



Medical/Retail/Office

± 30,644 SF Per HCAD

FOR SALE OR LEASE

724 Cypress Creek Parkway (FM 1960 West) at Cali Drive
Houston, TX 77090

Lease Rate:

\$12.00

PSF NET

Sale Price:

\$1,750,000

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Property Overview

Address	724 Cypress Creek Parkway (FM 1960 West) at Cali Drive, Houston, TX 77090
County	Harris
Space Available	±30,644 SF Per HCAD (Luby's not included)
Land	±1 Acre
Location	Situated on the northwest corner of Cypress Creek Parkway (FM 1960 Road West) at Cali Drive in North Houston west of Interstate 45 N
Sale Price	\$1,750,000
Lease Rate	\$12.00/SF Net
Build-out Allowance	Negotiable
Term	Prefer 10 year lease term
Parking	Parking lot shared with Luby's
Built/Renovated	1976/2009
Stories	2
Average Traffic Count Cypress Creek Parkway	56,062 Cars Daily (East & West)

*SitesUSA Data

What's Near Me?



Luby's
Texas Roadhouse
Pappas Bar-B-Q



Hilton Garden Inn
Hampton Inn & Suites
Fairfield Inn & Suites



Kuykendahl Village
Cypress Station
Village Green Plaza



Memorial Hermann
HCA Houston Healthcare
Kindred Hospital Spring



14 miles from George
Bush Intercontinental
Airport

Contact us:

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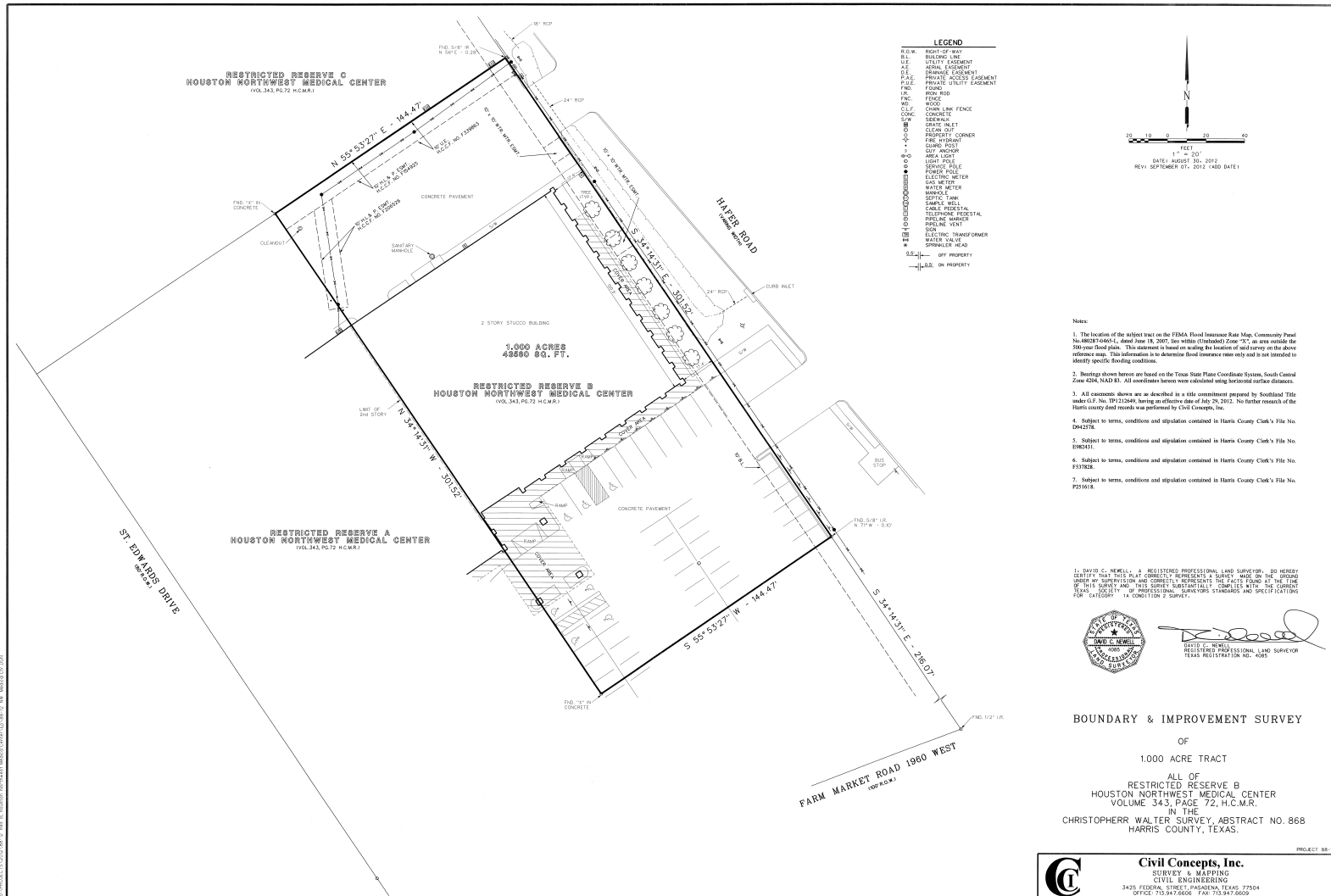
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& IMPROVEMENT SURVEY



USER: Locked Workbooks
DATE: 9/7/2012
TIME: 11:27:35 AM
35800 JCF195 2012-09-12 Day 0 Houston Northwest Medical Center, Dallas, TX NW Medical Ctr, Day

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



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Lat/Lon: 30.0189/-95.4404

RS1

724 Cypress Creek Pkwy

Houston, TX 77090

1 mi radius 3 mi radius 5 mi radius

POPULATION	2019 Estimated Population	19,894	114,285	306,011
	2024 Projected Population	20,645	118,278	315,451
	2010 Census Population	15,330	88,727	245,533
	2000 Census Population	12,296	62,962	170,928
	Projected Annual Growth 2019 to 2024	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2019	3.3%	4.3%	4.2%
	2019 Median Age	30.0	31.6	32.1
HOUSEHOLDS	2019 Estimated Households	8,905	44,127	110,414
	2024 Projected Households	9,556	47,287	118,015
	2010 Census Households	6,513	32,584	84,544
	2000 Census Households	5,306	25,458	63,170
	Projected Annual Growth 2019 to 2024	1.5%	1.4%	1.4%
	Historical Annual Growth 2000 to 2019	3.6%	3.9%	3.9%
RACE AND ETHNICITY	2019 Estimated White	44.7%	48.1%	48.7%
	2019 Estimated Black or African American	32.9%	28.8%	26.6%
	2019 Estimated Asian or Pacific Islander	5.4%	5.8%	7.5%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2019 Estimated Other Races	16.5%	16.7%	16.7%
	2019 Estimated Hispanic	31.1%	34.9%	34.9%
INCOME	2019 Estimated Average Household Income	\$49,824	\$67,975	\$72,896
	2019 Estimated Median Household Income	\$48,569	\$60,128	\$64,762
	2019 Estimated Per Capita Income	\$22,357	\$26,264	\$26,313
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	5.4%	6.8%	7.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.2%	7.8%	7.1%
	2019 Estimated High School Graduate	26.5%	24.4%	24.2%
	2019 Estimated Some College	30.5%	25.9%	26.2%
	2019 Estimated Associates Degree Only	7.1%	9.0%	9.1%
	2019 Estimated Bachelors Degree Only	15.2%	17.6%	17.8%
	2019 Estimated Graduate Degree	8.2%	8.5%	8.1%
BUSINESS	2019 Estimated Total Businesses	1,310	3,947	10,131
	2019 Estimated Total Employees	11,220	36,349	93,546
	2019 Estimated Employee Population per Business	8.6	9.2	9.2
	2019 Estimated Residential Population per Business	15.2	29.0	30.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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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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Date