

±10,369 SF SHOPPING CENTER FOR SALE OR LEASE ON ±1.5 AC  
GAS PUMPS CAN BE ADDED

MUESCHKE ROAD AND SCHIEL ROAD | CYPRESS, TX 77433



## For Information:

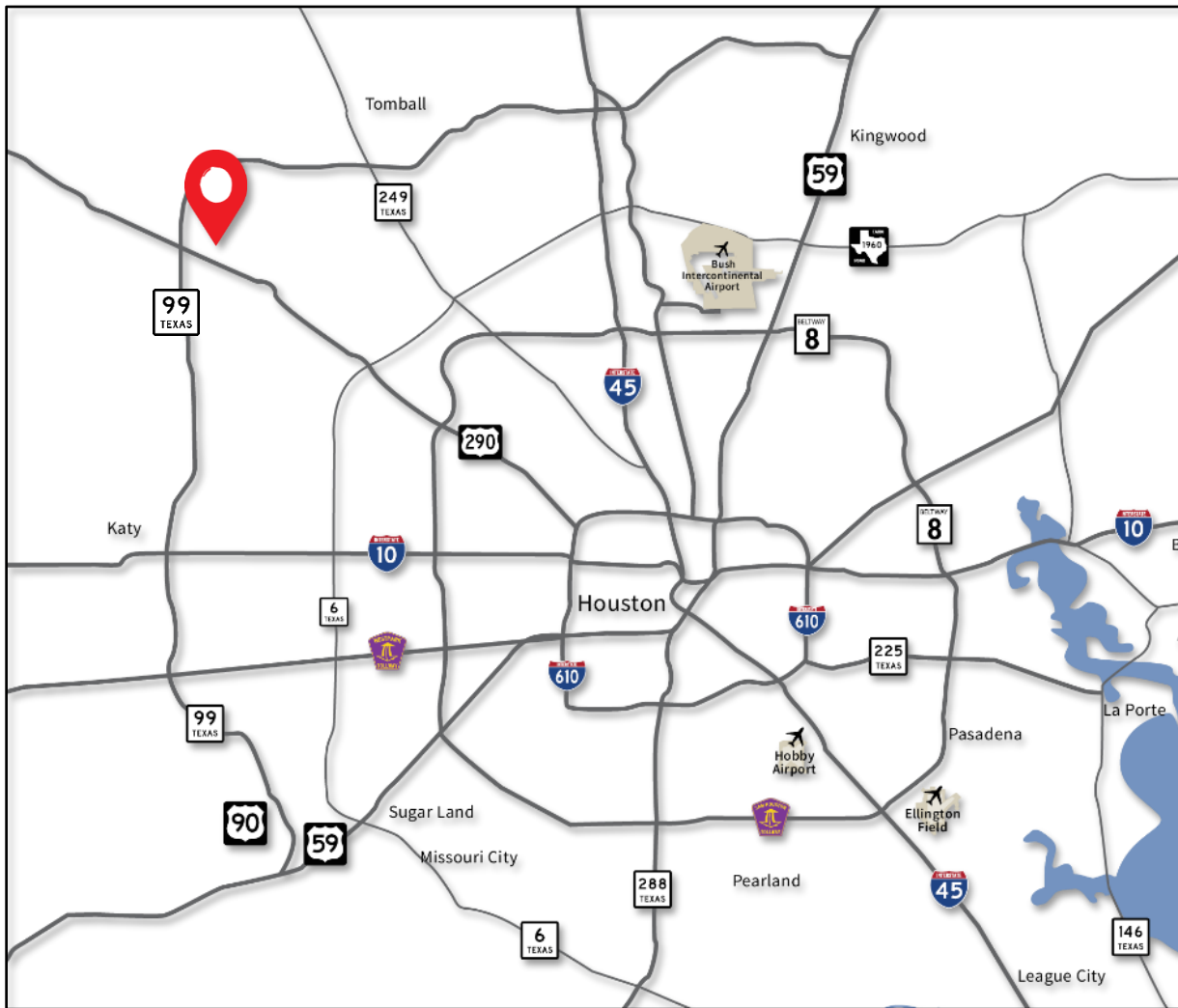
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# AREA LOCATION

±10,369 SF SHOPPING CENTER FOR SALE OR LEASE /GAS PUMPS CAN BE ADDED



## Size

±10, 369 SF shopping center on ±1.5 Acres. Gas pumps can be added

## Location

Located at 16356 Mueschke Road which connects the Grand Parkway and Highway 290, two major arteries in the Houston MSA. The site is conveniently located 0.5 miles from Fairfield, a 3,200-acre well established master-planned community featuring over 5,600 homes.

## Property Information

The newly constructed Property has the ability to add fuel pads and is located in a rapidly growing area with 11,200 plus future residential lots within five miles.

## Highest & Best Use

C-Store, Retail

## Access

Great visibility, with quick access to HWY 99, and HWY 290

## Price

Sale: \$2,500,000.00

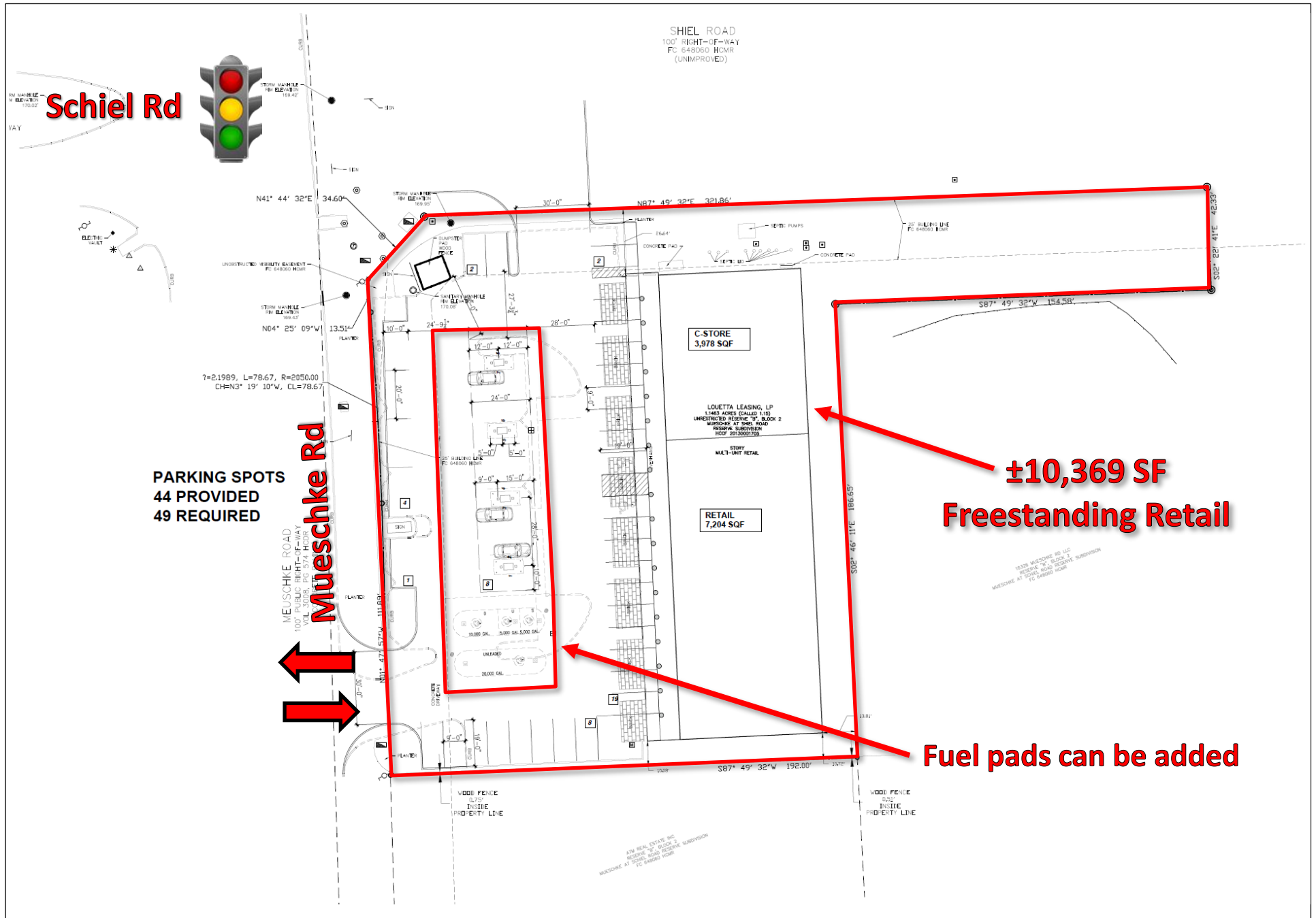
Lease Rate: \$24 PSF

\$8NNN

TI Negotiable

	1-mile	3-miles	5-miles
Estimated Population	7,455	46,291	96,774
Household Income	\$141,016	\$139,164	\$142,292
Number of Households	2,441	14,381	30,387
Median Age	32.9	33.5	34.1

# PROPERTY SURVEY ±10,369 SF SHOPPING CENTER FOR SALE OR LEASE / GAS PUMPS CAN BE ADDED



# PROPERTY AERIAL

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**57,674 VPD**

**42,348 VPD**

- NIKE
- FINISH LINE ALDO
- JOHNSTON & MURPHY SKECHERS
- Clarks Starbucks H Express VITAMIN WORLD
- LUCKY BRAND OFF 5TH LOFT OUTLET
- FOREVER 21 ANN TAYLOR FACTORY STORE
- FOSSIL NEW YORK & COMPANY
- AÉROPOSTALE WHITE HOUSE BLACK MARKET
- AMERICAN EAGLE TALBOTS
- PACSUN GAP Justice
- BANANA REPUBLIC carter's
- lululemon kate spade COACH
- OLD NAVY THE CHILDREN'S PLACE EXPRESS
- VICTORIA'S SECRET francesca's Columbia
- BCBGMAXAZRIA charlotte russe

**95,396 VPD**

- Academy Party City Chick-fil-A
- McDonald's ZOË'S KITCHEN PEI WEI CHIP OTTE
- Olive Garden H-E-B ROOMS TO GO
- KIRKLAND'S Orangetheory FITNESS First Watch
- GNC Marshalls
- OLD NAVY AutoZone
- TACO BELL HomeGoods Walgreens
- maurices FIVE GUYS

- ZAXBY'S Starbucks Kroger
- Public Storage
- LAQUINTA INNS & SUITES Hilton
- SHERWIN-WILLIAMS WAFFLE HOUSE

- Costco
- Walgreens STAC BURGER HOBBY LOBBY SONIC
- DOLLAR TREE W7M
- penney's GNC
- Pier 1 imports ROSS DRESS FOR LESS target Firestone
- FIVE GUYS LOWE'S
- TJ-maxx BED BATH & BEYOND Arby's
- NTB CVS pharmacy LANE BRYANT
- Simplex IHOP
- PET SMART Chick-fil-A Panera
- FAMOUS FOOT LOCKER Office DEPOT OfficeMax

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