

The Market at Alder Trails

11403 BARKER CYPRESS ROAD CYPRESS, TEXAS 77433



**2021 TOTAL
POPULATION**
(3 mi Radius)

86,255

**2021 DAYTIME
POPULATION**
(3 mi Radius)

84,040

**2021 TOTAL
HOUSEHOLDS**
(3 mi Radius)

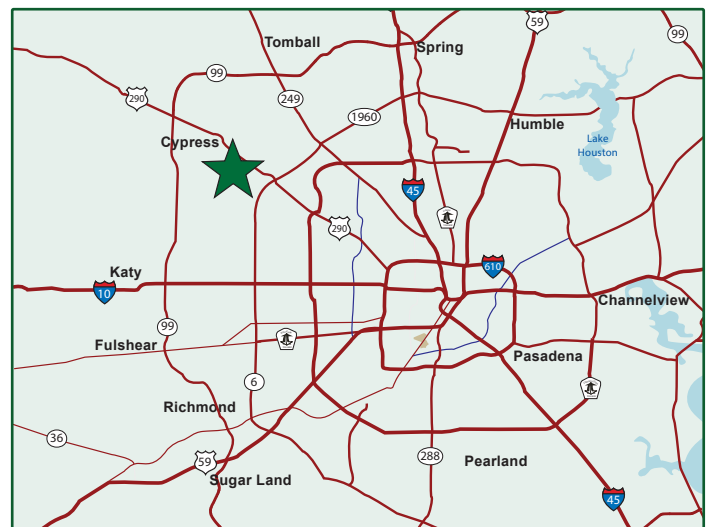
27,538

**2021 AVERAGE
HH INCOME**
(3 mi Radius)

\$134,624

DESCRIPTION

- Availability: a 1,028 sf postal center, a 2,731 SF former yoga studio, and a 2,660 SF former massage space available
- Anchored by Walmart Neighborhood Market
- Adjacent to Woodson Elementary School
- Centrally located between Towne Lake, Alder Trails, and Riata West subdivisions
- Ideal for medical, fitness, food, retail, and service users



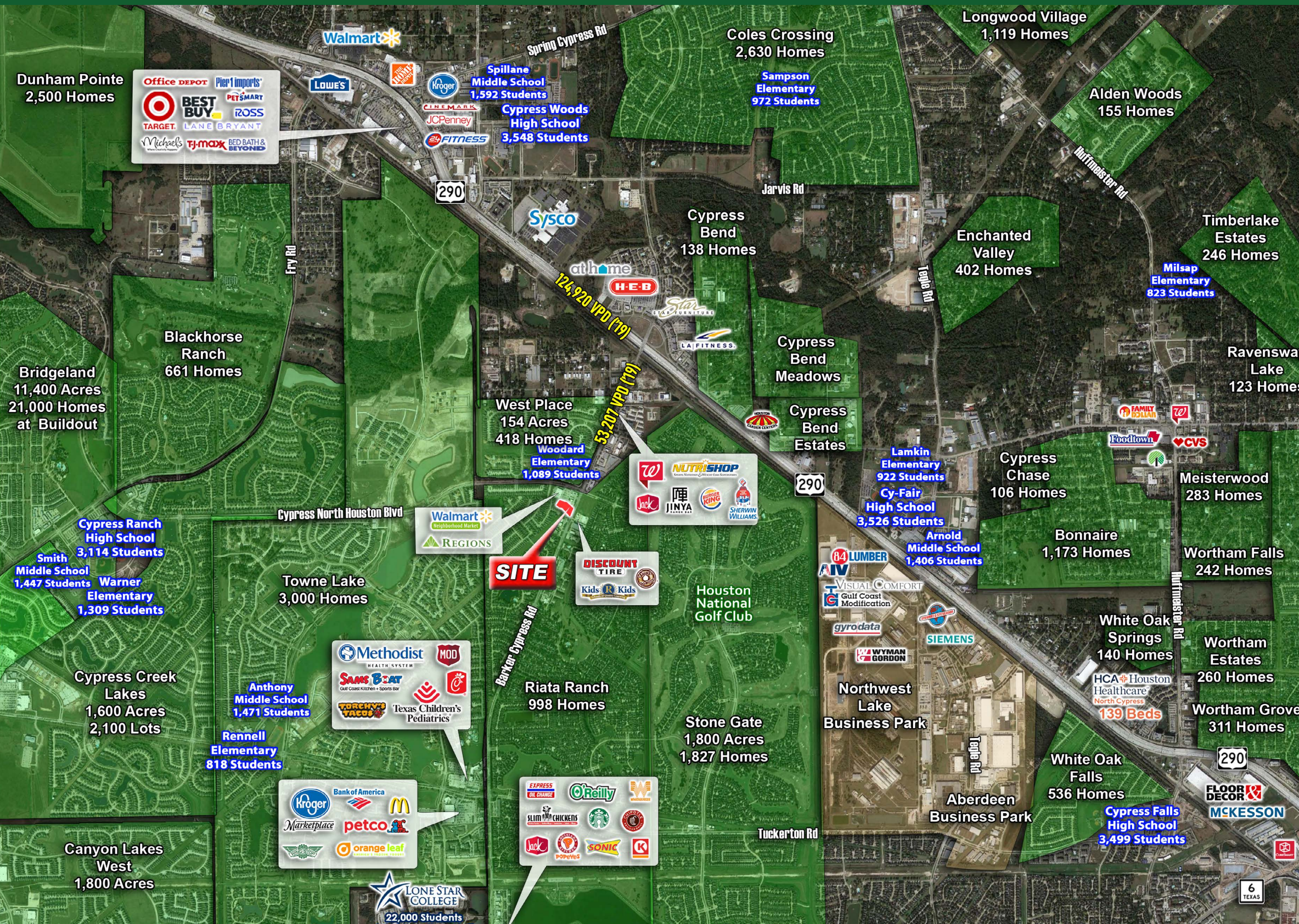
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LOCATION

Southwest corner of the signalized intersection at Barker Cypress Road & Cypress North Houston Road, less than 1 mile south of Highway 290.

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DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2021 Population	9,796	86,255	259,124
2026 Proj. Pop.	10,576	95,403	288,420
Avg. HH Income	\$135,636	\$134,624	\$120,710

TRAFFIC COUNTS

Highway 290: 124,920 VPD (TXDOT 2019)
 Barker Cypress Rd: 53,207 VPD (TXDOT 2019)

AREA RETAILERS



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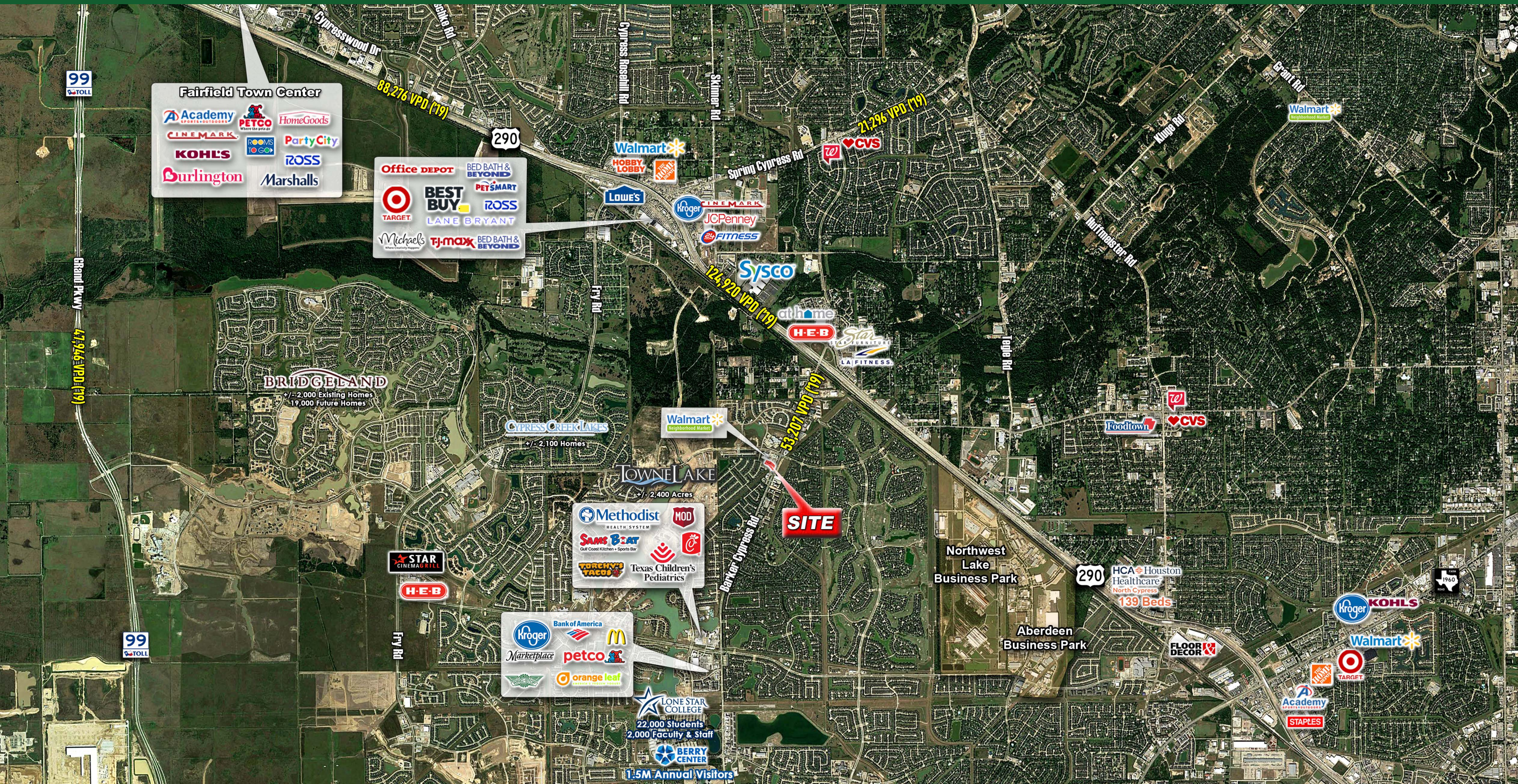
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EXPANDED AERIAL

THE MARKET AT ALDER TRAILS
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A	La V's Hair Salon
B	2,731 SF AVAILABLE
C	Salmar Dental
D	1,028 SF AVAILABLE
E	Marcos Pizza
F	AT&T
G	Nail Salon
H	2,660 SF AVAILABLE
I	American Recyclers

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EVERGREEN
COMMERCIAL REALTY

DEMOGRAPHICS

THE MARKET AT ALDER TRAILS 11403 BARKER CYPRESS ROAD CYPRESS, TEXAS 77433

2021 TOTAL POPULATION (3 mi Radius) 86,255	2021 TOTAL HOUSEHOLDS (3 mi Radius) 27,538	2021 DAYTIME POPULATION (3 mi Radius) 84,040	2021 AVERAGE HH INCOME (3 mi Radius) \$134,624
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	691	15,610	93,650
2010 Total Population	7,723	58,171	191,640
2021 Total Population	9,796	86,255	259,124
2021 Group Quarters	0	69	172
2026 Total Population	10,576	95,403	288,420
2021-2026 Annual Rate	1.54%	2.04%	2.17%
2021 Total Daytime Population	8,786	84,040	234,436
Workers	3,968	38,659	102,693
Residents	4,818	45,381	131,743
Household Summary			
2000 Households	241	5,038	31,082
2000 Average Household Size	2.87	3.09	3.00
2010 Households	2,534	18,750	63,357
2010 Average Household Size	3.05	3.10	3.02
2021 Households	3,199	27,538	83,861
2021 Average Household Size	3.06	3.13	3.09
2026 Households	3,434	30,284	92,478
2026 Average Household Size	3.08	3.15	3.12
2021-2026 Annual Rate	1.43%	1.92%	1.98%
2010 Families	2,088	15,385	50,633
2010 Average Family Size	3.38	3.45	3.40
2021 Families	2,554	22,448	67,323
2021 Average Family Size	3.46	3.49	3.46
2026 Families	2,735	24,698	74,494
2026 Average Family Size	3.48	3.51	3.49
2021-2026 Annual Rate	1.38%	1.93%	2.04%
Housing Unit Summary			
2000 Housing Units	266	5,283	32,251
Owner Occupied Housing Units	87.6%	83.5%	79.0%
Renter Occupied Housing Units	2.6%	11.9%	17.3%
Vacant Housing Units	9.8%	4.6%	3.6%
2010 Housing Units	2,640	19,813	66,706
Owner Occupied Housing Units	78.4%	78.2%	74.1%
Renter Occupied Housing Units	17.6%	16.4%	20.9%
Vacant Housing Units	4.0%	5.4%	5.0%
2021 Housing Units	3,260	28,514	86,614
Owner Occupied Housing Units	74.4%	79.9%	77.2%
Renter Occupied Housing Units	23.8%	16.6%	19.6%
Vacant Housing Units	1.9%	3.4%	3.2%
2026 Housing Units	3,479	31,096	94,903
Owner Occupied Housing Units	73.0%	78.1%	77.9%
Renter Occupied Housing Units	25.7%	19.3%	19.6%
Vacant Housing Units	1.3%	2.6%	2.6%
Median Household Income			
2021	\$106,102	\$107,689	\$95,462
2026	\$113,735	\$115,830	\$104,491
Median Home Value			
2021	\$306,536	\$327,447	\$280,762
2026	\$346,109	\$363,167	\$339,890
Per Capita Income			
2021	\$43,152	\$43,075	\$39,097
2026	\$47,509	\$47,775	\$43,528
Median Age			
2010	32.5	33.3	32.9
2021	33.7	34.4	34.4
2026	33.4	33.8	33.9

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