



THE OAKHOUSE

FOR LEASE

20049 HOUSE HAHN RD
CYPRESS, TX 77433



JONATHAN HICKS, CCIM

Principal

713.598.0954

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FOR LEASE

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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 |

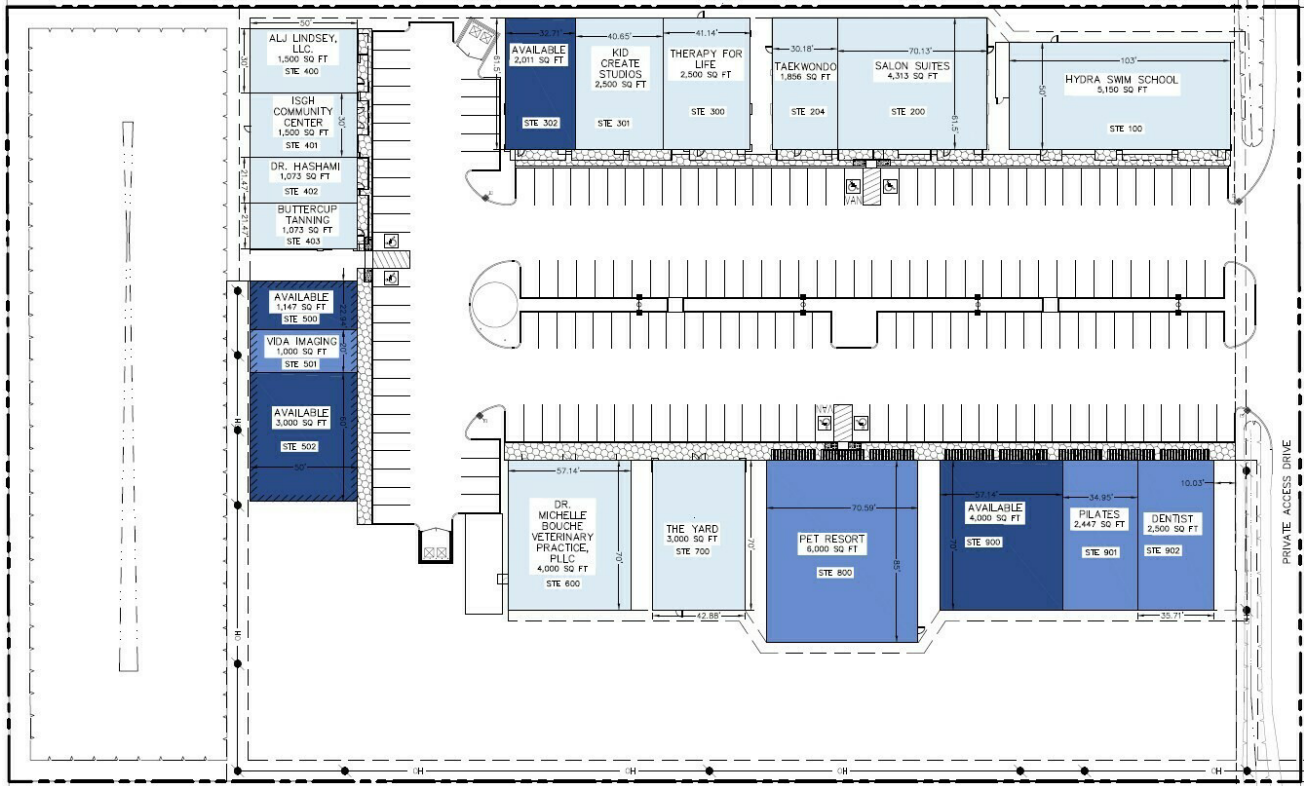
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LEASE SPACES



LEASE INFORMATION

| | |
|--------------|------------------|
| Lease Type: | NNN |
| Total Space: | 1,000 - 4,000 SF |

| | |
|-------------|-------------------------|
| Lease Term: | Negotiable |
| 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 | - |

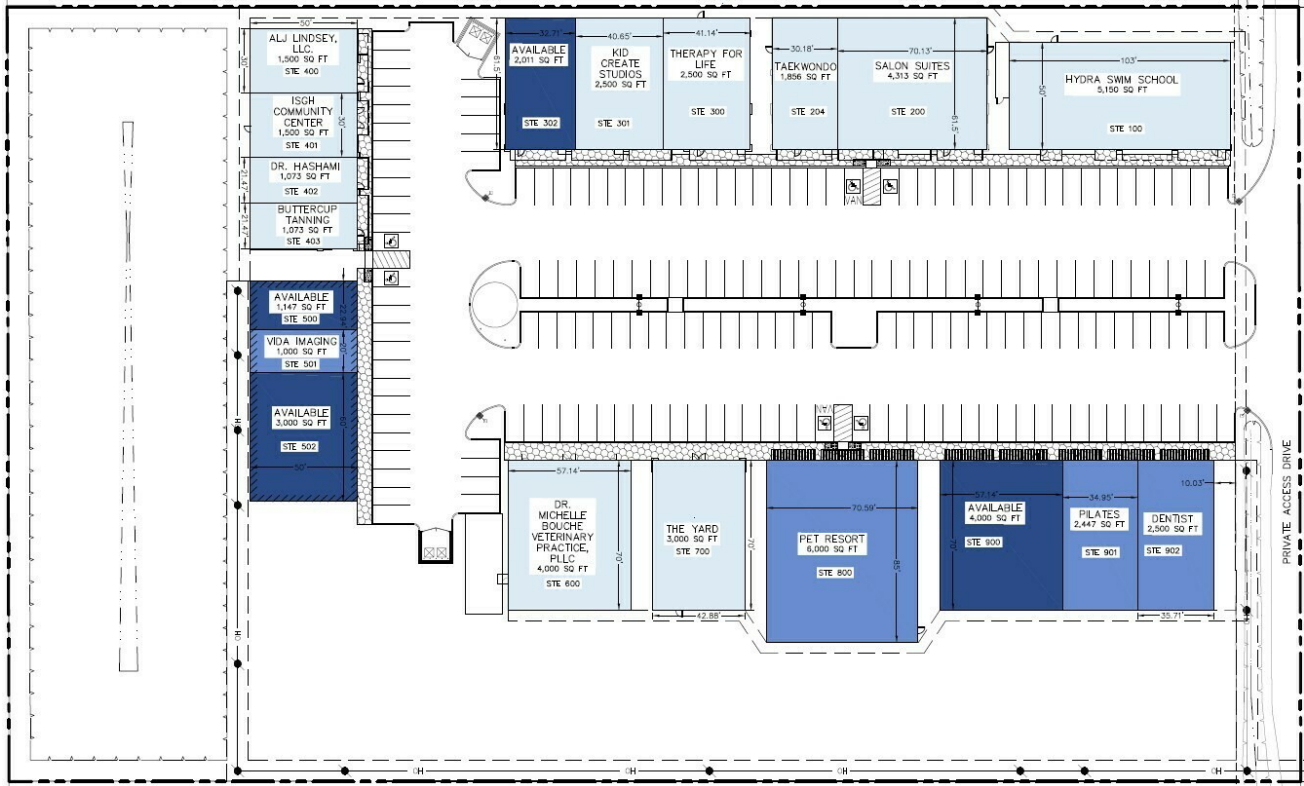
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LEASE SPACES



| 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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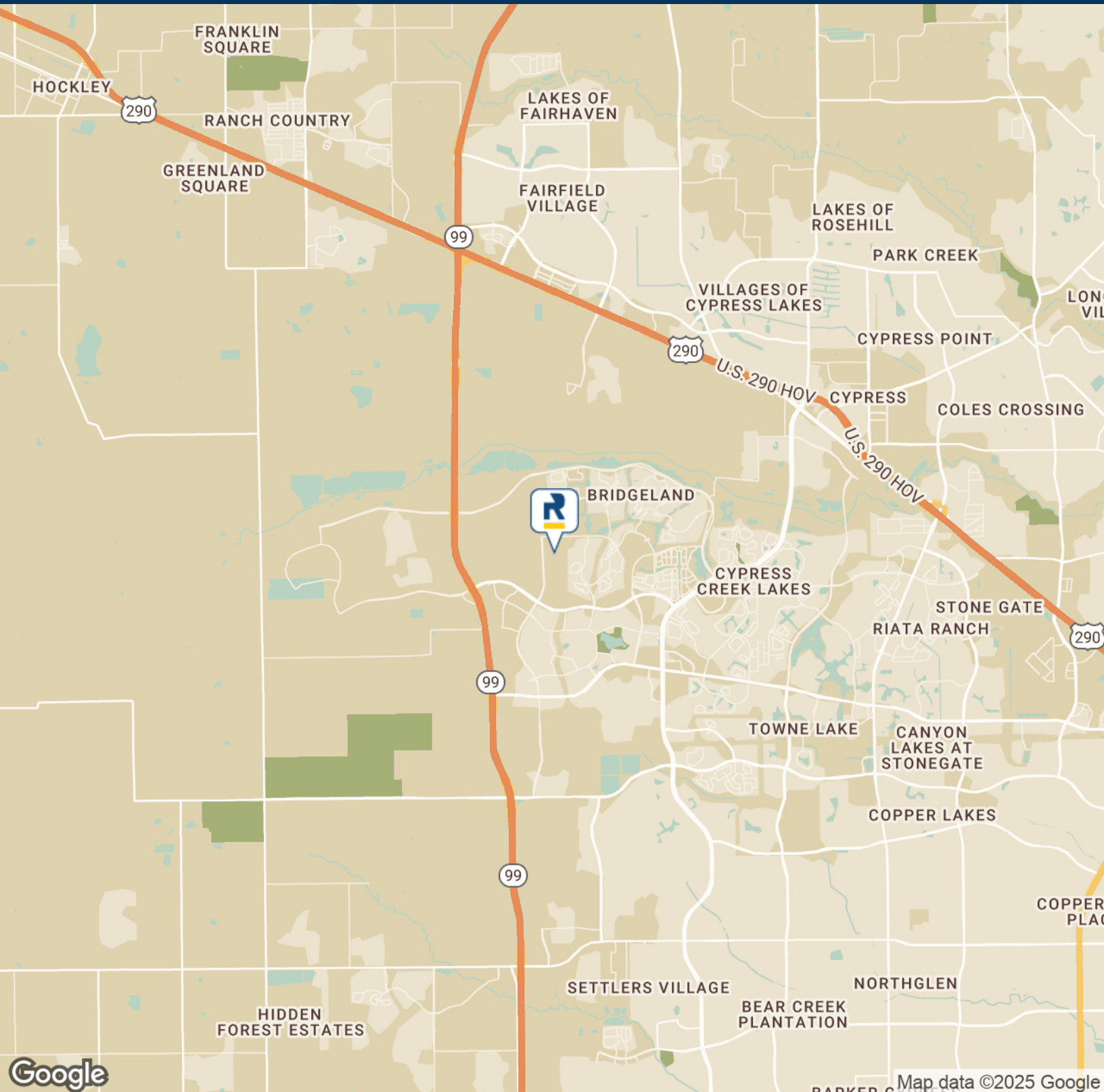
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LOCATION MAP



Google

Map data ©2025 Google

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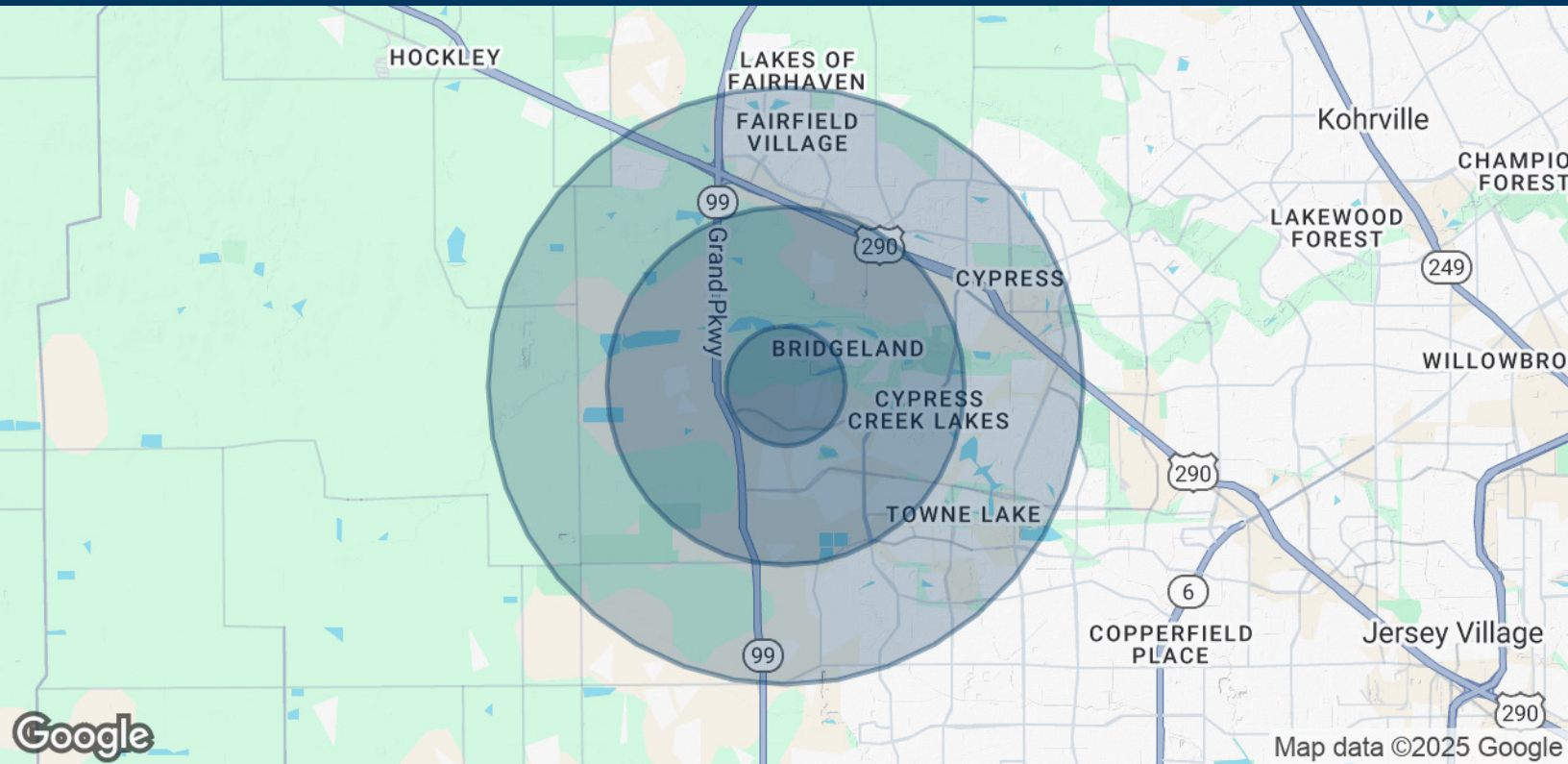
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DEMOGRAPHICS MAP & REPORT



| 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.

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.

| | | | |
|---|-------------|-------|-------|
| 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

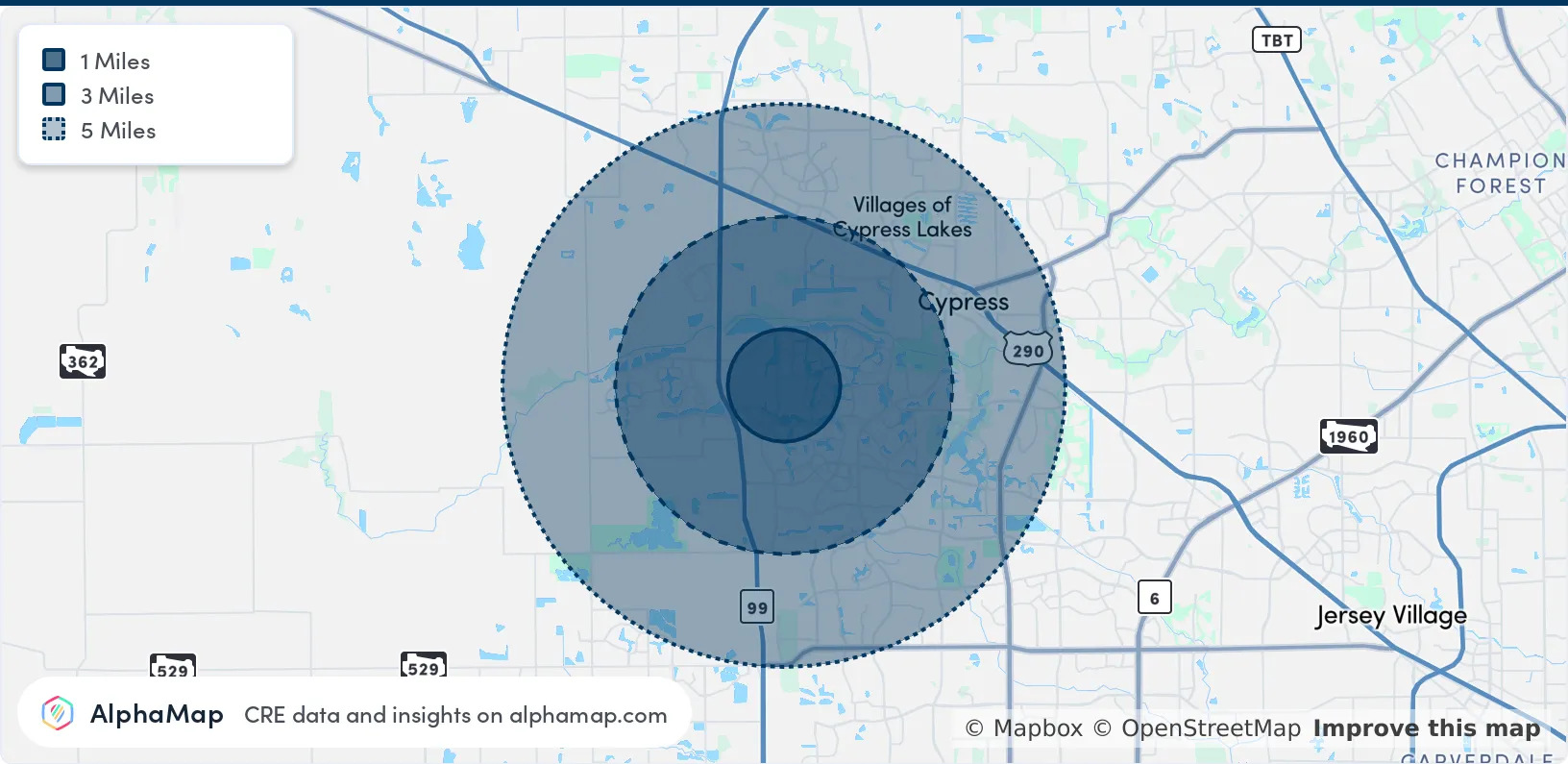
Date



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AREA ANALYTICS



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
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| 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 |
| Per Capita Income | \$64,180 | \$61,794 | \$48,319 |

Map and demographics data derived from AlphaMap

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