

# Cy-Fair Town Center

NEC of Highway 290 & Spring Cypress | Cypress, Texas

## SITE PLAN

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	357,720	8.21	46,253	663	14.33	12.93
TRACT '2'	501,874	11.52	144,525	506	3.50	28.80
TRACT '3'	198,277	4.55	39,249	230	5.86	19.80
TRACT 'A'	39,460	0.91	5,018	36	7.17	12.72
TRACT 'B'	52,797	1.21	5,200	84	16.15	9.85
TRACT 'C'	38,079	0.87	4,988	48	9.62	13.10
TRACT 'D'	72,879	1.67	9,458	122	12.90	12.98
TRACT 'E'	59,235	1.36	4,735	102	21.54	7.99
TRACT 'F'	17,355	0.40	5,100	10	1.96	29.39
TRACT 'G'	24,054	0.55	5,000	25	5.00	20.79
TRACT 'P2'	36,777	0.84	9,100	70	7.69	24.74
PROF. BLDG.	156,124	3.58	49,087	201	4.09	31.44
SUBTOTAL	1,554,630	35.69	327,713	2,097	6.40	21.08
ACCESS ROAD	21,236	0.49				
PUBLIC R.O.W. 1	30,141	0.69				
PUBLIC R.O.W. 2	24,732	0.57				
SUBTOTAL	76,109	1.75				
TOTAL	1,630,740	37.44				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP122      DATE: 02.27.14

PROFESSIONAL BUILDING		
NO.	NAME	LEASE AREA
FIRST FLOOR		
A	PRIMARY FEDERAL CREDIT UNION	2,450 S.F.
B	PROPOSED DENTIST	1,400 S.F.
C	SPRINTER SMART CYPRESS CENTER	1,400 S.F.
D	CRYSTAL EYECARE	2,100 S.F.
E	STEEPLECHASE PEDIATRICS	4,440 S.F.
F	PEDIATRIC DENTIST	5,250 S.F.
G	AVAILABLE	4,200 S.F.
	ELECTRICAL ROOM	258 S.F.
	STAIRS	283 S.F.
SECOND FLOOR		
H	FRADLEY EYE OPTOMETRICS	2,059 S.F.
I	TEXAS EMERGENCY CARE	1,400 S.F.
J	MEDICAL SPA	1,960 S.F.
K	TITLE COMPANY	2,590 S.F.
L	SPEECH EMPORIUM	3,226 S.F.
M	CYFAIR ENT	1,823 S.F.
N	FAMILY PRACTICE	2,100 S.F.
O	DENTIST	2,100 S.F.
P	EDWARD JONES INVESTMENTS	1,050 S.F.
Q	ORTHODONTIST	2,415 S.F.
	STAIRS	283 S.F.
TOTAL		42,787 S.F.

RETAIL BUILDING P-1		
NO.	NAME	LEASE AREA
A	TEXAS URGENT CARE	5,250 S.F.
B	SMOOTHIE KING	1,050 S.F.
TOTAL		6,300 S.F.

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
A	NEWS	4,032 S.F.
B	COBK CAFE	1,400 S.F.
C	FRECKLES	1,400 S.F.
D	MASSAGE ENVY	3,150 S.F.
E	B. ELLEN BOUTIQUE	1,750 S.F.
F	NESTLE TOLL HOUSE	1,050 S.F.
G	MERLE NORMAN	1,050 S.F.
H	HAIR CUTTERY	1,050 S.F.
J	SHOGUN JAPANESE RESTAURANT	5,787 S.F.
TOTAL		20,669 S.F.

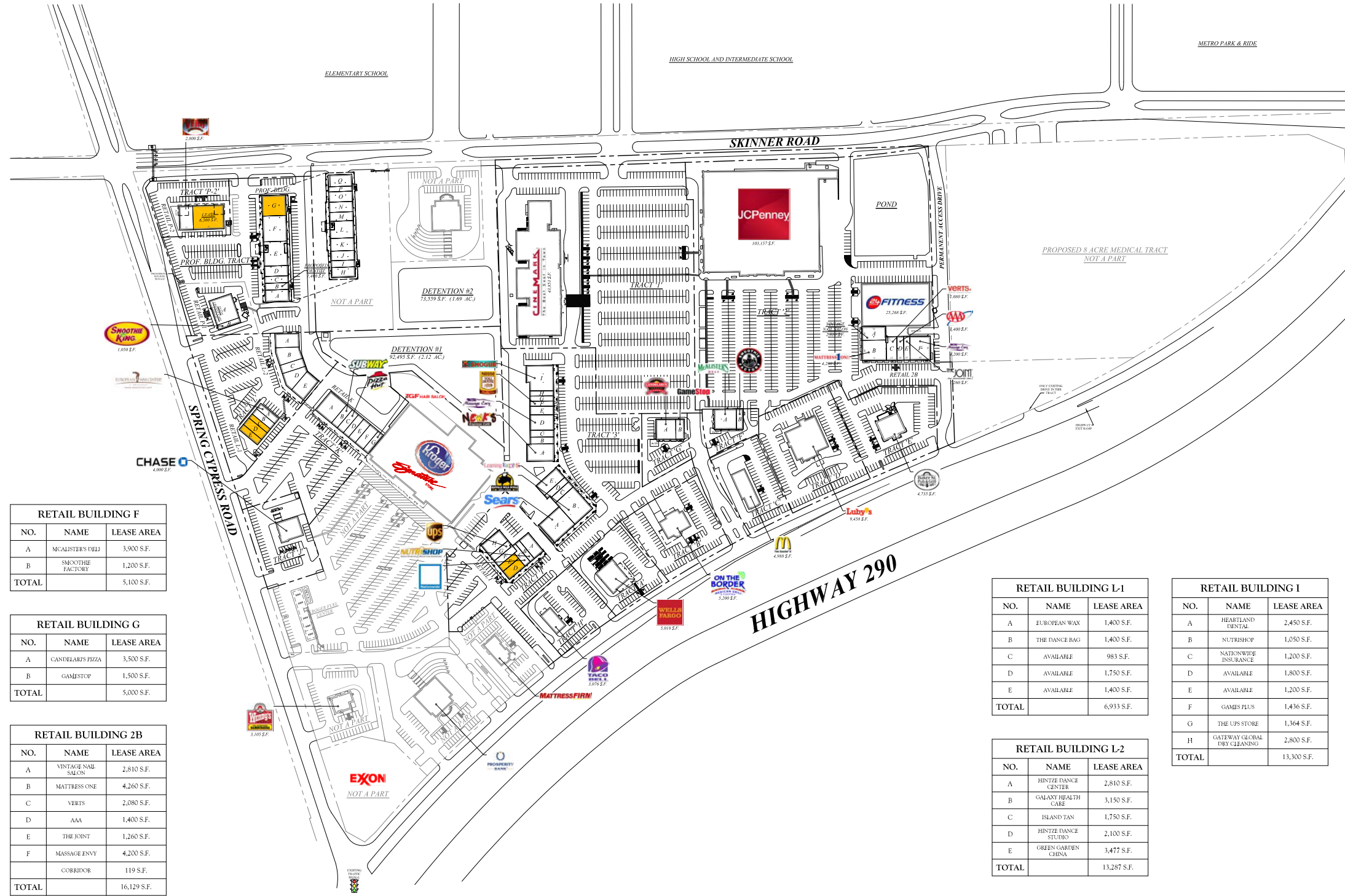
RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
A	SEARS	5,600 S.F.
B	BUFFALO WILD WINGS	5,950 S.F.
C	FROZEN YOGURT	1,400 S.F.
D	NATURAL PAWS	1,350 S.F.
E	LEARNING EXPRESS	3,000 S.F.
TOTAL		17,300 S.F.

RETAIL BUILDING F		
NO.	NAME	LEASE AREA
A	MICALISTER'S DELI	3,900 S.F.
B	SMOOTHIE FACTORY	1,200 S.F.
TOTAL		5,100 S.F.

RETAIL BUILDING G		
NO.	NAME	LEASE AREA
A	CANDELAB'S PIZZA	3,500 S.F.
B	GAMESTOP	1,500 S.F.
TOTAL		5,000 S.F.

RETAIL BUILDING 2B		
NO.	NAME	LEASE AREA
A	VINTAGE NAIL SALON	2,810 S.F.
B	MATTRESS ONE	4,260 S.F.
C	VERTS	2,080 S.F.
D	AAA	1,400 S.F.
E	THE JOINT	1,260 S.F.
F	MASSAGE ENVY	4,200 S.F.
	CORRIDOR	119 S.F.
TOTAL		16,129 S.F.

AVAILABLE



RETAIL BUILDING L-1		
NO.	NAME	LEASE AREA
A	EUROPEAN WAX	1,400 S.F.
B	THE DANCE BAG	1,400 S.F.
C	AVAILABLE	983 S.F.
D	AVAILABLE	1,750 S.F.
E	AVAILABLE	1,400 S.F.
TOTAL		6,933 S.F.

RETAIL BUILDING I		
NO.	NAME	LEASE AREA
A	HEARTLAND DENTAL	2,450 S.F.
B	NUTRISHOP	1,050 S.F.
C	NATIONWIDE INSURANCE	1,200 S.F.
D	AVAILABLE	1,800 S.F.
E	AVAILABLE	1,200 S.F.
F	GAMES PLUS	1,436 S.F.
G	THE UPS STORE	1,364 S.F.
H	GATEWAY GLOBAL DRY CLEANING	2,800 S.F.
TOTAL		13,300 S.F.

RETAIL BUILDING L-2		
NO.	NAME	LEASE AREA
A	HINZE DANCE CENTER	2,810 S.F.
B	GALAXY HEALTH CARE	3,150 S.F.
C	ISLAND TAN	1,750 S.F.
D	HINZE DANCE STUDIO	2,100 S.F.
E	GREEN GARDEN CHINA	3,477 S.F.
TOTAL		13,287 S.F.

RETAIL BUILDING K		
NO.	NAME	LEASE AREA
A	LA MARIA MEXICAN	4,200 S.F.
B	SUBWAY	1,540 S.F.
C	PIZZA HUT	1,610 S.F.
D	VICKY LYNN'S	1,400 S.F.
E	STRONG VISION CENTER	1,750 S.F.
F	UNIQUE NAILS AND DAY SPA	2,100 S.F.
G	TOP HAIRCUTTERS	1,400 S.F.
TOTAL		14,000 S.F.