



NOW OPEN:  **DUTCH BROS**

# CYPRESS VILLAGE STATION

Unique Lifestyle Center in the Heart of Cypress

NEC of Highway 290 & Skinner Road | Cypress, Texas

**Kevin Sims | 281.477.4366**

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

# CYPRESS VILLAGE STATION

# PROJECT HIGHLIGHTS

CYPRESS, TEXAS



**31%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
FROM 2020 TO 2022

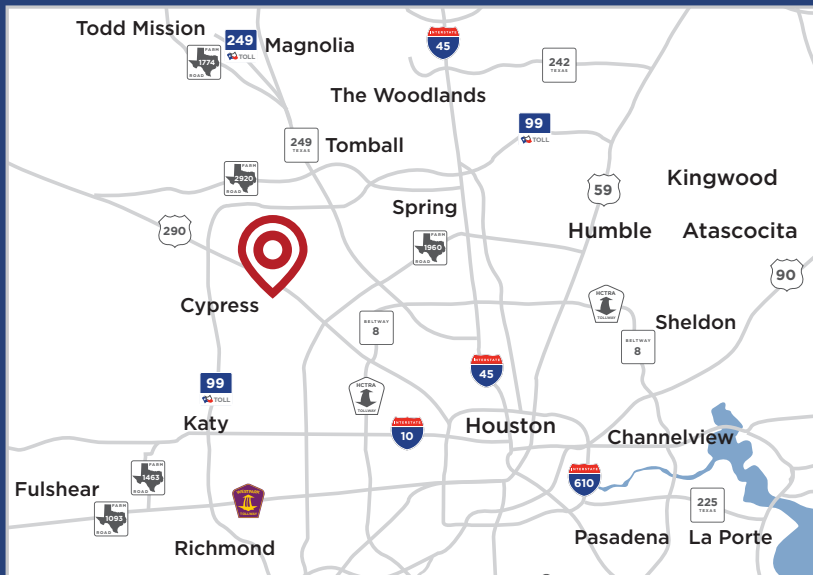
2020 Census, 2022 Estimates with  
Delivery Statistics as of 09/22



**\$139K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILES



**MORE THAN  
111,616  
VPD ON  
HWY 290**



## EXPLOSIVE RESIDENTIAL GROWTH

*1,223 ANNUAL STARTS | 1,197 ANNUAL CLOSING*

*76,071 TOTAL HOMES | 6,940 FUTURE HOMES*

*135% HOME GROWTH | 2020 - 2022*

Source: Regis & MetroStudy Estimates as of 3Q '22

**MAJOR  
AREA  
EMPLOYERS**



**KEVIN SIMS**  
281.477.4366  
ksims@newquest.com



# PROJECT HIGHLIGHTS



**UNOBSTRUCTED VISIBILITY** TO HIGHWAY 290 AND IDEAL FOR MEDICAL, RETAIL, AND OFFICE USERS IN THE CYPRESS FAIRBANKS AND HOUSTON AREAS



HOUSTON'S **FIRST TRANSIT-ORIENTED, MIXED-USE DEVELOPMENT** COMBINING INNOVATIVE RETAIL, COMMERCIAL AND MULTI-FAMILY RESIDENTIAL



FEATURING **METRO STATION ONSITE** WITH A **1,500-SPACE COVERED PARKING** STRUCTURE AND 273 HIGH-END RESIDENTIAL LOFTS



**9,169 FUTURE HOMES** PLANNED WITHIN A **5-MILE RADIUS**



**AVAILABLE:**  
BUILT-OUT OFFICE SUITES: 795 - 900 SF  
HWY 290/SKINNER RD FACING SPACES: 895 - 8,114 SF



# Methodist

TECH-FOCUSED  
CYPRESS HOSPITAL  
COMING 1Q OF 2025



290

**Spring Cypress Center**

- Walmart
- Kroger
- Hobby Lobby
- Wendy's
- Smoothie King
- The Flame Tree
- Popeyes
- AutoZone

**Bridgeland**  
5,968 Homes

**Blackhorse Ranch**  
929 Homes

FRY ROAD 39,244 VPD



**Cypress Village Station**

- Methodist
- Dutch Bros
- Stewart
- Edward Jones
- Fred Astaire
- Coldwell Banker
- Farmers Insurance
- Allstate
- D'Vine Wine & Bistro

1,365 SF - 4,565 SF Available

1,402 SF & 1,330 SF Spaces Available

SKINNER ROAD 21,565 VPD

NORTHWEST FREEWAY 111,616 VPD

**Highline**  
273 Units

**METRO**  
4-Story Parking Structure  
1,500 Covered Spaces

**SPILLANE MIDDLE SCHOOL**  
1,387 STUDENTS

895 SF - 8,114 SF Available

(x2) 795 SF Available

795-900 SF Available

1,000 SF Available

**SITE**

JARVIS ROAD 11,728 VPD

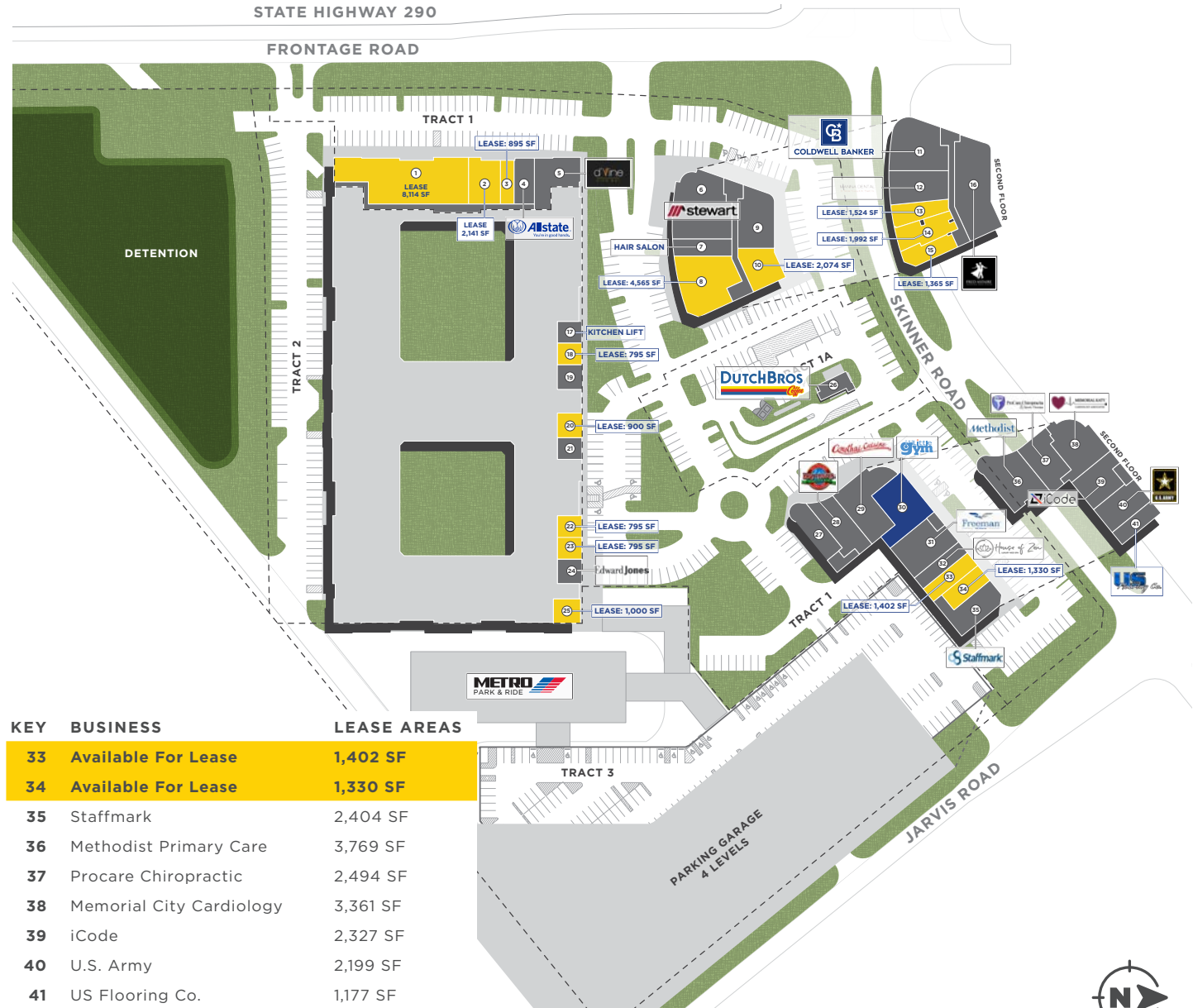
COMING 1Q OF 2025

Methodist



# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	8,114 SF
2	Available For Lease	2,141 SF
3	Available For Lease	895 SF
4	Allstate Insurance	1,399 SF
5	D'Vine Wine Bar	2,590 SF
6	Stewart Title	5,364 SF
7	Hair Salon	1,514 SF
8	Available For Lease	4,565 SF
9	Allergy & ENT Associates	3,077 SF
10	Available For Lease	2,074 SF
11	Coldwell Banker	4,000 SF
12	Manna Dental	2,825 SF
13	Available For Lease	1,524 SF
14	Available For Lease	1,992 SF
15	Available For Lease	1,365 SF
16	Fred Astaire Dance Studios	5,265 SF
17	Kitchen Lift	795 SF
18	Available For Lease	795 SF
19	Cypress Care Pharmacy	900 SF
20	Available For Lease	900 SF
21	Ann Tailor Alterations	795 SF
22	Available For Lease	795 SF
23	Available For Lease	795 SF
24	Edward Jones	900 SF
25	Available For Lease	1,000 SF
26	Dutch Bros. Coffee	863 SF
27	Hanan's Cafe	1,864 SF
28	Brothers Pizza Parlor	2,486 SF
29	Anothai Cuisine	3,821 SF
30	Proposed Little Gym	3,421 SF
31	Freeman Agency	3,044 SF
32	House of Zen Med Spa	1,202 SF



KEY	BUSINESS	LEASE AREAS
33	Available For Lease	1,402 SF
34	Available For Lease	1,330 SF
35	Staffmark	2,404 SF
36	Methodist Primary Care	3,769 SF
37	Procare Chiropractic	2,494 SF
38	Memorial City Cardiology	3,361 SF
39	iCode	2,327 SF
40	U.S. Army	2,199 SF
41	US Flooring Co.	1,177 SF

AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



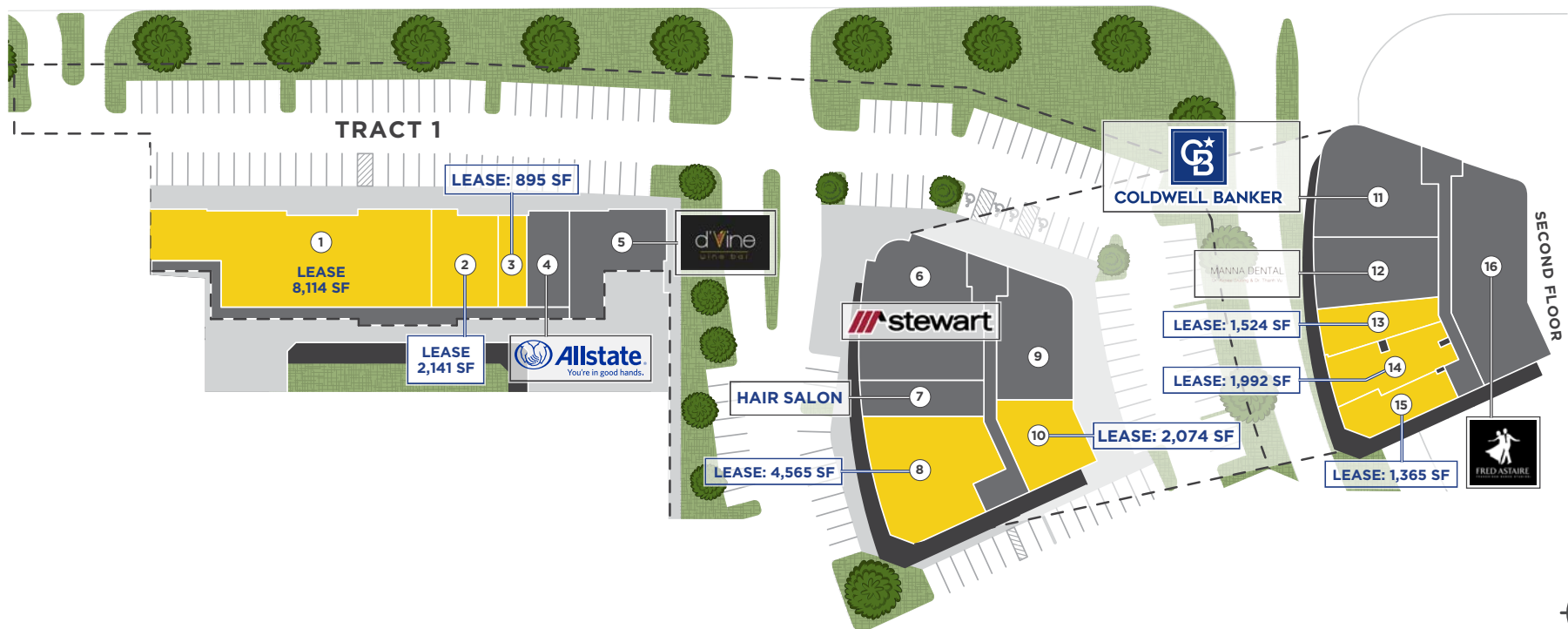
SP.258 | 10.22 | 04.21

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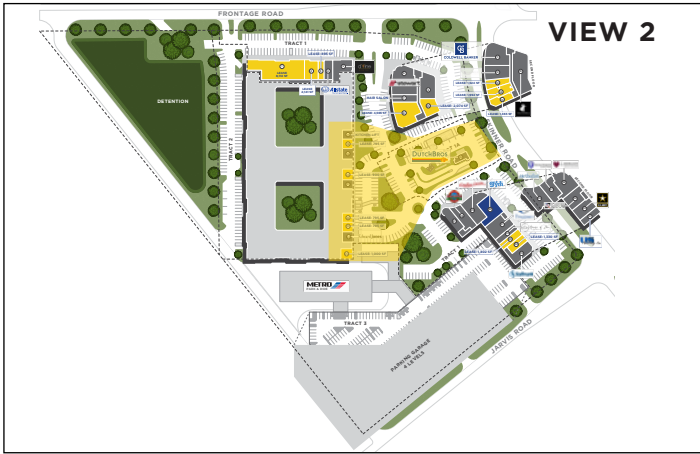
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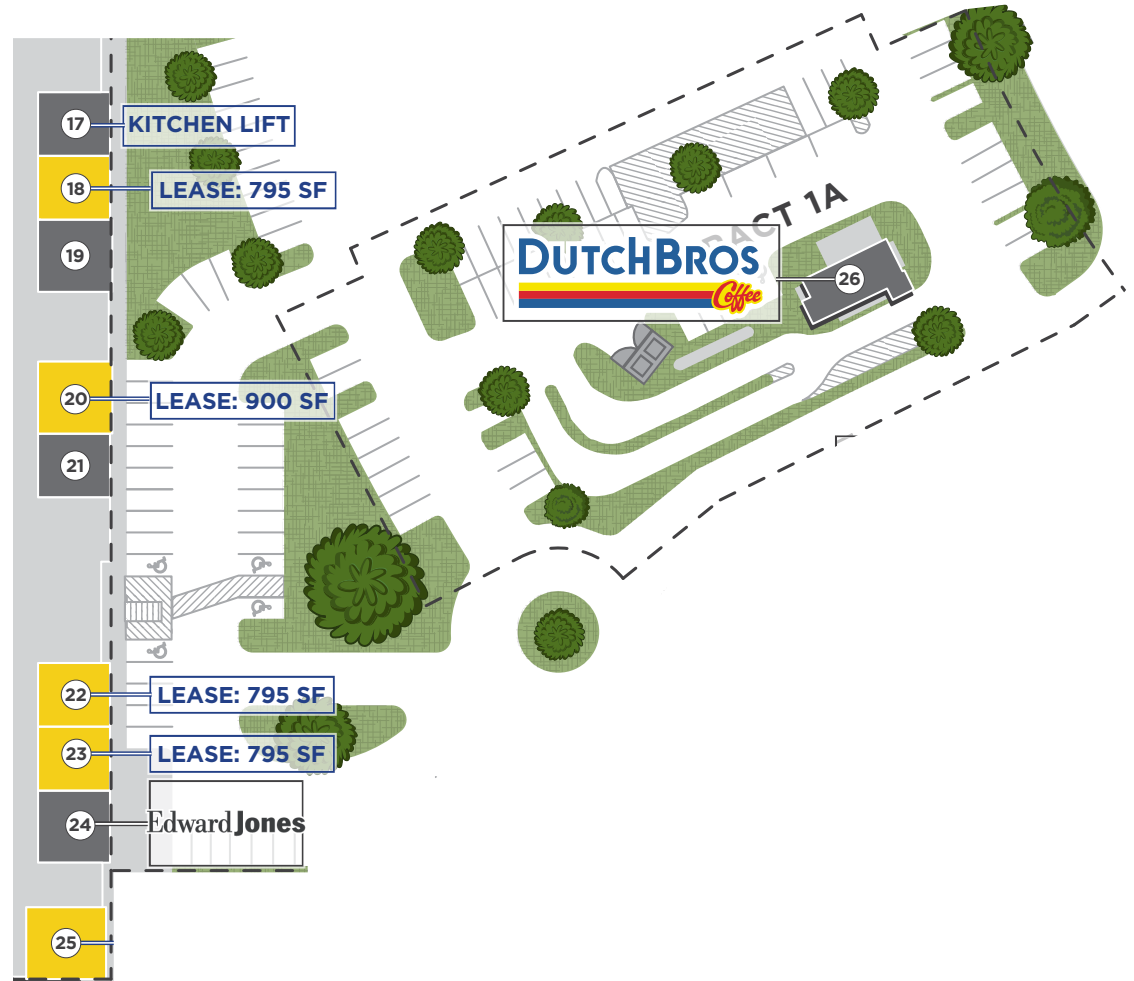
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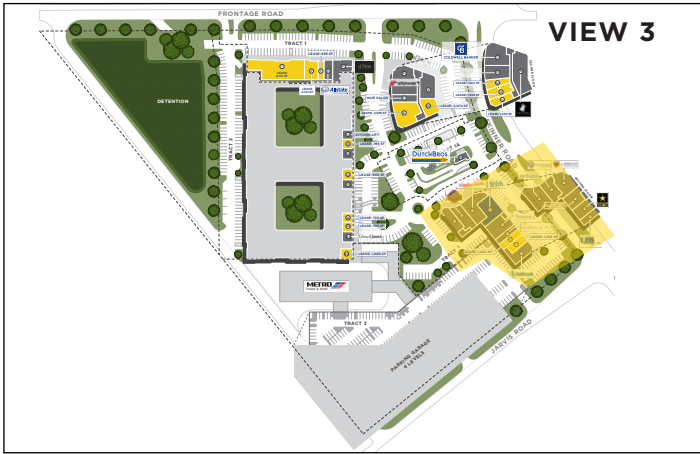


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# DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/22



**KEVIN SIMS**  
 281.477.4366  
 ksims@newquest.com

POPULATION	2 MILES	3 MILES	5 MILES
Current Households	13,402	33,130	76,916
Current Population	40,691	101,403	234,491
2020 Census Population	32,822	77,168	208,433
Population Growth 2020 to 2022	23.98%	31.41%	12.50%
2022 Median Age	33.6	33.6	33.8

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$136,553	\$139,334	\$128,636
Median Household Income	\$110,288	\$114,413	\$109,897
Per Capita Income	\$44,921	\$45,497	\$42,189

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	54.91%	54.00%	51.01%
Black or African American	11.93%	11.84%	13.63%
Asian or Pacific Islander	12.67%	12.96%	12.36%
Hispanic	21.80%	22.52%	24.66%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	15.88%	13.98%	13.79%
2 Person Households	28.82%	29.54%	29.20%
3+ Person Households	55.29%	56.48%	57.01%
Owner-Occupied Housing Units	70.85%	78.80%	77.96%
Renter-Occupied Housing Units	29.15%	21.20%	22.04%

# 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.

**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:
  - 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Kevin Sims</b>	<b>515478</b>	<b>ksims@newquest.com</b>	<b>(281)477-4366</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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