



# ROCK CREEK SHOPPING CENTER

NQ OF SPRING CYPRESS & GRANT RD. | CYPRESS, TEXAS

**PAD SITE AVAILABLE FOR LEASE**



# PROJECT HIGHLIGHTS

## Rock Creek Shopping Center

NQ OF SPRING CYPRESS & GRANT RD. | CYPRESS, TEXAS

ANCHORED BY 6,500 SF PET SUPERMARKET

ACROSS FROM THE SHOPS AT ROCK CREEK AND HEB

CENTRALLY LOCATED BETWEEN MULTIPLE UPSCALE RESIDENTIAL DEVELOPMENTS WITH STRONG DEMOGRAPHICS

GRANT RD. AND SPRING CYPRESS RD. RECENTLY EXPANDED TO FOUR LANES

EASY ACCESS TO FM 249, HWY 290 VIA SPRING CYPRESS RD.



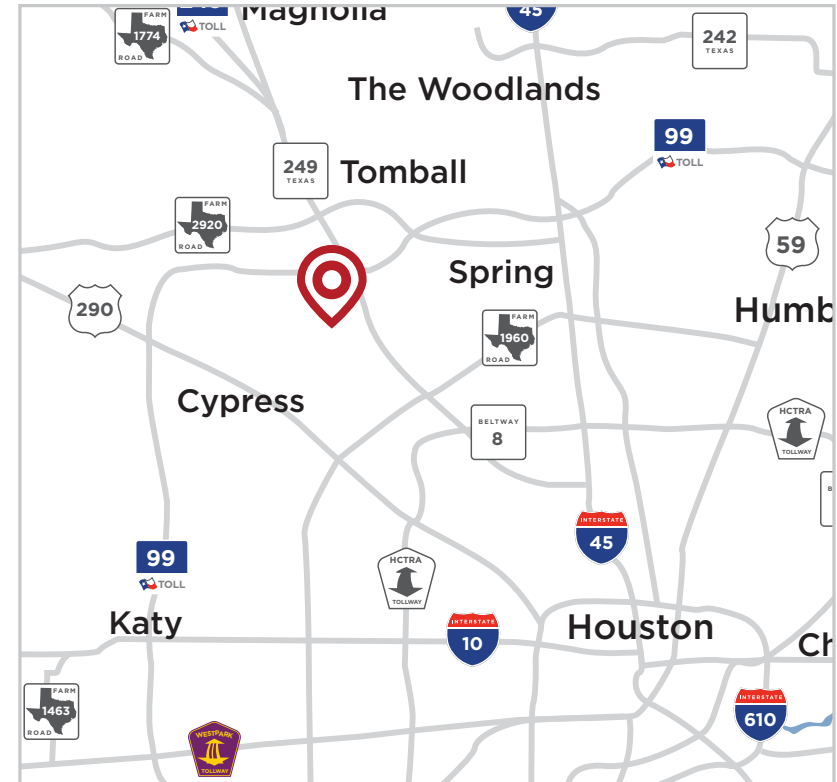
**\$143K** AVG HHI  
within 2 miles



**214,746** POPULATION  
within 5 miles



**6.66%** POPULATION GROWTH  
from 2022-2022 within 5 miles



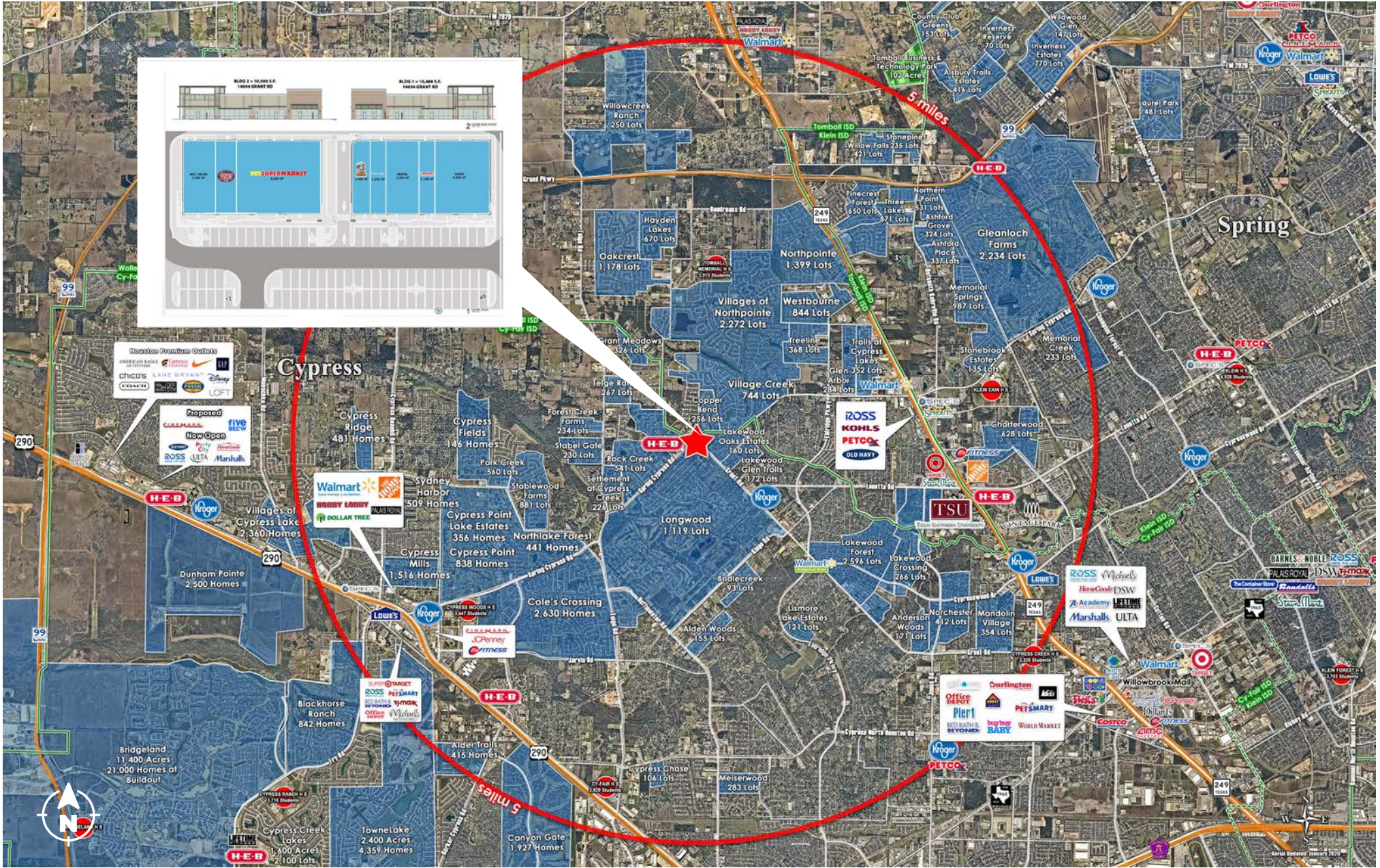
### MAJOR RESIDENTIAL DEVELOPMENTS

NORTHPOINTE	4,468 LOTS
COLES CROSSING	2,630 LOTS
CYPRESS POINT	1,194 LOTS
OAK FOREST	1,178 LOTS
LONGWOOD	994 LOTS
ROCK CREEK	536 LOTS

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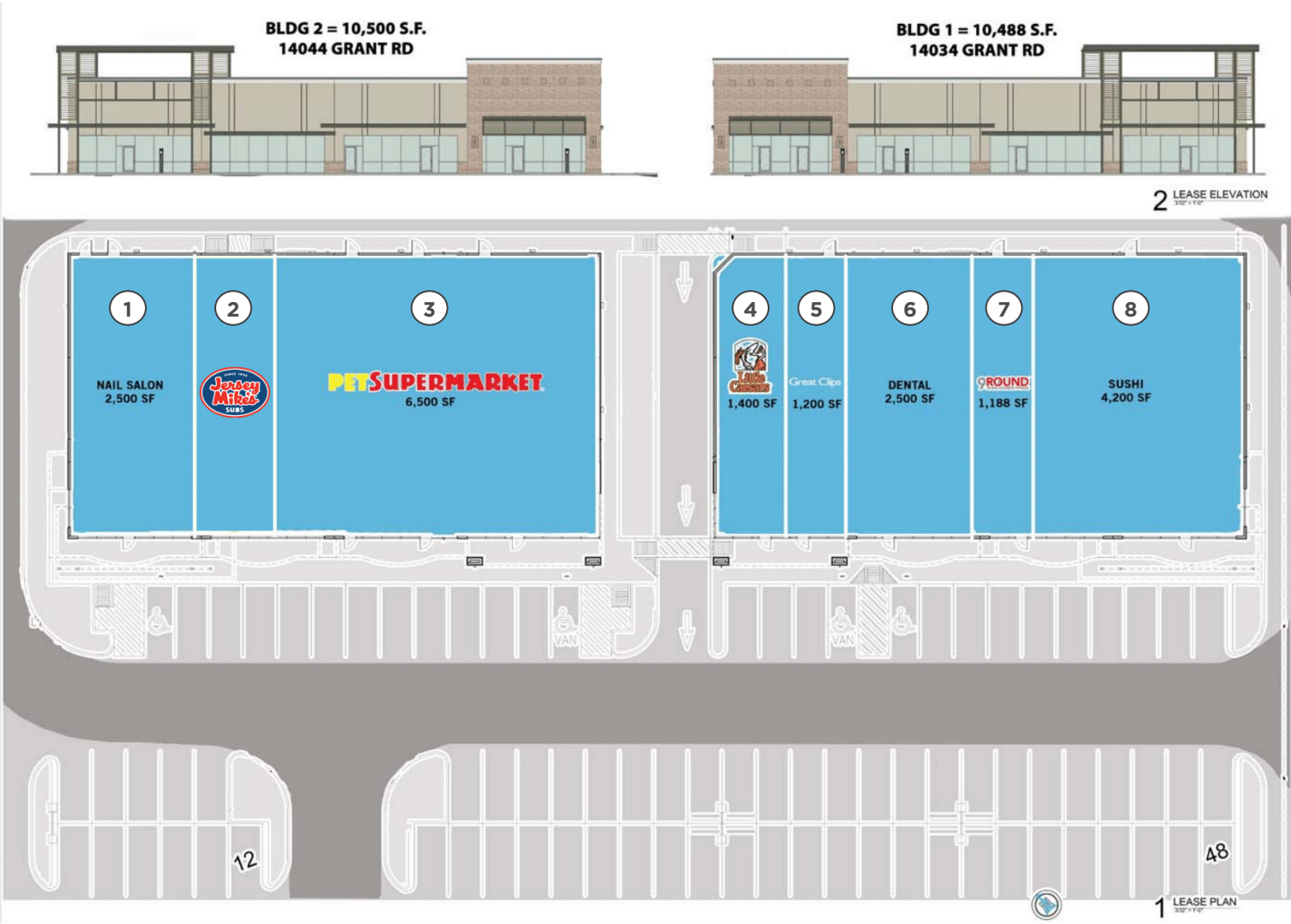




# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Pamper Me Nails Spa	2,500 SF
2	Jersey Mikes	1,500 SF
3	Pet Supermarket	6,500 SF
4	Little Caesar's Pizza	1,400 SF
5	Great Clips	1,200 SF

KEY	BUSINESS	LEASE AREAS
6	Northpointe Family Dentisty	2,500 SF
7	9 Round Boxing	1,188 SF
8	Sapporo Japanese Steak House & Bar	4,200 SF



# DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 04/22



<b>POPULATION</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	12,849	31,867	74,572
Current Population	38,076	94,021	214,746
2020 Census Population	36,412	88,299	201,335
Population Growth 2020 to 2022	4.57%	6.48%	6.66%
2022 Median Age	36.6	35.9	35.1

<b>INCOME</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
2022 Estimated Average Household Income	\$142,929	\$130,331	\$119,894
2022 Estimated Median Household Income	\$129,473	\$115,055	\$99,571
2022 Estimated Per Capita Income	\$48,163	\$44,159	\$41,530

<b>RACE AND ETHNICITY</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
2022 Estimated White	65.29%	62.23%	56.26%
2022 Estimated Black or African American	6.88%	8.46%	11.05%
2022 Estimated Asian or Pacific Islander	8.62%	9.03%	9.93%
2022 Estimated Hispanic	20.41%	21.87%	24.92%

<b>CENSUS HOUSEHOLDS</b>	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Household	12.67%	14.11%	16.74%
2 Person Households	33.27%	32.06%	32.38%
3+ Person Households	54.06%	53.83%	50.88%
Owner-Occupied Housing Units	88.78%	82.56%	74.89%
Renter-Occupied Housing Units	11.22%	17.44%	25.11%

# TEXAS OVERVIEW

95

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



POPULATION  
28,995,881



RECESSION PROOF  
RANKED AMONG TOP  
RECESSION-PROOF STATES  
IN AMERICA



#1 JOBS CREATOR  
IN THE NATION  
342,800 JOBS  
ADDED IN 2019



2<sup>ND</sup> LARGEST  
STATE ECONOMY  
IN THE U.S.A.



#1 STATE IN  
AMERICA  
TO START A BUSINESS

#1 STATE FOR  
BUSINESS CLIMATE  
BUSINESS FACILITIES  
MAGAZINE | 2020



BEST STATE  
FOR BUSINESS  
15<sup>TH</sup> YEAR IN A ROW



TOP STATE FOR  
GROWTH  
14+ MILLION WORKERS  
374,000 NEW RESIDENTS | 2020



LARGEST  
MEDICAL CENTER  
2<sup>ND</sup> LARGEST CANCER CENTER  
MD ANDERSON, HOUSTON



NO STATE  
INCOME TAX

## FORT WORTH

#1 In U.S. job growth market | 2020  
#2 Top-moving destination | 2019  
#4 Fastest-growing city in the nation  
Leads the country in employment and population growth | 2020

## DALLAS

#6 Fastest-growing housing market | 2020  
21 Fortune 500 companies  
300 Corporate headquarters  
8,300 Californians move in area yearly  
Top 10 Hottest Job Markets | 2019  
Top 5 metropolitan areas in the country for most new single-family home starts in 2020.

## HOUSTON

#1 for Corporate Moves | 2020  
#2 in Business Expansion | 2015-2020  
Analysis | 2020  
#3 in the World in "Cities of the Future"  
Analysis | 2020  
#5 Best Places to Live in Texas | 2020  
Most Diverse City in the Nation  
23 Fortune 500 Companies  
Over 5M SF of industrial space opened or secured by Amazon since 2018  
Top 5 metropolitan areas in the country for most new single-family home starts in 2020.  
Ranked in Time Magazine's 'World's 100 Greatest Places of 2021'

## AUSTIN

#1 Fastest-growing major metro | 2020  
#1 Best city to start a business | 2020  
#2 Best city for young professionals | 2020  
#3 Fastest-growing city in the nation  
Best place to live in the U.S. for the 3<sup>rd</sup> year in a row | 2020  
Record-breaking \$17.5B in Residential Closings | 2020  
Top 5 metropolitan areas in the country for most new single-family home starts in 2020.

## SAN ANTONIO

#2 Fastest-growing city in the nation  
#4 Best places to live in Texas | 2020  
#34 Best places to live in America

 **NewQuest**  
PROPERTIES



66% OF THE POPULATION LIVES WITHIN  
THE TEXAS TRIANGLE OF DALLAS,  
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION  
FOR THE 6TH YEAR IN A ROW

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Kevin Sims</b>	<b>515478</b>	<b>ksims@newquest.com</b>	<b>(281)477-4300</b>
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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