9%	20.9%	20.5%
Associate Degree	10.2%	8.3%	8.2%	8.7%
Bachelor's Degree	36.1%	36.0%	34.6%	30.8%
Graduate/Professional Degree	18.2%	17.6%	16.9%	14.2%







## 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	