

THE MARKET AT ALDER TRAILS

11403 BARKER CYPRESS RD, CYPRESS, TX 77433



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PROPERTY DESCRIPTION

St. Croix Capital Realty Advisors is pleased to offer qualified investors the opportunity to purchase The Market at Alder Trails. This class A neighborhood essential center is strategically located in the heart of Cypress/Towne Lake submarket with frontage on Barker Cypress Road and cross access to the signalized intersection of Cypress North Houston Road. The 17,107-square-foot center was developed in 2015 and is 100% occupied with a solid tenant base, including AT&T, Marco's Pizza, and Alder Trails Dental. The Demographics surrounding Alder Trails boast an average household income of over \$138,000 within 2 miles and a total population of around 262,000 within five miles. The area is rapidly growing, with new homes recently built within 2 miles and additional neighborhood developments in the planning phase. This Walmart Neighborhood Market anchored essential center is offered at a 6% CAP rate.

PROPERTY HIGHLIGHTS

- **Investment Potential:** Ideal for investors seeking a steady rental income stream and long-term capital appreciation.
- **Impressive Design:** Modern architecture and interior finishes create a professional and welcoming environment
- **Energy Efficiency:** Energy-efficient features to reduce operating costs and environmental impact.
- **Location:** Prime location in Cypress, Texas, a rapidly growing and vibrant community with Convenient access to major highways and thoroughfares.
- **Well-Maintained Infrastructure:** The newly constructed and meticulously maintained building has high-end finishes, including a modern mix of stucco and stone with awnings, lush landscaping, and high-end tenant finishout.
- **Arrange a Viewing:** Schedule a tour to explore the potential of this exceptional private school building.



OFFERING SUMMARY

Sale Price:	Call for Pricing
Building Size:	17,064 SF
Lease Type:	Multi tenant NNN
Year Built:	2015
Submarket:	Bridgeland
Major Tenant:	AT&T
NOI:	\$537,867

FOR SALE

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Logos in box 1 (North): ULTA BEAUTY, VANS OUTLET, Olive Garden, H-E-B, Chick-fil-ah, Kroger, CHASE, CUTO! BY CINEWARE, Academy, Wendy's, Walgreens, WOODWAY

Logos in box 2 (West): Lowe's, Target, Wells Fargo, Panera Bread, IHOP, CVS pharmacy, Michaels, KFC, Arby's

Logos in box 3 (East): H-E-B, Jimmy John's Subs, Starbucks Coffee, LA FITNESS, at home, SALTGRASS STEAK LOBBY

Logos in box 4 (Northeast): Walmart, WOODWAY, DOLLAR TREE, HOBBY LOBBY, ZAXBY'S, Wendy's, SMOOTHIE KING, DQ, Walgreens

Logos in box 5 (Southwest): The Boardwalk at Towne Lake, MOD, McDonald's, petco, Bank of America, Kroger

Logos in box 6 (Southeast): urbanAir ADVENTURE PARK, Starbucks Coffee, IHOP, Shell, Chuy's, chili's, CUBESMART self storage

Logos in box 7 (East): Shell, SPEC'S, Pizza Hut, WOODWAY, DOLLAR TREE, Chick-fil-ah, Starbucks Coffee

Logos in box 8 (South): McDonald's, SUBWAY, LA FITNESS, SONIC America's Drive-in., Little Caesars Pizza, Walgreens

FOR MORE INFORMATION:

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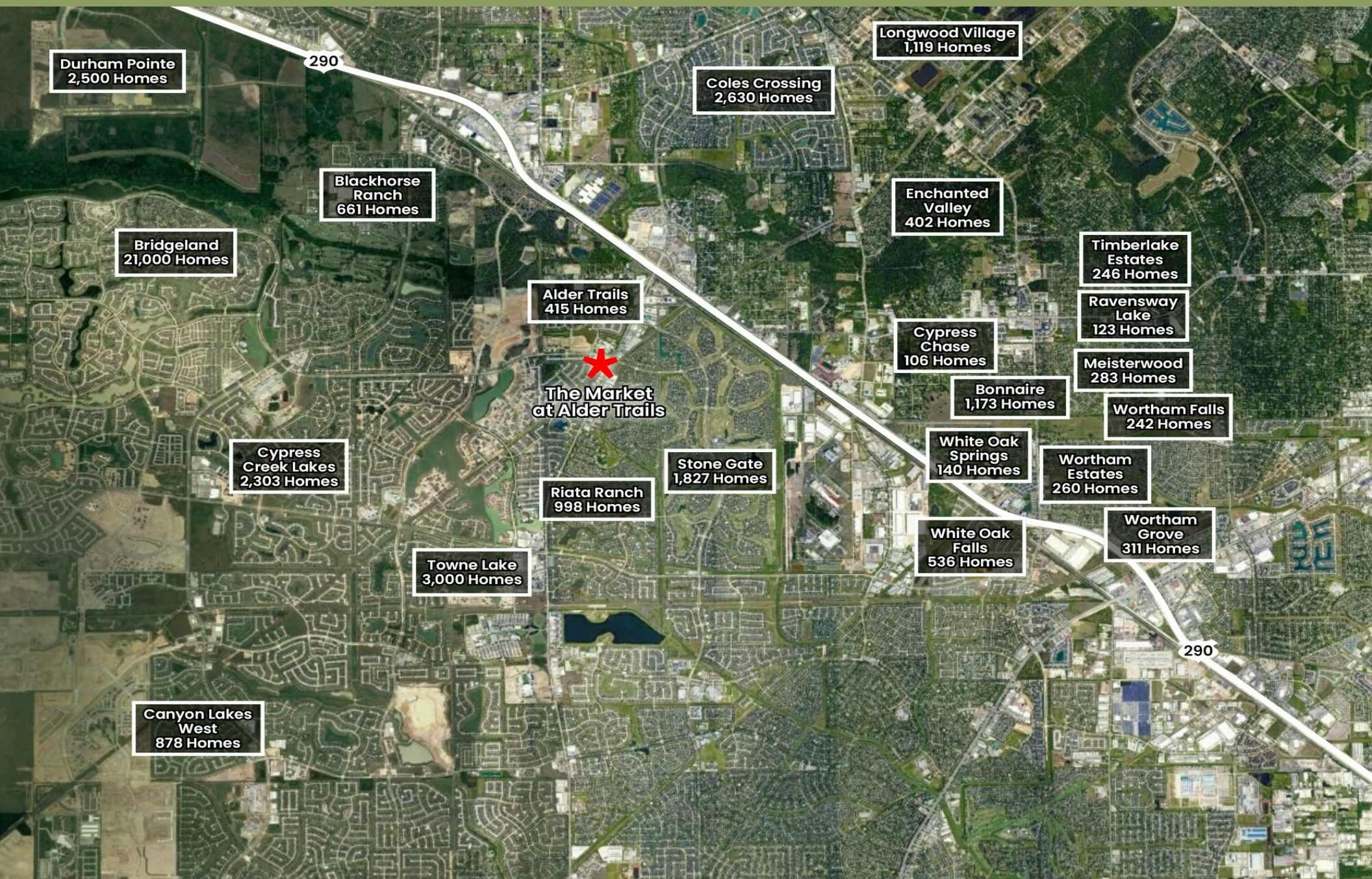
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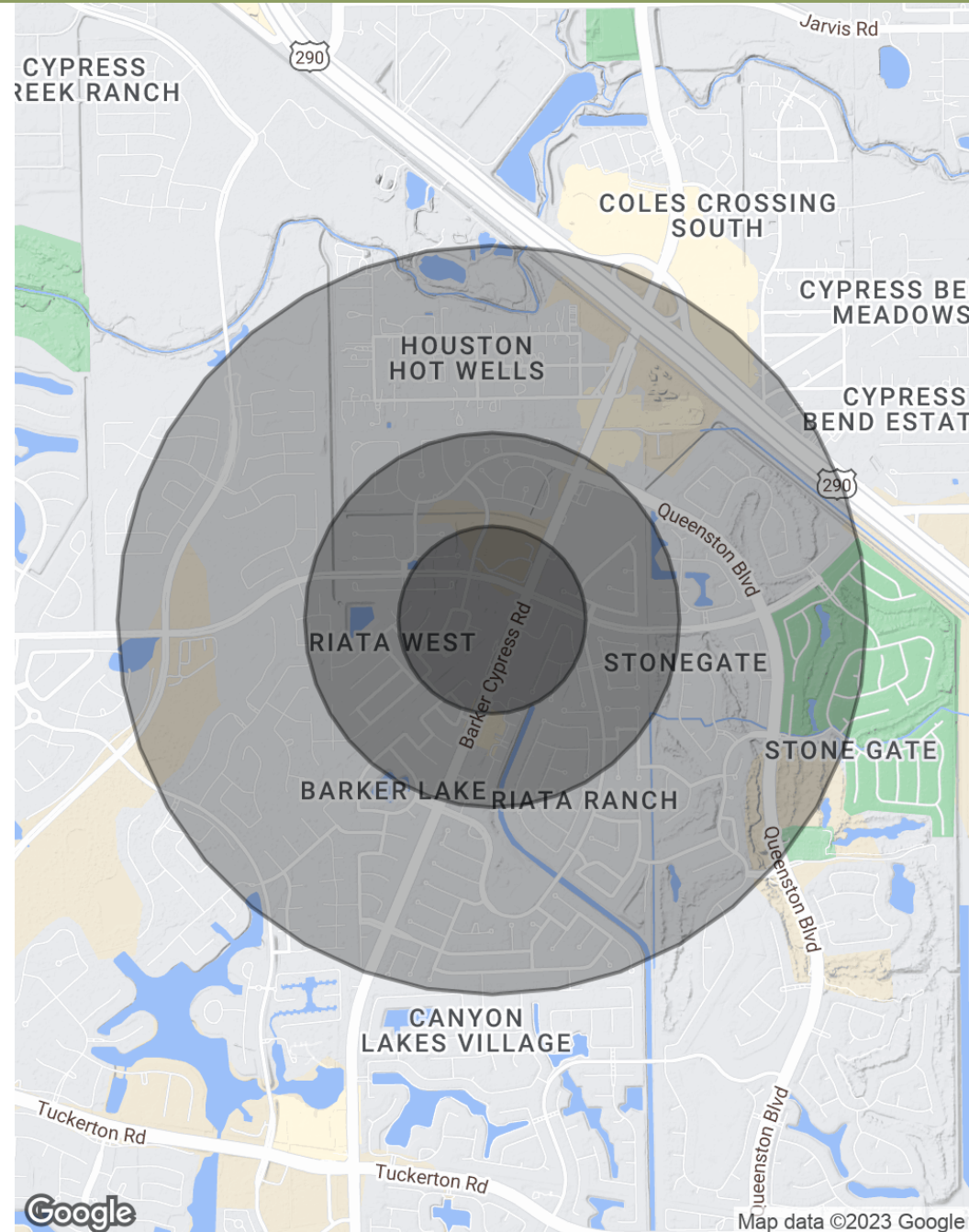
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	809	3,121	9,547
Average Age	32.2	34.6	35.4
Average Age (Male)	32.2	33.2	33.7
Average Age (Female)	28.7	33.0	35.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	1,177	3,217
# of Persons per HH	2.6	2.7	3.0
Average HH Income	\$68,458	\$77,061	\$107,460
Average House Value	\$252,848	\$256,992	\$278,172



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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date