



Cypress Crossing

Highway 290 and FM 1960 | Mixed-Use Sites Available



Mixed-Use Offering

Restaurants, Retail, Office

FEATURES

- Prime mixed-use offering of restaurant, retail, pad sites and office space located on a premier hard corner of Northwest Houston
- Easy access from Highway 290 and FM 1960
- Ample, convenient parking
- Central outdoor patio area for use by patrons and employees
- Walkable dining options
- Surrounded by major retail, hotels, restaurants and hospitals
- In the heart of one of the most densely populated and growing areas in the City of Houston

DEMOGRAPHICS

Radius	3 Mile	5 Mile	7 Mile
Population:	115,073	314,783	547,053
Average HH Income:	\$92,275	\$103,668	\$103,323
Households:	44,153	114,484	192,972
Daytime Population:	48,665	112,806	218,369
Cars Per Day:	149,000 (Highway 290)		
	60,300 (FM 1960)		

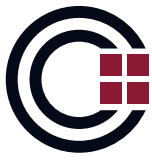
The 10-mile radius of Cypress Crossing boasts a population of approximately 850,000 - larger than the population of Austin.

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

For more information, contact **MARY CALDWELL, CCIM, SIOR** | 281.664.6636 | MCaldwell@CaldwellCos.com



713.690.0000 | CaldwellCos.com



Cypress Crossing

Aerial | Highway 290 and FM 1960



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Cypress Crossing

Phase II Floor Plans | Highway 290 and FM 1960

9,600 SF Retail Space



1st Floor Retail: 10,460 SF
2nd Floor Office: 34,466 SF



1st Floor Retail: 12,740 SF
2nd Floor Office: 7,415 SF



Restaurant or Retail Space Available



CYPRESS CROSSING PHASE II - COMING SOON

- Retail Space: 32,800 SF
- Office Space: 34,466 SF
- Parking Garage
- Great visibility on hard corner
- Now Pre-leasing

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all Real Estate Licenses to give the following information about brokerage services to prospective buyers, tenants, 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.

Caldwell Brokerage Company, LLC	9002313	n/a	713-690-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

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