



# Commercial Realty Company

NEC of West Rd. and Queenston Blvd.  
Next to - 17020 West Rd., Cypress, Tx 77037

CALL FOR MORE INFORMATION

### FOR LEASE

Call for Rental Rate  
\$ 7.00/ PSF NNN

### AVAILABLE SPACE

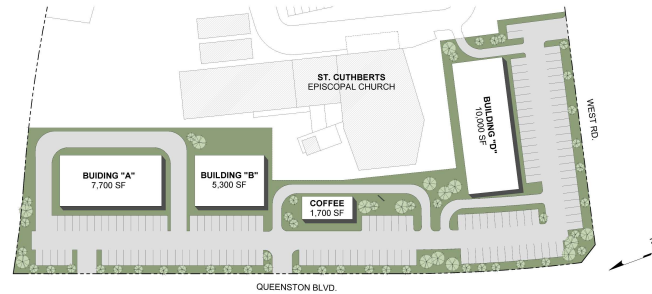
- Minimum divisible 1,200 SF
- Max divisible 10,000 SF
- TI allowance negotiable

### PROPERTY HIGHLIGHTS

- Middle of developed Subdivision
- Newly constructed (2025)
- Average HH income \$130,643. (withing 1mi radius)
- Overflow parking available

### TRAFFIC COUNT

- 12,724 West Rd. (CoStar 2022)
- 8,012 Queenston Blvd.



7,700 sf w/Drive Thru      5,300 sf      1,740 sf w/ Drive Thru      10,000 sf w/Drive Thru

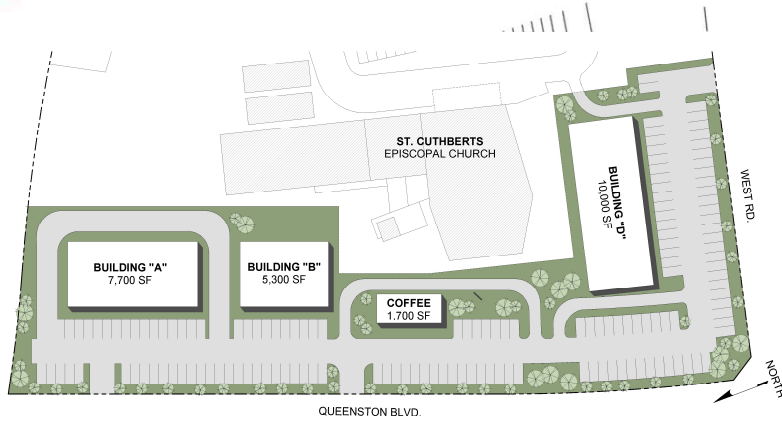


Fred Ash  
Cell: 281-236-3032  
Office: 281-568-7805  
fredash@crcompany.com

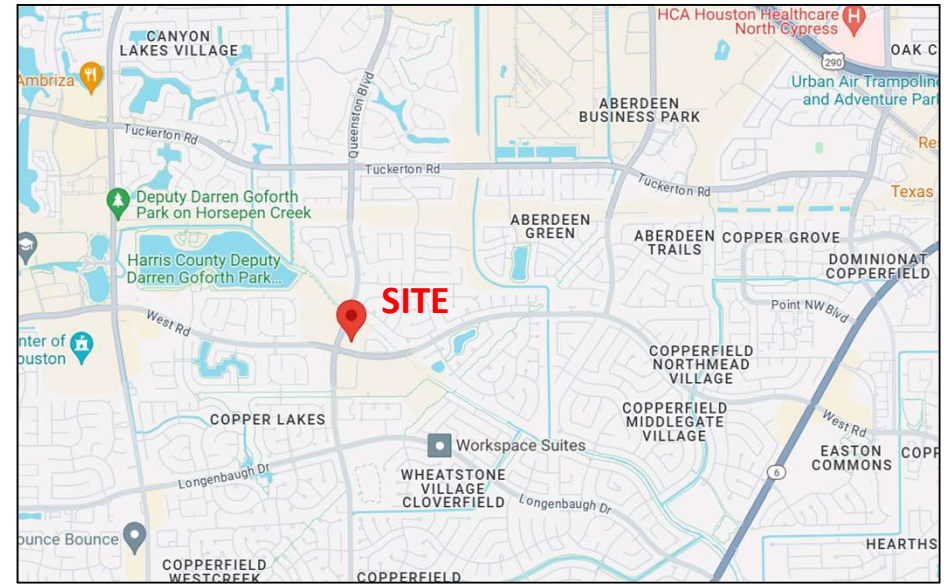


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## DEMOGRAPHICS

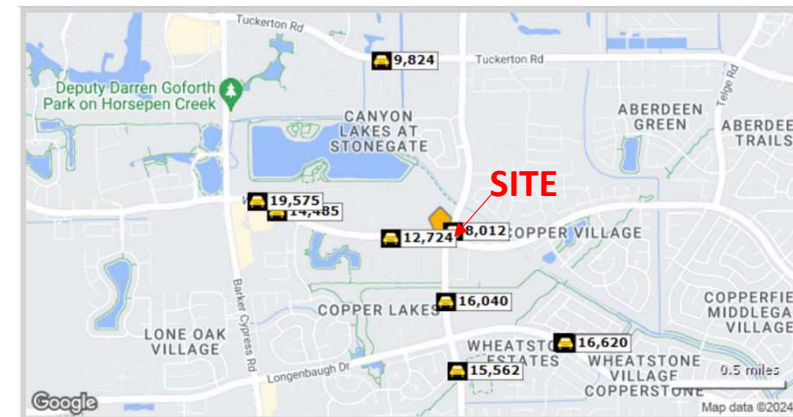
Households	1 mile	2 mile	3 mile
2010 Households	4,905	16,939	36,797
2023 Households	5,311	20,181	46,188
2028 Household Projection	5,308	20,455	47,147
Annual Growth 2010-2023	1.00%	1.90%	2.50%
Annual Growth 2023-2028	0%	0.30%	0.40%
Owner Occupied Households	4,766	17,059	35,566
Renter Occupied Households	542	3,396	11,581
Avg Household Size	3.1	3	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$220.5M	\$781M	\$1.7B

Income	1 mile	2 mile	3 mile
Avg Household Income	\$130,643	\$119,533	\$111,172
Median Household Income	\$111,205	\$98,254	\$89,233
< \$25,000	401	1,834	4,324
\$25,000 - 50,000	422	2,290	7,095
\$50,000 - 75,000	911	3,388	7,912
\$75,000 - 100,000	610	2,772	6,611
\$100,000 - 125,000	695	2,486	5,811
\$125,000 - 150,000	691	2,117	3,865
\$150,000 - 200,000	775	2,754	5,425
\$200,000+	806	2,540	5,147

Population	1 mile	2 mile	3 mile
2010 Population	15,580	52,198	112,874
2023 Population	16,292	60,553	137,538
2028 Population Projection	16,201	61,176	139,913
Annual Growth 2010-2023	0.40%	1.20%	1.70%
Annual Growth 2023-2028	-0.10%	0.20%	0.30%
Median Age	35.8	35.4	34.5
Bachelor's Degree or Higher	44%	40%	37%
U.S. Armed Forces	0	0	9

### Traffic Count

West Rd. 12,725  
Queenston Blvd. 8,012





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## Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>CRC Real Estate Services</b>	<b>295776</b>	<b>fredash@crcompany.com</b>	<b>(281)568-7805</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Fred Ash</b>	<b>295776</b>	<b>fredash@crcompany.com</b>	<b>(281)568-7805</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Fred Ash</b>	<b>295776</b>	<b>fredash@crcompany.com</b>	<b>(281)568-7805</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Wesley Clayborn</b>	<b>686301</b>	<b>Wesley@crcompany.com</b>	<b>(713)299-6619</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_

Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501  
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St. Cuthbert's  
Episcopal Church

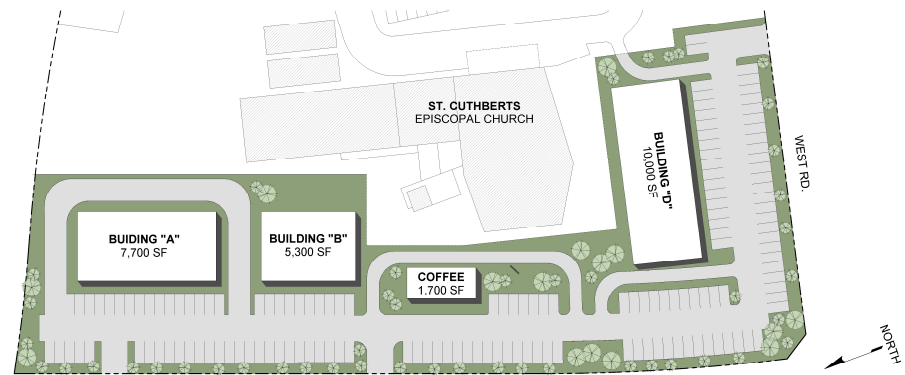
Copperfield estates - Sky  
Assisted Living

Aragon Middle School

Birk's Elementary School



West Houston Church of Christ



QUEENSTON BLVD.