

FOR LEASE

11703 SPRING CYPRESS RD, TOMBALL, TX 77377

±300-18,250 SF RETAIL/FLEX SUITES



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PROPERTY HIGHLIGHTS



Location

11703 Spring Cypress Rd.
Tomball, TX 77377



Asking Rate

Call Broker for Rates



Size

±300-18,250 SF

- **±300-18,250 SF retail/flex suites available for lease** in a highly visible Tomball corridor
- **Modern construction with versatile layouts**, tall ceilings, and glass storefronts for strong curb appeal
- **Ample surface parking** and easy access for both customer and delivery traffic
- Located along **Spring Cypress Rd**, a major east-west connector serving Tomball, Cypress, and NW Houston
- **Excellent exposure** with approximately 33,110 vehicles per day on Spring Cypress Rd., according to TxDOT (2020)
- **Surrounded by** dense residential growth and established commercial developments driving daily consumer activity
- Just minutes from **SH-249, Grand Parkway (99), and FM 2920**, offering seamless regional connectivity
- **Ideal for** retailers, contractors, service companies, or local operators seeking a clean, functional, and accessible space in Tomball's booming market

EXTERIOR



INTERIOR

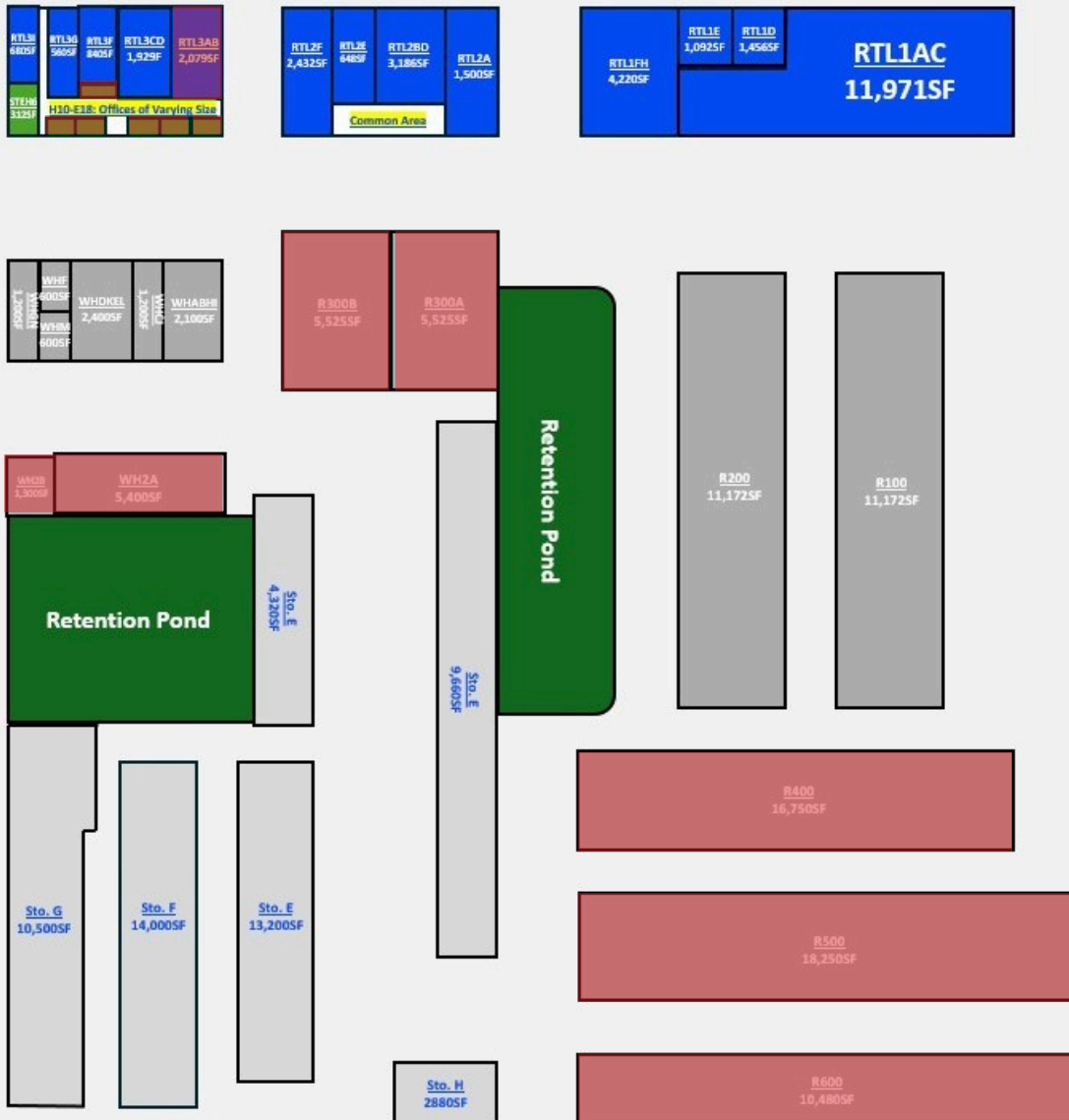


AVAILABLE SPACES



Plaza One Tomball

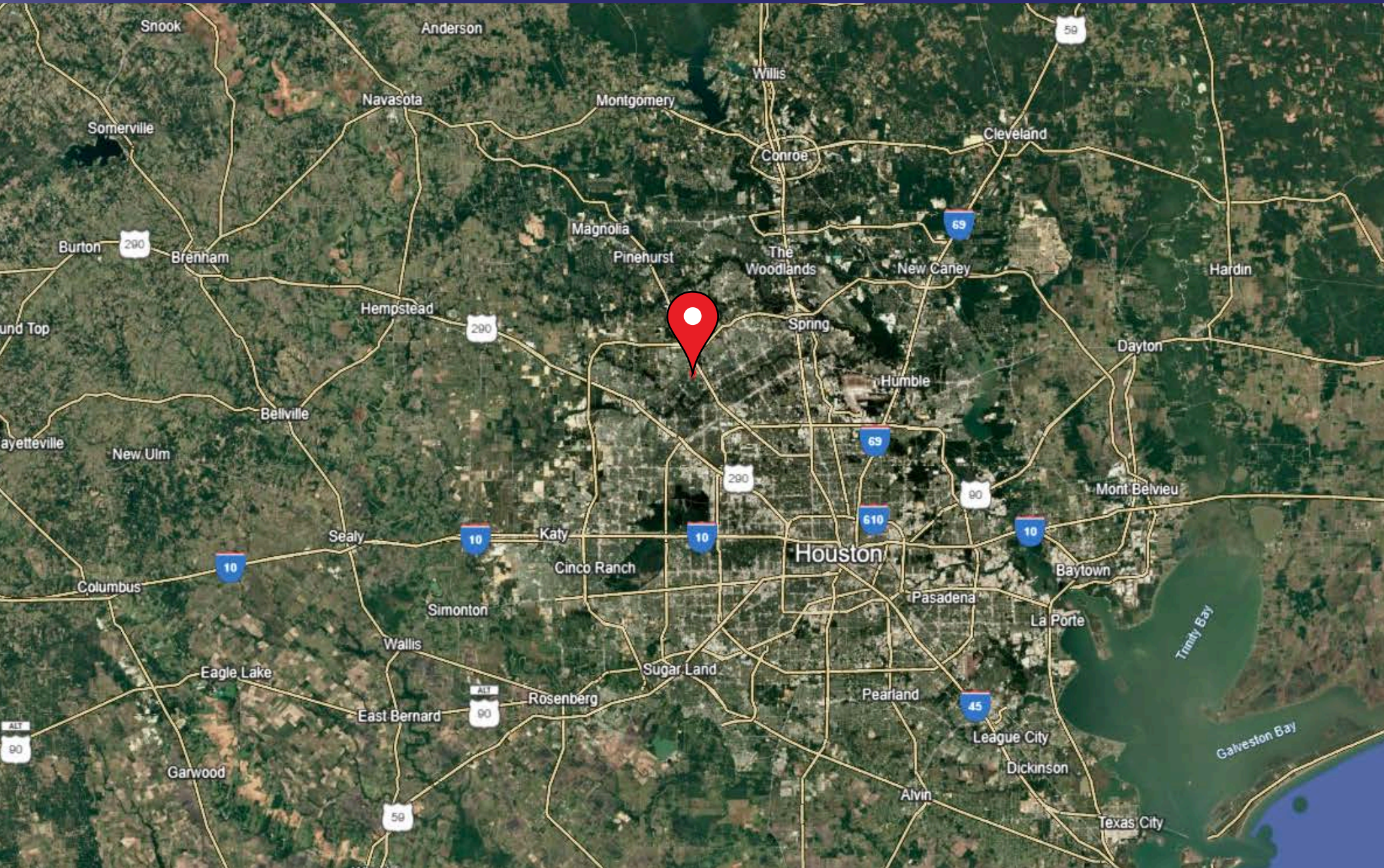
Spring Cypress Road: 22.6K VPD



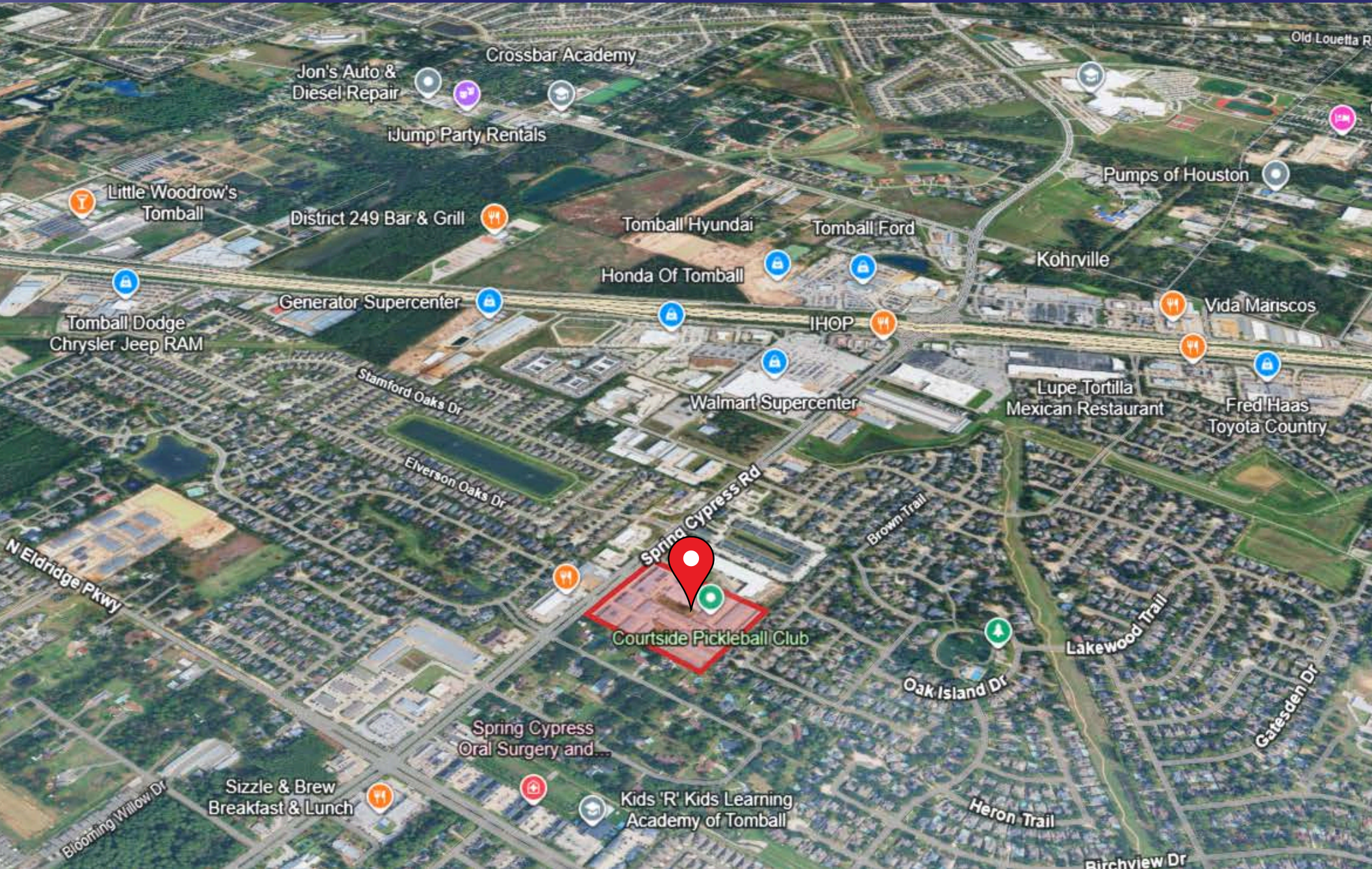
VACANT SPACES ARE HIGHLIGHTED IN RED

- **R400** - 16,750 SF FLEX
- **R500** - 18,250 SF FLEX
- **R600** - 10,480 SF FLEX
- **R300A** - 5,525 SF - FLEX
- **R300B** - 5,525 SF - FLEX
- **RTL3AB** - 2,079 SF - RETAIL
- **WH2A** - 5,400 SF - FLEX
- **WH2B** - 1,300 SF - FLEX
- **H10-H18 (OFFICE SPACES)** - 300 SF TO 800 SF OFFICE

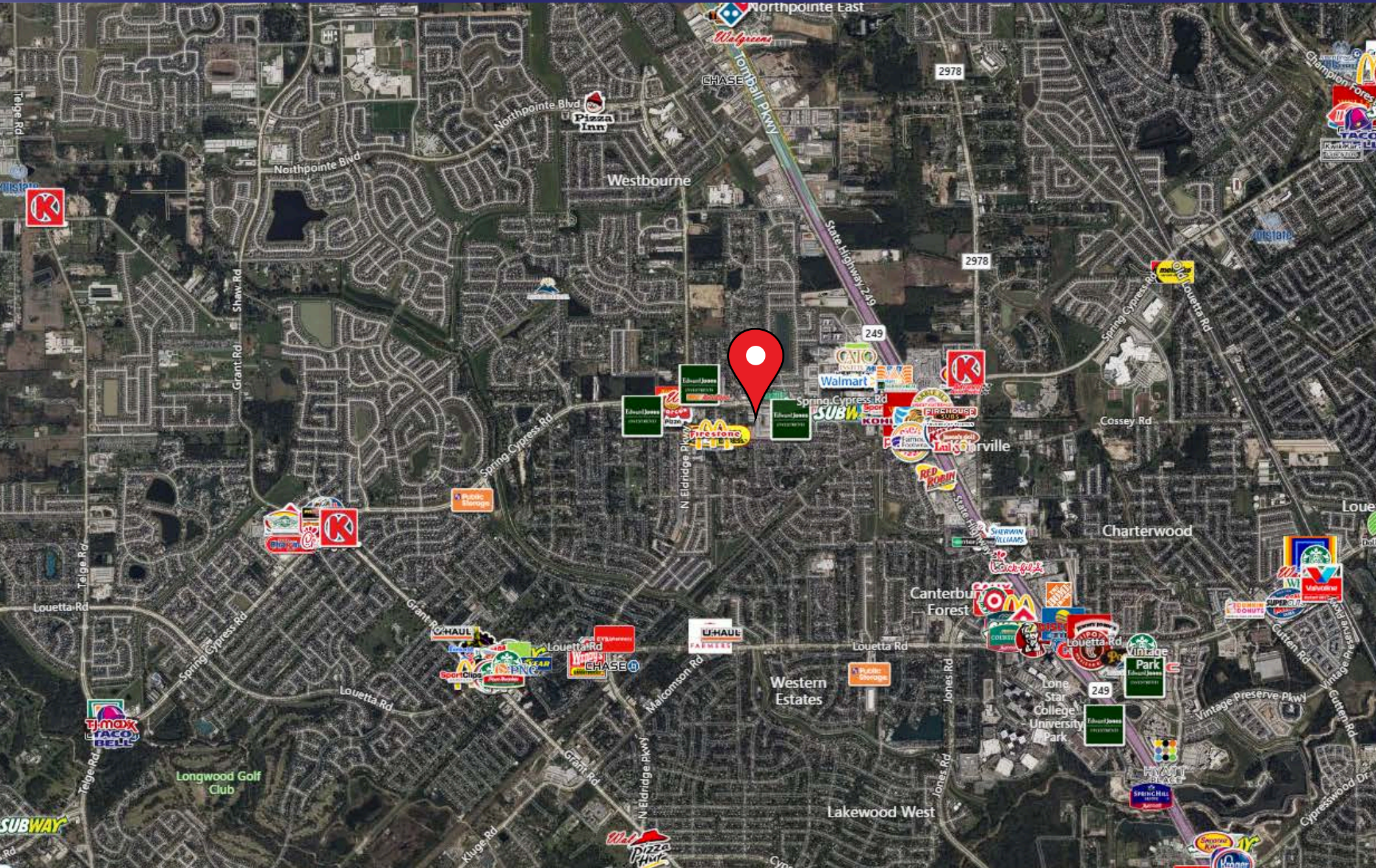
LOCATION MAP



MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

11703 Spring Cypress Rd, Tomball, Texas, 77377

Ring of 3 miles

KEY FACTS

100,784

Population



35,380

Households

37.8

Median Age

\$100,017

Median Disposable Income

EDUCATION

4.3%

No High School Diploma

19.8%

High School Graduate

26.0%

Some College/
Associate's Degree

49.9%

Bachelor's/Grad
/ Prof Degree

100,784

2023 Total
Population (Esri)

INCOME



\$118,671

Median Household
Income



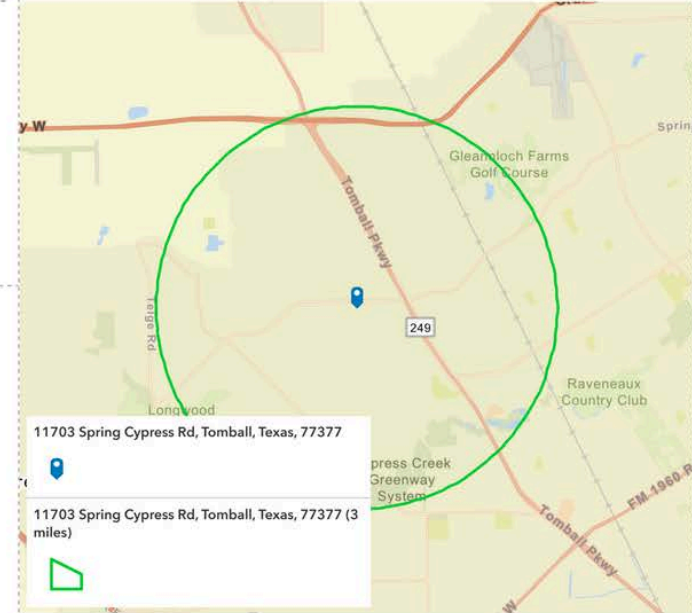
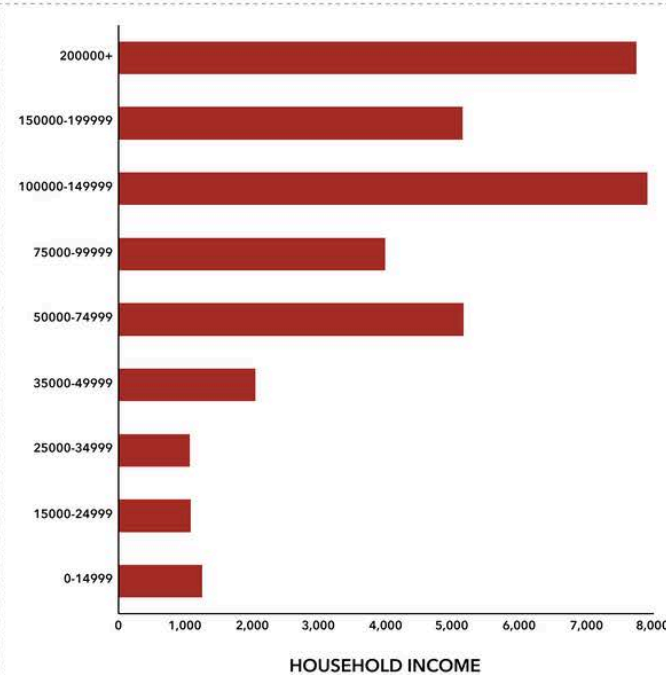
\$52,360

Per Capita Income



\$499,602

Median Net Worth



EMPLOYMENT

76.2%

White Collar

13.7%

Blue Collar

11.9%

Services

4.1%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



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



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. **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.

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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



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