



THE OAKHOUSE

FOR LEASE

20049 HOUSE HAHL RD
CYPRESS, TX 77433



 identity
ARCHITECTURE

JONATHAN HICKS, CCIM

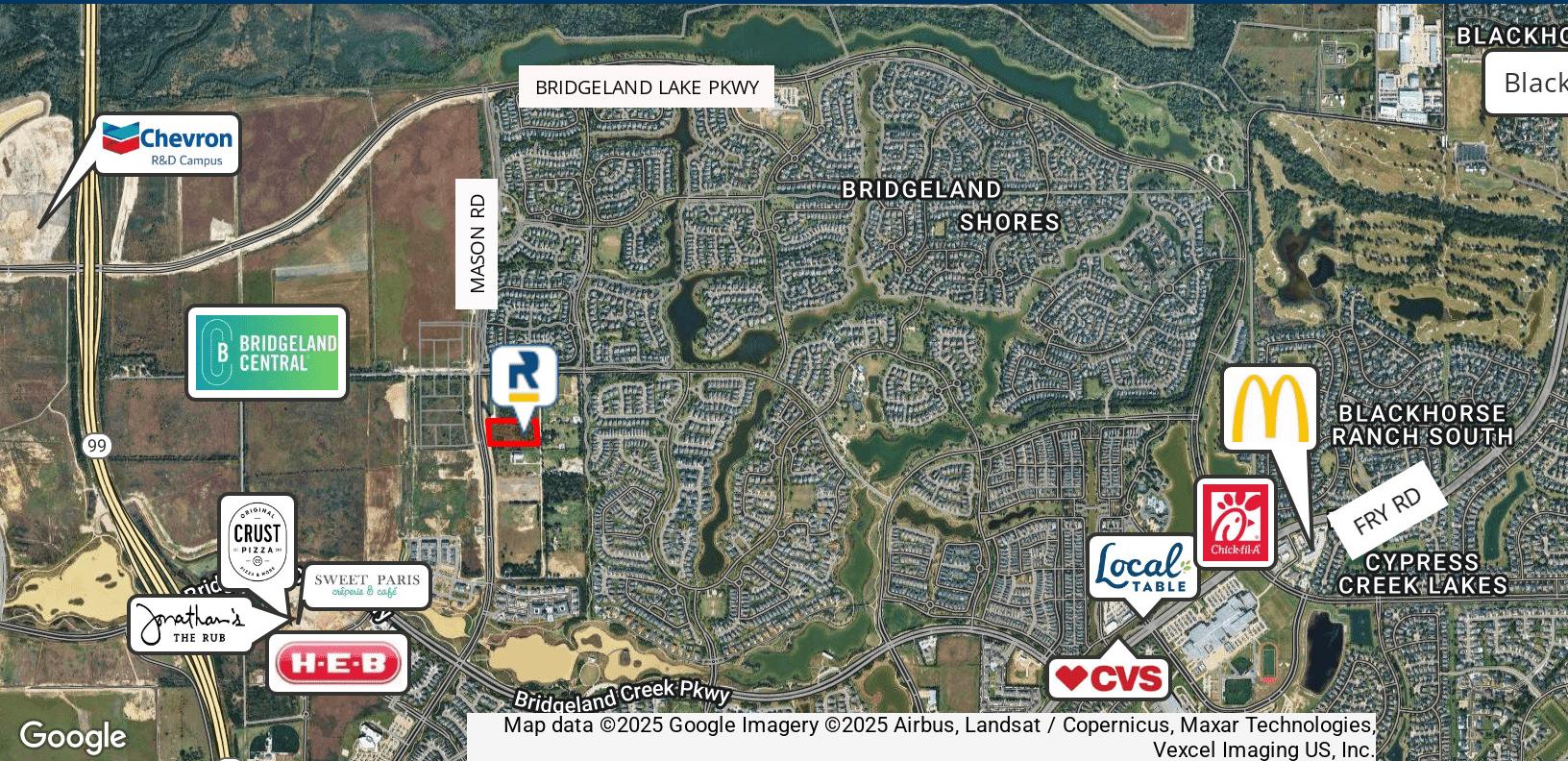
Principal
713.598.0954
jhicks@ryoak.com



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the perfect space for your business at The OakHouse in Cypress, TX. This prime commercial property is located adjacent to the Bridgeland community, just across the street from Bridgeland Central. The location features convenient parking and easy access to Grand Parkway, Mason Rd, Bridgeland Creek Pkwy, and Bridgeland Lake Pkwy, making it convenient for both employees and visitors. Whether you're seeking a showroom, office space, or retail storefront, this property's customizable features make it an exceptional choice for establishing your business presence.

PROPERTY HIGHLIGHTS

- Under Construction Now!
- Ideal for small businesses and family-focused concepts
- Very high incomes
- Versatile layout with high ceilings
- Large parking field and easy access to major thoroughfares

OFFERING SUMMARY

Lease Rate: \$39.00 - 40.00 SF/yr (NNN)

Available SF: 1,000 - 4,000 SF

Building Size: 50,570 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,138	10,569	46,311
Total Population	7,301	35,949	152,101
Average HH Income	\$218,215	\$210,102	\$159,454

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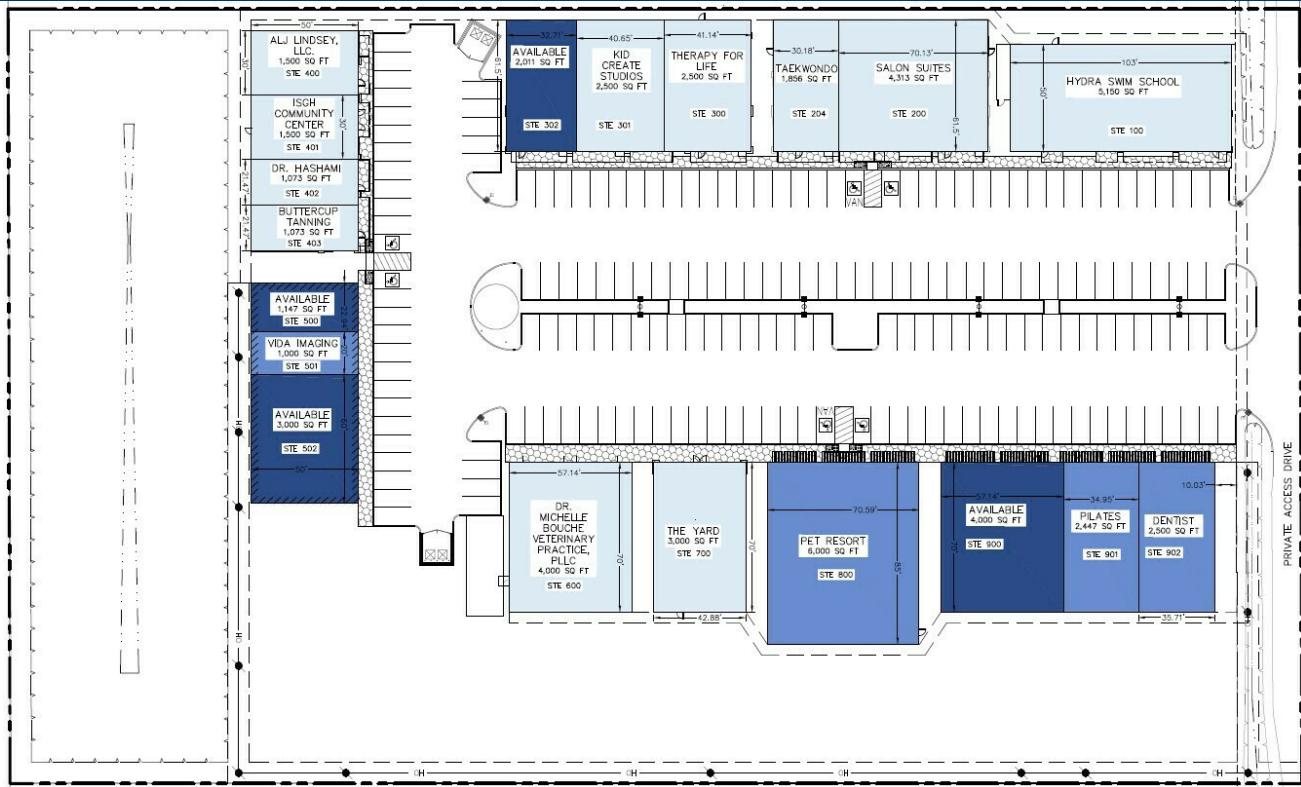
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LEASE SPACES



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,000 - 4,000 SF

Lease Rate:

\$39.00 - \$40.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Houston Hydra Swim School	5,150 SF	NNN	Negotiable	-
200	Salon Suites	4,313 SF	NNN	Negotiable	-
204	Champions Taekwondo	1,856 SF	NNN	Negotiable	-
300	Therapy For Life	2,500 SF	NNN	Negotiable	-
301	Kid Create Studio	2,500 SF	NNN	Negotiable	-
302	Available	2,011 SF	NNN	\$39.00 SF/yr	End Cap Space
400	ALJ Lindsey	1,500 SF	NNN	Negotiable	End Cap Space - LL is willing to provide TI or finish the space for office use.
401	ISGH	1,500 SF	NNN	Negotiable	-
402	Dr. Hashmi	1,073 SF	NNN	Negotiable	-
403	Buttercup Tanning	1,073 SF	NNN	Negotiable	-

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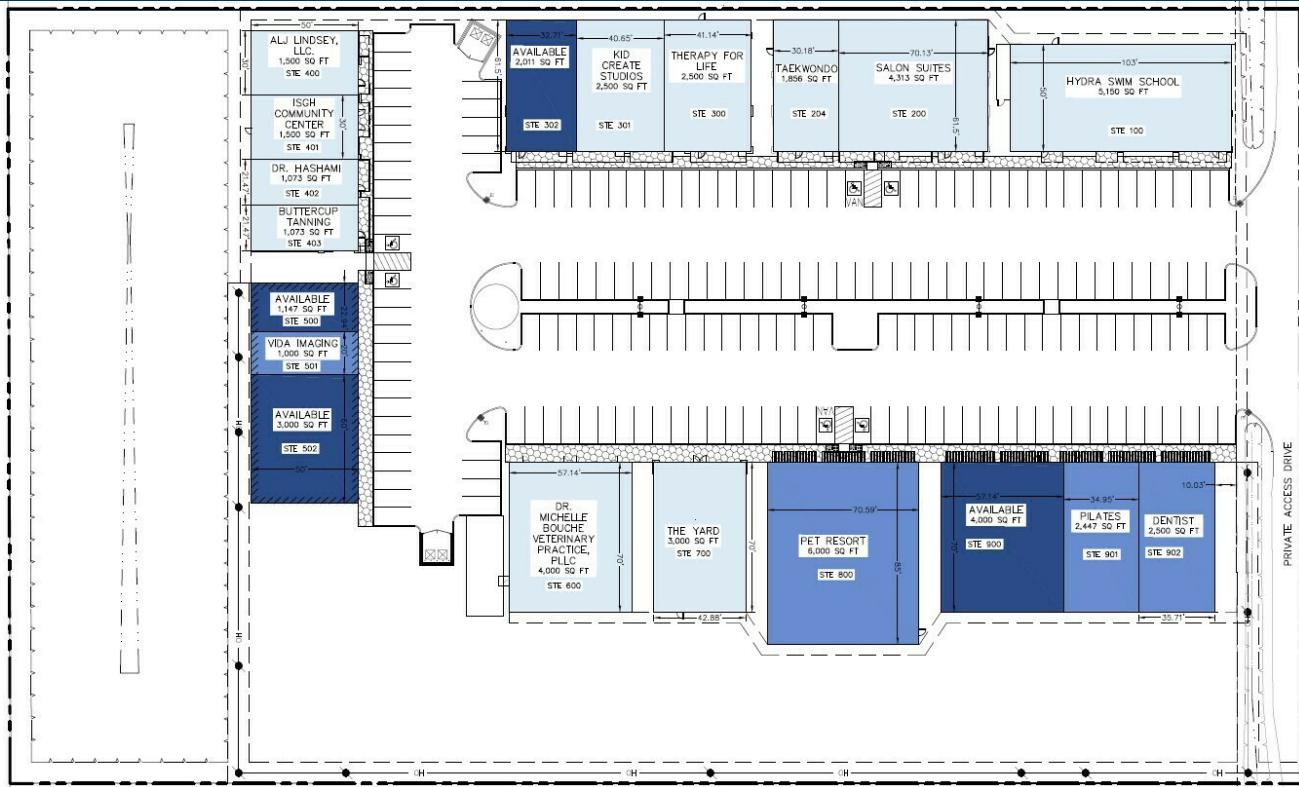
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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
500	Available	1,147 SF	NNN	\$40.00 SF/yr	End Cap - Ideal for a Retail Boutique or an Office. LL is willing to give TI or build out the space to the tenant's specifications
501	Available	1,000 SF	NNN	Negotiable	Negotiating Lease
502	Available	1,000 - 3,000 SF	NNN	\$40.00 SF/yr	Space can be divided. End Cap is available. Ideal for a variety of office users or medical. LL is willing to give TI or to finish out the space to the Tenant's specifications.
600	Vet	4,000 SF	NNN	Negotiable	-
700	The Yard Gym	3,000 SF	NNN	Negotiable	-
800	Pet Resort and Spa	2,000 - 6,000 SF	NNN	Negotiable	Freestanding building currently under construction.
900	Available	1,000 - 4,000 SF	NNN	\$40.00 SF/yr	4,000 sf end cap space in front building of the project. Can be divided. TI is available.
901	Pilates	2,447 SF	NNN	Negotiable	-
902	Dentist	2,500 SF	NNN	Negotiable	End Cap at the front of the project

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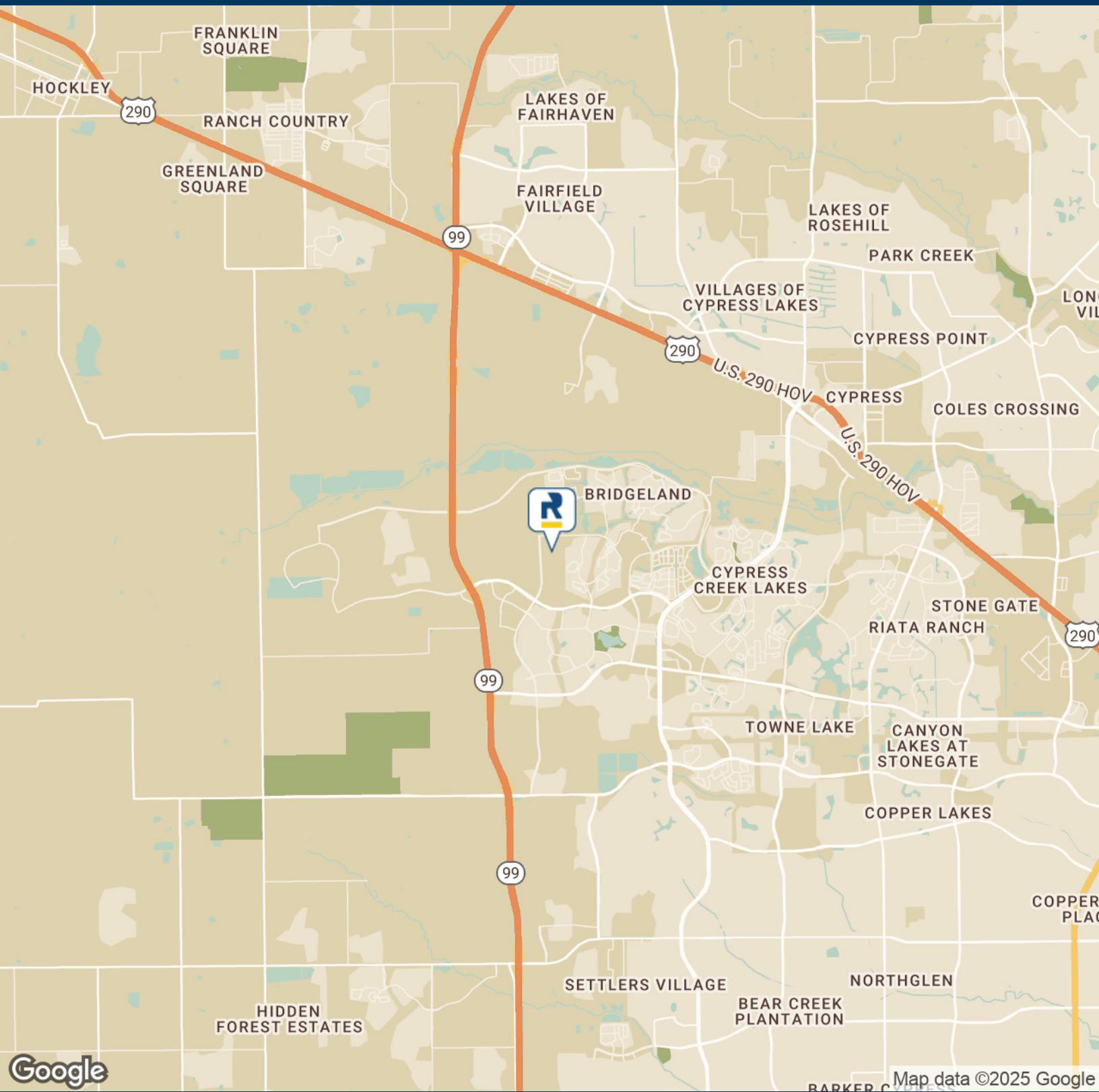
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LOCATION MAP



Map data ©2025 Google

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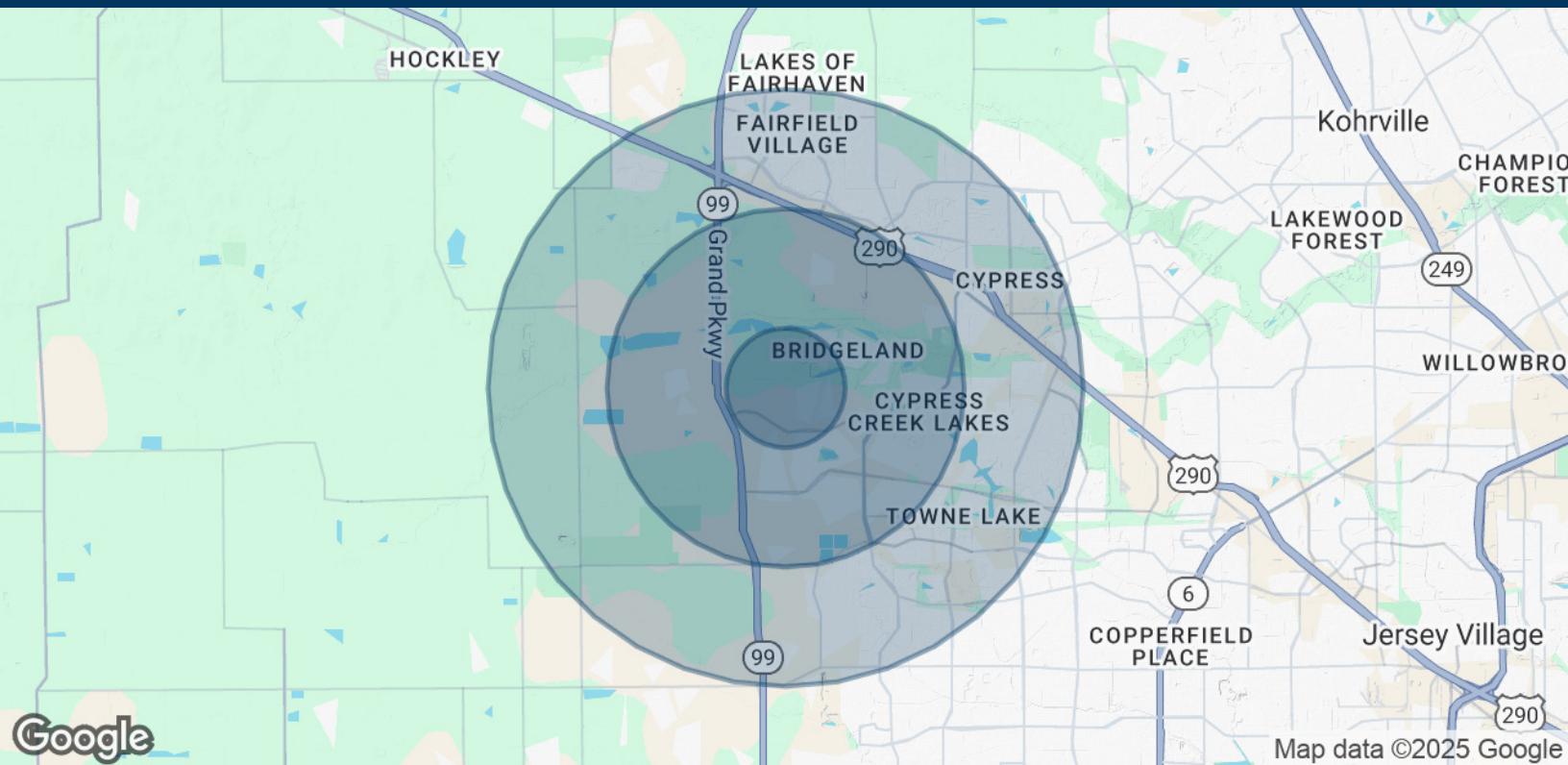
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,301	35,949	152,101
Average Age	33	34	35
Average Age (Male)	33	34	35
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,138	10,569	46,311
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$218,215	\$210,102	\$159,454
Average House Value	\$573,804	\$523,833	\$424,548

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	20.2%	20.2%	26.8%

Demographics data derived from AlphaMap

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RYOAK CAPITAL PARTNERS

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FOR MORE INFORMATION:

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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. **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.

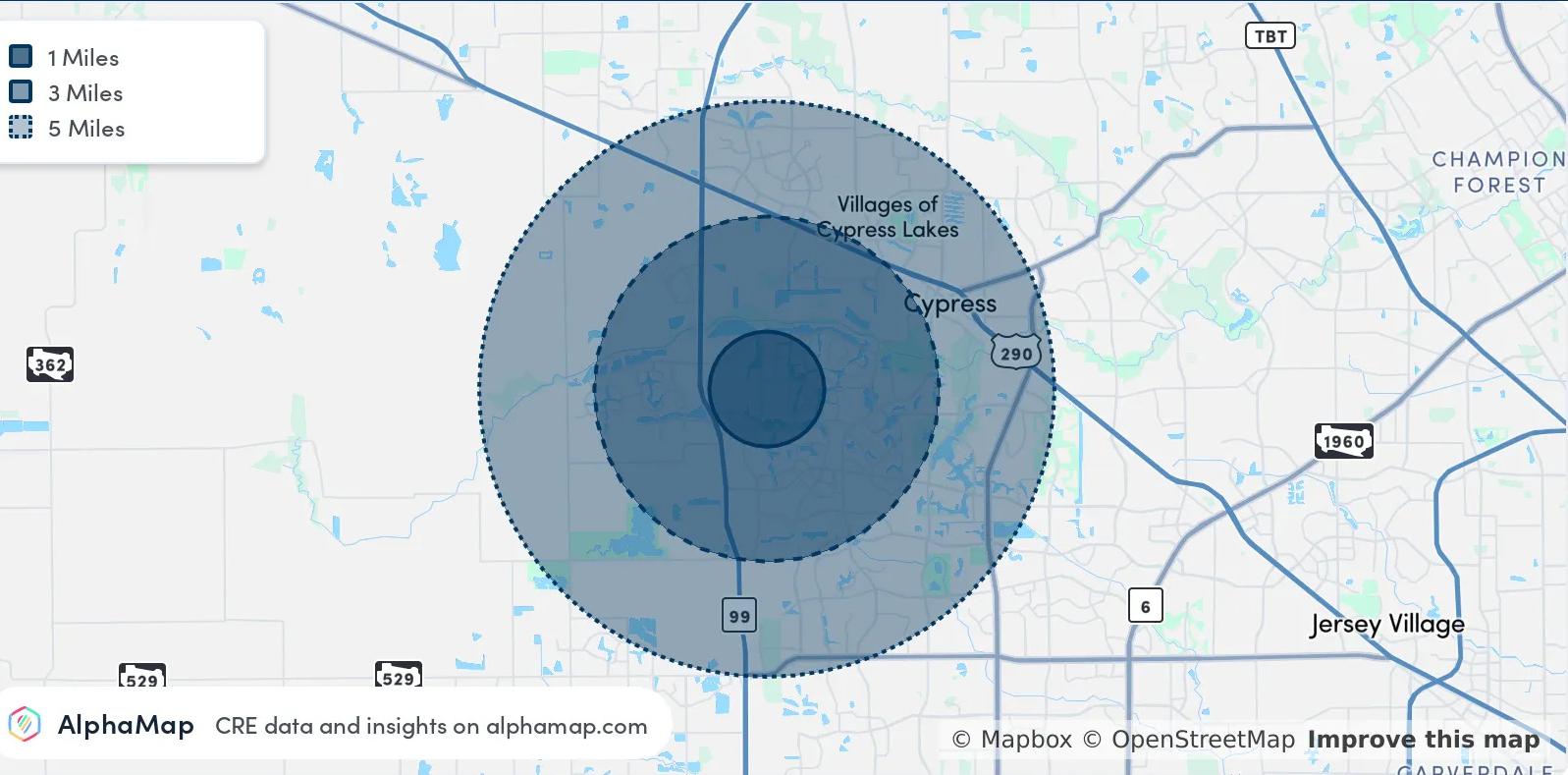
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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	

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AREA ANALYTICS



POPULATION

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Average House Value	\$573,804	\$523,833	\$424,548
Per Capita Income	\$64,180	\$61,794	\$48,319

*Map and demographics data derived from AlphaMap***JONATHAN HICKS, CCIM**

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