



20320 NORTHWEST FWY
HOUSTON, TX 77065

CYPRESS

MEDICAL PLAZA

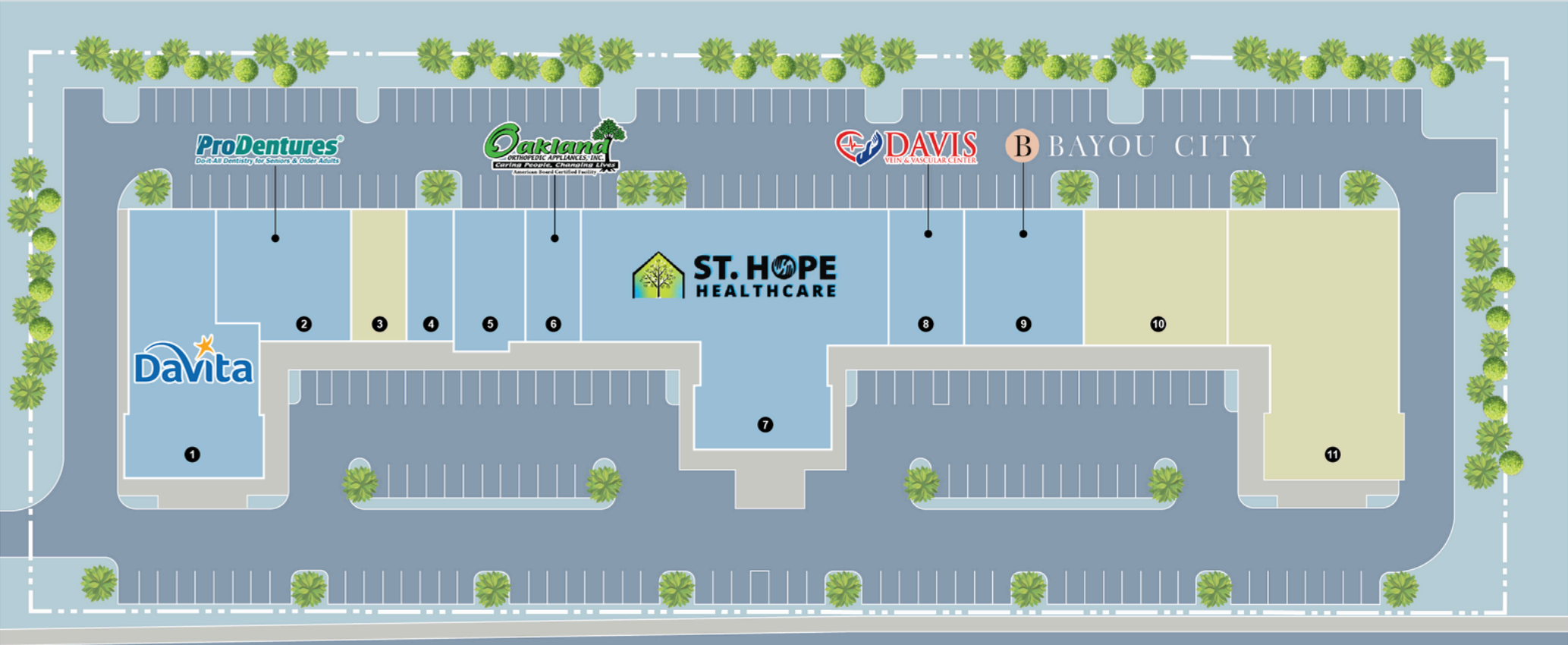


CYPRESS MEDICAL PLAZA

SITE PLAN



NO.	TENANT	SF	NO.	TENANT	SF
1	DaVita Wood Dialysis	6,034	7	St. Hope Healthcare	11,137
2	Pro Dentures	3,633	8	Davis Vein & Vascular	2,478
3	AVAILABLE	1,776	9	Bayou City Dermatology	5,618
4	Alpha Health & Wellness	1,712	10	AVAILABLE	2,253
5	Restore Partner	1,821	11	AVAILABLE	8,509
6	Oakland Orthopedic Appliances	1,345			



US 290 FRONTAGE RD.



NORTHWEST FWY.

CYPRESS MEDICAL PLAZA

PROJECT HIGHLIGHTS

The Property is less than one mile southeast of HCA Houston Health Care North Cypress Hospital, the only hospital serving the immediate area. Situated in the sought-after 290 Corridor submarket in Northwest Houston, Cypress Medical Plaza benefits from its place within a thriving and rapidly growing healthcare hub, attracting a diverse population of patients and healthcare providers alike.

The suburb of Cypress, Texas continually sees the highest population growth in the Houston MSA. Located along the primary thoroughfare in the Cypress and Northwest Houston market, offering excellent access to surrounding population centers, Cypress Medical Plaza is a benefactor of the retailization of medical and the ongoing off campus shift toward providing medical services to serve high-growth population nodes as tenants move away from on-campus sites. The asset is currently 76.8% leased with 5.2 years of WALT. Despite having dropped below 50% leased during the COVID-19 Pandemic and being foreclosed upon by the special servicer in June 2021, the asset has garnered significant leasing activity over the past two years. Cypress Medical Plaza is well-positioned for a new owner to capitalize on this recent leasing momentum benefit from the in-place yield, and expedite a business plan to reach full stabilization.

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Houston, TX 77065

46,316

Rentable SF

4.10 AC

Land Size

76.8%

Leased

5/1,000 SF

Parking Ratio

HARRIS

County

2008

Year Built

ONE (1)

Story

232

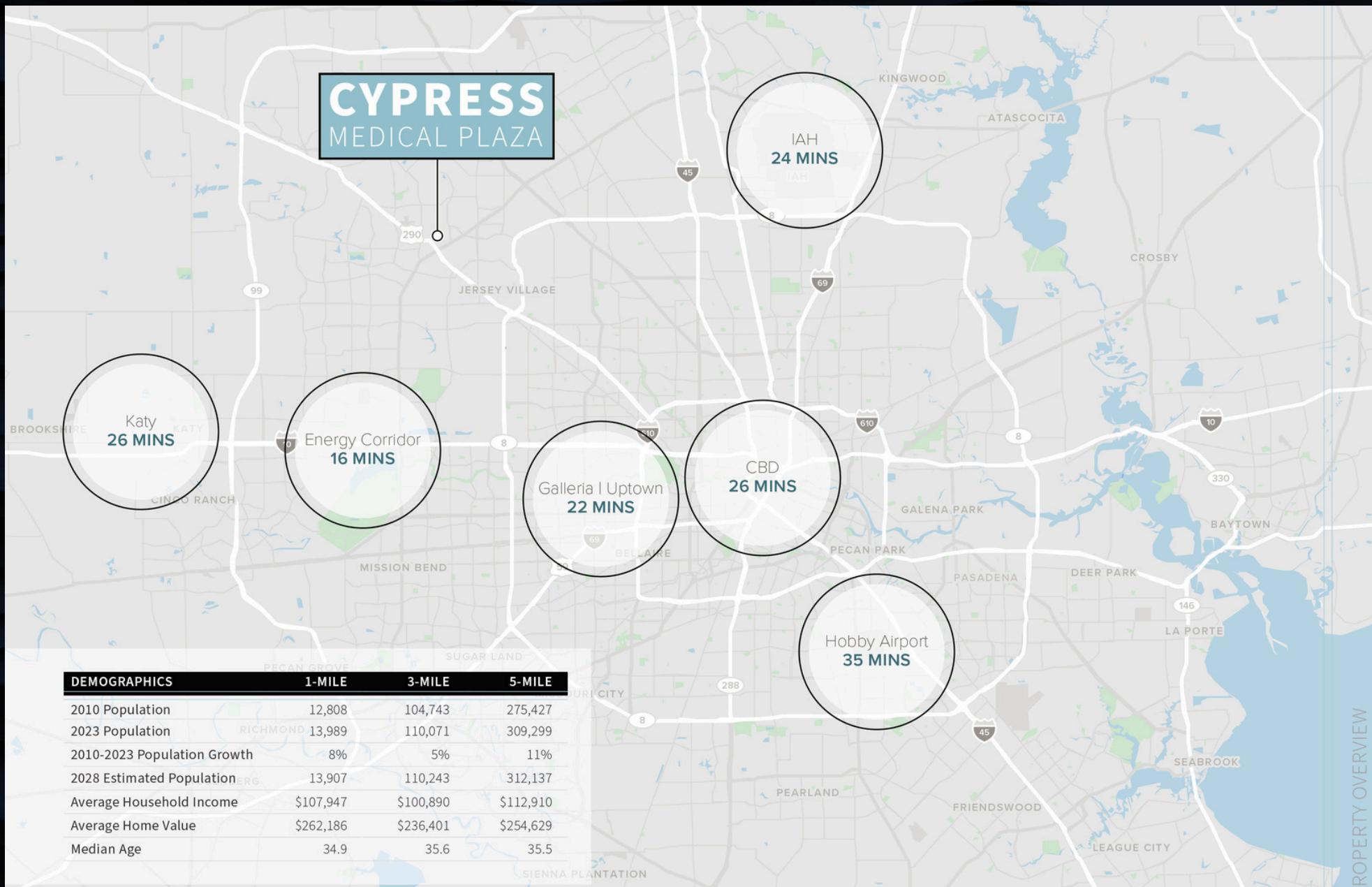
Parking Spaces

5.2 YEARS

Year WALT

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LOCATION MAP

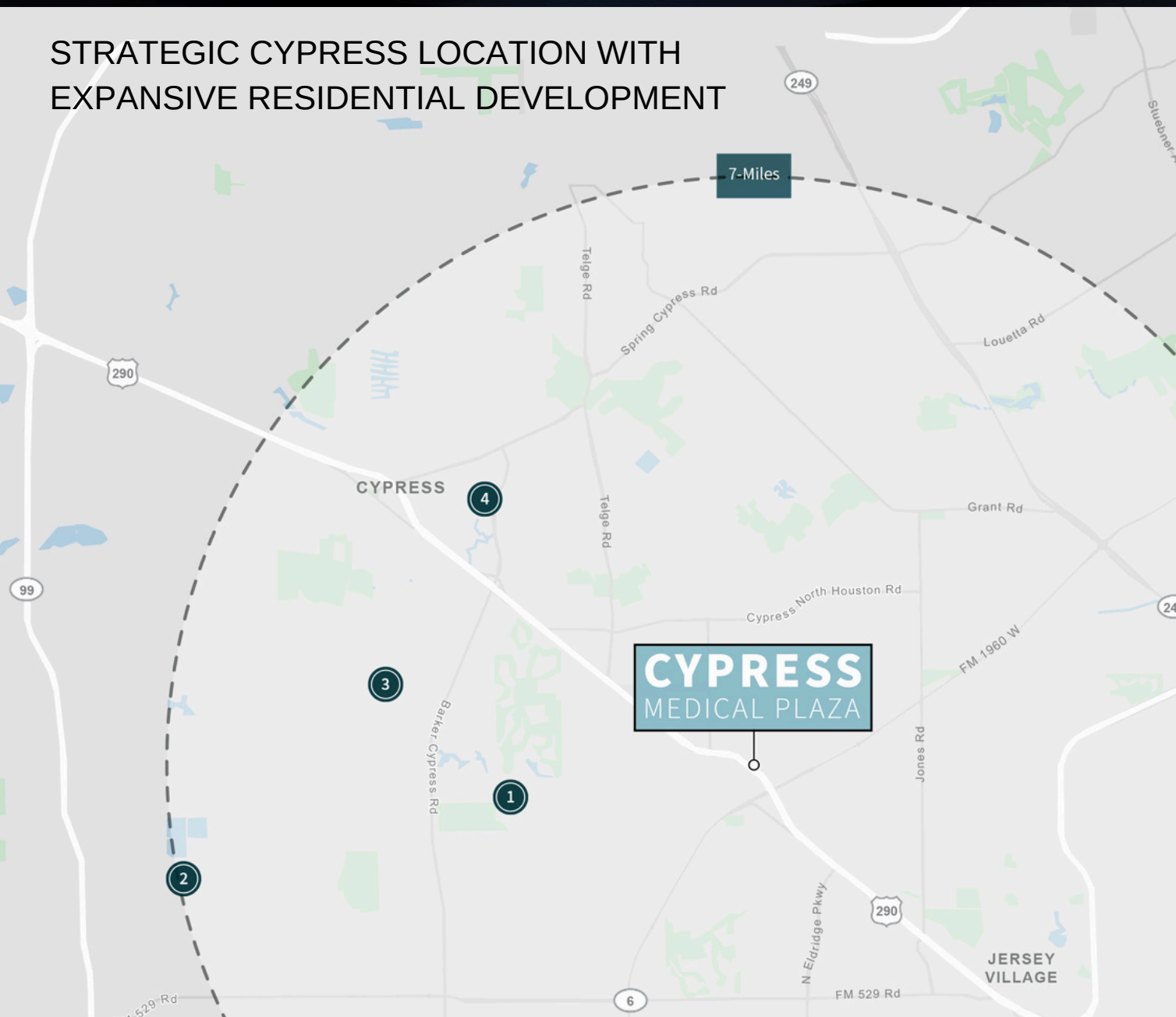


Leasing Contact
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KHALED SALEM
 713.804.1020
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STRATEGIC CYPRESS LOCATION WITH EXPANSIVE RESIDENTIAL DEVELOPMENT



1 BRIDGELAND

- 3,000 Acres of Lakes and Trails
- 11,500 Acres of Luxury Living
- 20,000 homes
- 6,000 Sf recreation center

2 MARVIDA

- 546 acres
- 2,500 homes
- 4 parks, 4 clubhouses, 4 playgrounds, 4 resort style pools, 3 workout facilities, tennis court and basketball court

3 TOWNE LAKE

- 300 acres of land
- Over 3,000 homes
- 14 miles of shoreline along one of the largest lakes in Houston

4 COPPER BEND

- 24 miles of connected trails and pathways
- Pool, playground, pavilion

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HIGHLY ACCESSIBLE LOCATION
WITH EXCELLENT VISIBILITY
ALONG HIGHWAY 290

FREE ONSITE ELECTRIC
VEHICLE CHARGING
STATIONS- COMING SOON

DIVERSE MIX OF MEDICAL
SPECIALTIES (DERMATOLOGY,
DIALYSIS, PRIMARY CARE, PAIN,
ORTHOPEDICS, PHARMACY, ETC.)

DOMINANT TRADE AREA-RANKS
50TH IN THE TOP 100 INCOME
AREAS IN THE U.S.

IMPRESSIVE POPULATION
GROWTH IN THE NORTHWEST
HOUSTON SUBMARKET

SEVERAL MASTER-PLANNED
COMMUNITIES WITH 6,900+ NEW
CONSTRUCTION HOMES PLANNED



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ADDITIONAL IMAGES



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WILLIAMSBURG ENTERPRISES



Our Story

Founded in 2009, our portfolio consists of over two million square feet of Retail, Multifamily, and Industrial properties.

Our Firm

We are a fully integrated Real Estate Investment Firm that specializes in the acquisition, development, leasing, and management of a rapidly growing commercial real estate portfolio.

Our Mission

We seek to add value to the properties we manage and the communities they serve. We are a for-profit enterprise, but proudly manage a large annual philanthropic budget that supports education and community involvement.

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