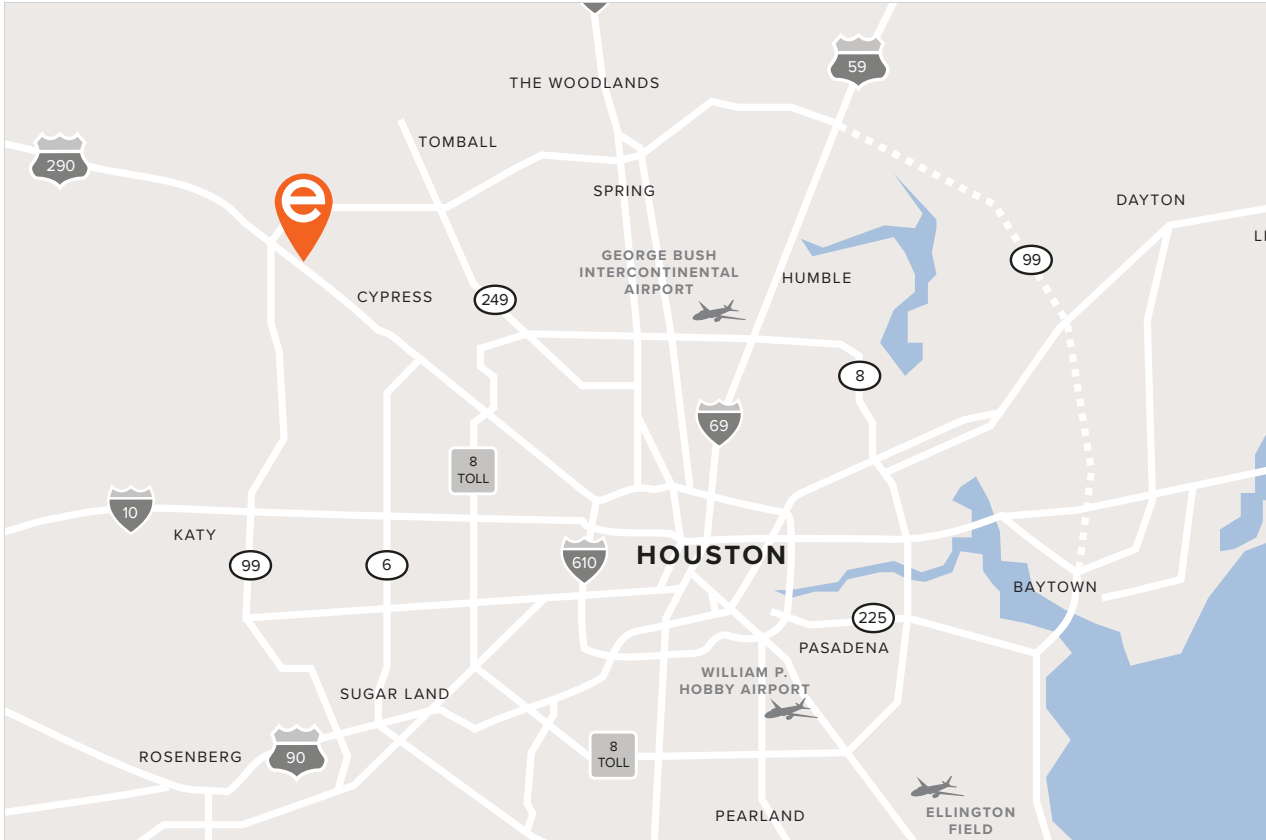


Fairfield Town Center

NWC Highway 290 & Mason Road, Cypress, Texas 77433

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LOCATION

NWC Highway 290 & Mason Rd
Cypress, Texas 77433



SIZE

500,000 sf



AVAILABLE SPACE

1,472 sf (2nd gen. restaurant)
5,097 sf (2nd gen. retail)



RATE

Contact for pricing



NUMBER OF VISITS (PLACER 2019)

6.4 Million

Annually

537,800

Monthly (averaged)



TRAFFIC COUNTS (KALIBRATE 2021)

98,304 CPD

Highway 290

21,107 CPD

Mason Rd



AREA RETAILERS

Houston Premium Outlets, H-E-B, Academy, Kroger, Rooms To Go, Public Storage, Walmart, Home Depot, Lowe's, Target, Bed Bath & Beyond, Ross, Michael's, TJ Maxx, Office Depot, PetSmart, Hobby Lobby, Planet Fitness, Costco, Cinemark

PROPERTY INFORMATION

- Located in the Hwy 290 corridor, Fairfield Town Center is Cypress' newest regional shopping center. Traffic generators such as the 475,000 square foot Houston Premium Outlets, HEB, and Kroger already call this intersection home.
- 500,000 SF of power center retail, which includes anchor, junior boxes and small shop space.
- Fairfield Town Center receives 6.4 million visits a year and averages 537,800 visitors a month*
- Houston Premium Outlets is the fourth strongest mall in Houston by sales per square foot and receives over 4.5 million visits a year *

* Geolocation Data from Placer.ai 3.8.2021





6 TEXAS

FIVE GUYS

GNC

WHICH WICH?

 SUPERIOR SANDWICHES

MATTRESS FIRM

1,472 SF
OCCUPIED
BUT AVAILABLE

98,304 cpd '21

Hwy 290 Northwest Fwy

290

THE ROUND TOP
 COLLECTION
FIVE BELOW
TORRID
 Bath & Body Works

Party City
KIRKLAND'S
ULTA

5,097 SF
AVAILABLE

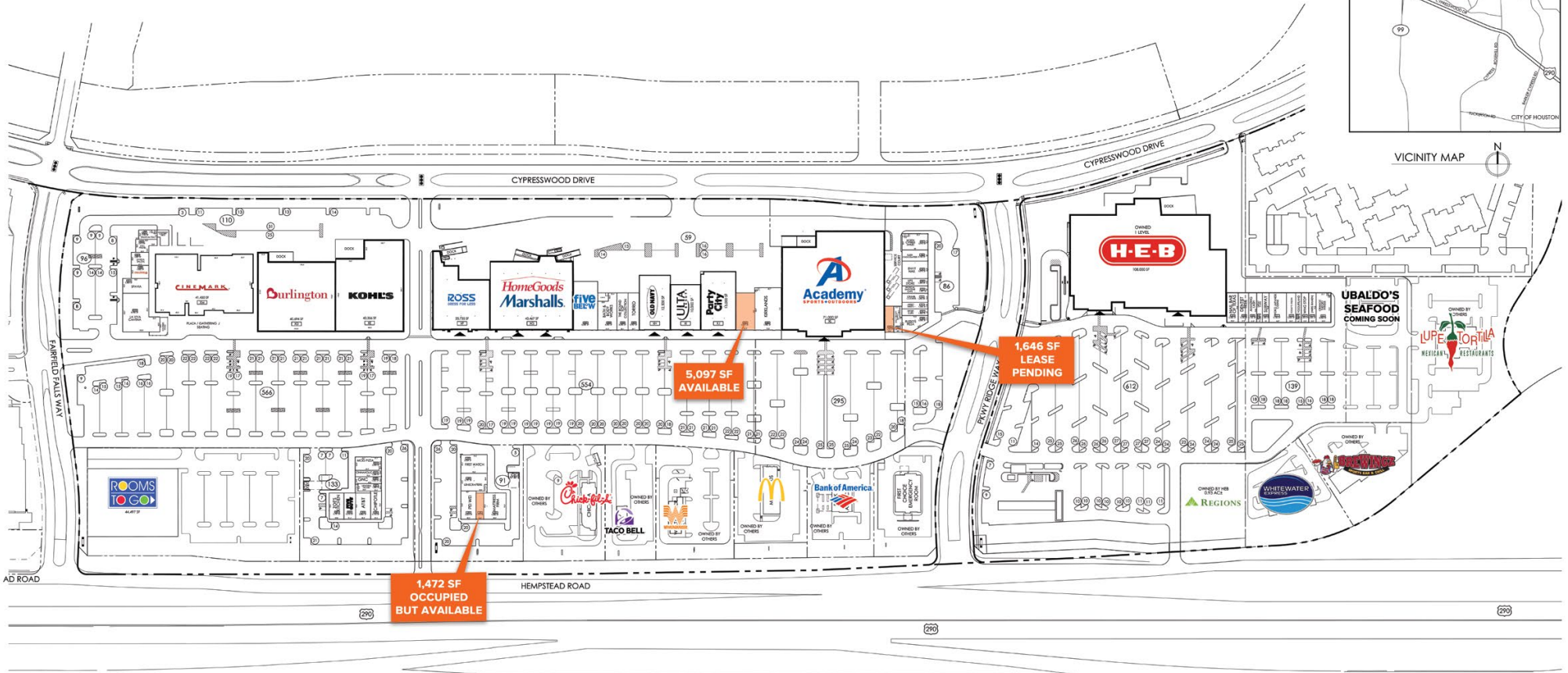
1,646 SF
LEASE
PENDING

Fairfield Ranch
Apartments

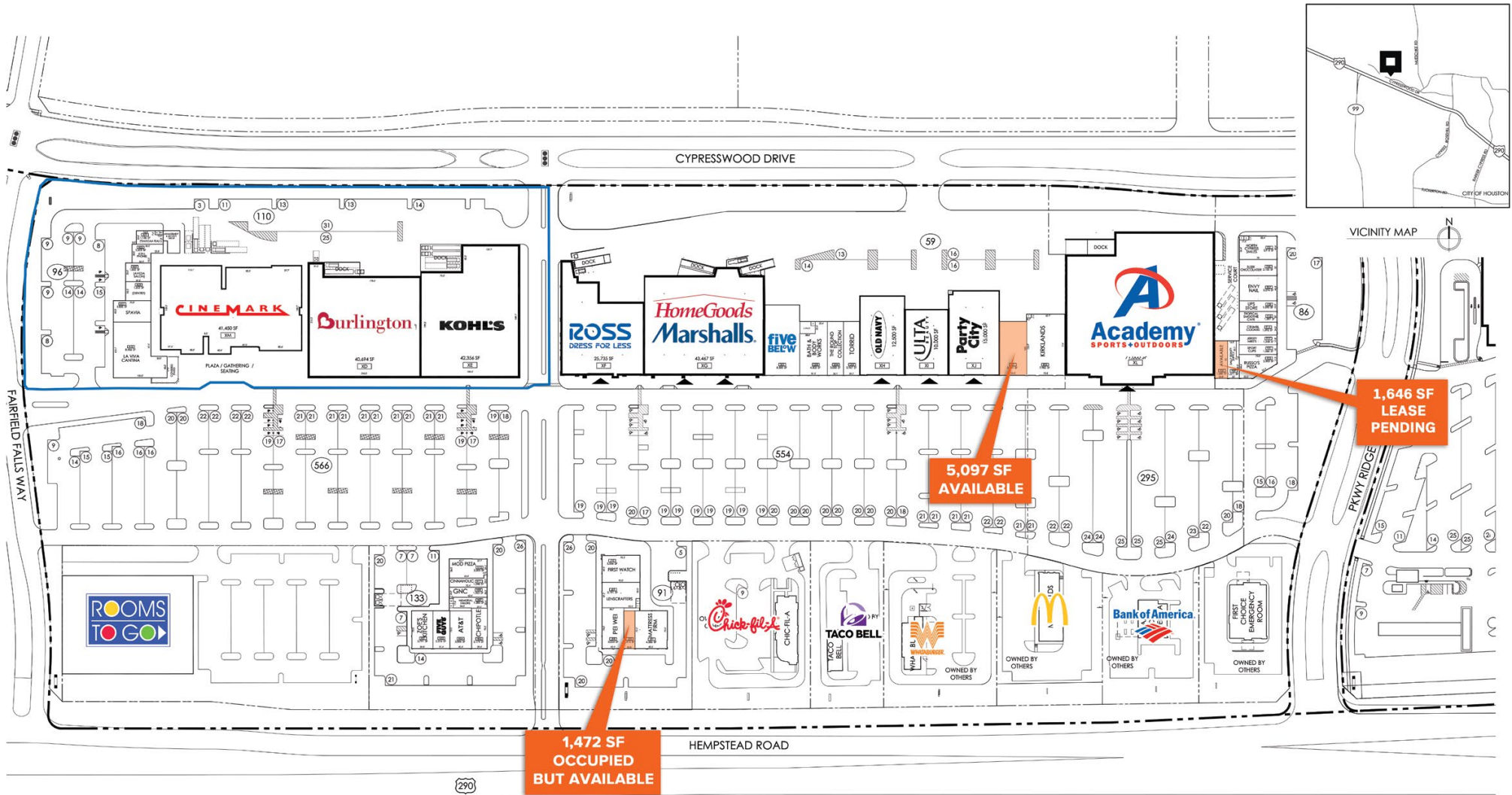
FAIRFIELD TOWN CENTER



VICINITY MAP



FAIRFIELD TOWN CENTER





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	20 MINUTE DRIVE TIME
POPULATION				
TOTAL POPULATION	11,298	53,112	109,718	657,006
TOTAL ADULT DAYTIME POPULATION	6,685	26,257	53,265	390,776
PROJECTED TOTAL GROWTH 2020 TO 2025	43.88%	41.68%	48.45%	26.50%
2025 PROJECTED POPULATION	16,256	75,251	162,875	725,034
% FEMALE POPULATION	50.57%	50.53%	50.53%	50.81%
% MALE POPULATION	49.43%	49.47%	49.47%	49.19%
MEDIAN AGE	32.0	33.0	34.1	34.8
BUSINESS				
TOTAL EMPLOYEES	2,289	8,837	16,201	203,369
TOTAL BUSINESSES	232	855	1,512	11,738
TOTAL EMPLOYEES (% OF DAYTIME POP.)	27%	25%	20%	38%
HOUSEHOLD INCOME				
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$119,983	\$117,869	\$115,055	\$87,391
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$120,583	\$120,942	\$119,003	\$97,520
ESTIMATED PER CAPITA INCOME	\$41,013	\$42,111	\$42,669	\$35,669
HOUSEHOLD				
TOTAL HOUSING UNITS	3,682	17,251	36,517	199,456
% HOUSING UNITS OWNER-OCCUPIED	75%	74%	71%	67%
% HOUSING UNITS RENTER-OCCUPIED	22%	23%	23%	28%
RACE & ETHNICITY				
% WHITE	78%	76%	73%	68%
% BLACK OR AFRICAN AMERICAN	10%	10%	10%	13%
% ASIAN	6%	6%	7%	11%
% HISPANIC	19%	19%	20%	29%
% OTHER	6%	6%	7%	11%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.