

FAIRFIELD MARKETPLACE

1,400 SF 2nd Gen Space Available in
123,000-SF Kroger-Anchored Shopping Center

NEC of Highway 290 and Mason Road
Cypress, Texas

COMING SOON:



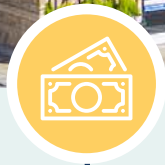
 NewQuest

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Project Highlights



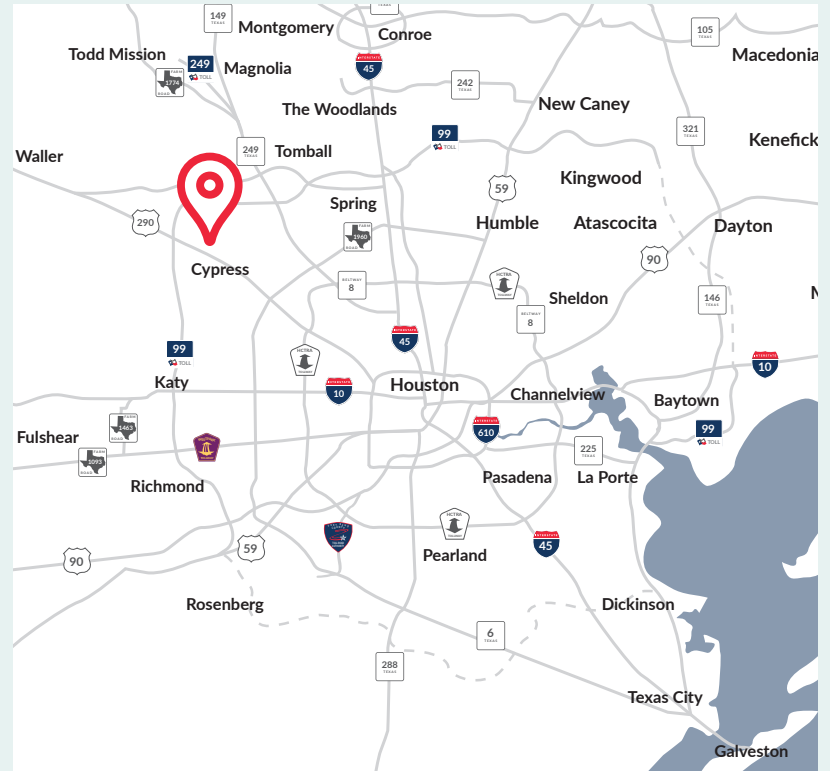
18.3%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2023



\$174K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



127K
CURRENT
POPULATION
WITHIN 5 MILES



2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

AGGRESSIVE RESIDENTIAL GROWTH

45,796 FUTURE HOUSEHOLDS
3,868 ANNUAL STARTS | 3,086 ANNUAL CLOSINGS

MetroStudy Estimates Within 5 Miles as of 3Q 2023

38,004 TOTAL HOUSEHOLDS
12.37% HOUSEHOLD GROWTH 2020-2023

Regis Estimates Within 5 Miles as of 3Q 2023

KEY TENANTS

Kroger

Texas Children's Hospital

ZAXBY'S



Pet Super market

Jason's Deli

SMOOTHIE KING

Olive Garden

xfinity

CHASE



Project Highlights

Available 1,400-SF
2nd Gen Space



THE CENTER'S PET SUPERMARKET IS RANKED 19TH IN THE STATE OF TEXAS

-PLACER.AI '23



LESS THAN 2 MILES FROM JUNCTION OF GRAND PARKWAY AND MASON ROAD BRINGING MORE THAN 110K VPD



ANCHORED BY A 123,000-SF KROGER MARKETPLACE WHICH AVERAGES 70,000+ VISITS PER MONTH

-PLACER.AI '23



34% OF VISITS CAME FROM CUSTOMERS THAT VISITED THE CENTER 20 TIMES OR MORE ANNUALLY

-PLACER.AI '23



AVAILABLE 1,400-SF 2ND GEN INLINE RETAIL

41,953-SF PAD SITE AVAILABLE



Site Plan

KEY	BUSINESS	AREAS
1	Fresenius Medical Care	6,250 SF
2	Pet Supermarket	8,139 SF
3	Gulf Coast Regional Blood Bank	4,922 SF
4	Kroger Marketplace	123,000 SF
5	Pink Nails	2,412 SF
6	Vogue Cleaners	1,050 SF
7	Postal Plus	1,400 SF
8	2nd Gen Available	1,400 SF
9	Edible Arrangements	1,050 SF
10	Hintze Dance Center	1,400 SF
11	Coming Soon: Smoothie King	1,400 SF
12	Bahama Buck's	1,400 SF
13	Xfinity	4,448 SF
14	Pad Available	41,953 SF
15	Dentist	4,113 SF
16	Strong Vision Center	2,603 SF
17	Texas Children's Urgent Care	2,800 SF
18	Corestaff Support Services	4,580 SF
19	Blair Real Estate Group	4,959 SF
20	Wendy's	3,202 SF
21	Jason's Deli	45,668 SF
22	Olive Garden	7,954 SF
23	Zaxby's	3,900 SF
24	Chase	3,558 SF



US HIGHWAY 290



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

09.23 | 02.23



Demographics



POPULATION	1 MILE	3 MILES	5 MILES	INCOME	1 MILE	3 MILES	5 MILES
Current Households	2,441	16,951	40,055	Average Household Income	\$143,505	\$174,445	\$170,441
Current Population	7,702	54,173	126,939	Median Household Income	\$103,610	\$123,602	\$135,705
2020 Census Population	8,430	52,575	107,302	Per Capita Income	\$48,119	\$55,062	\$53,674
Population Growth 2020 to 2023	-8.64%	3.04%	18.30%	CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Median Age	35.1	34.1	34.3	1 Person Households	15.65%	17.19%	16.06%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	2 Person Households	26.26%	22.74%	21.92%
White	61.16%	55.78%	53.55%	3+ Person Households	58.08%	60.07%	62.02%
Black or African American	12.33%	12.94%	13.03%	Owner-Occupied Housing Units	57.15%	57.55%	58.16%
Asian or Pacific Islander	7.05%	10.34%	11.46%	Renter-Occupied Housing Units	42.85%	42.45%	41.84%
Other Races	18.84%	20.28%	21.29%				
Hispanic	24.12%	25.81%	26.47%				

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

Information About Brokerage Services

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

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Bob Conwell	319701	bconwell@newquest.com	281.477.4324
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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