

CYPRESS GREEN RETAIL

FOR LEASE



Location:

210 Cypresswood
Spring, TX 77388

Property Information:

- 1,515 SF End Cap
- New Construction
- High Traffic Counts
- Tenant Allowance
- Curated co-tenancy



Area Retailers:



Traffic Counts	CPD
Cypresswood west of I-45	20,000
Cypresswood east of I-45	19,000
I-45 south of Cypresswood	237,000
I-45 north of Cypresswood	248,000

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,675	96,294	241,994
Avg. HH Income	\$106,873	\$85,011	\$86,617
Households	3,925	36,130	87,424

Karol Snyder
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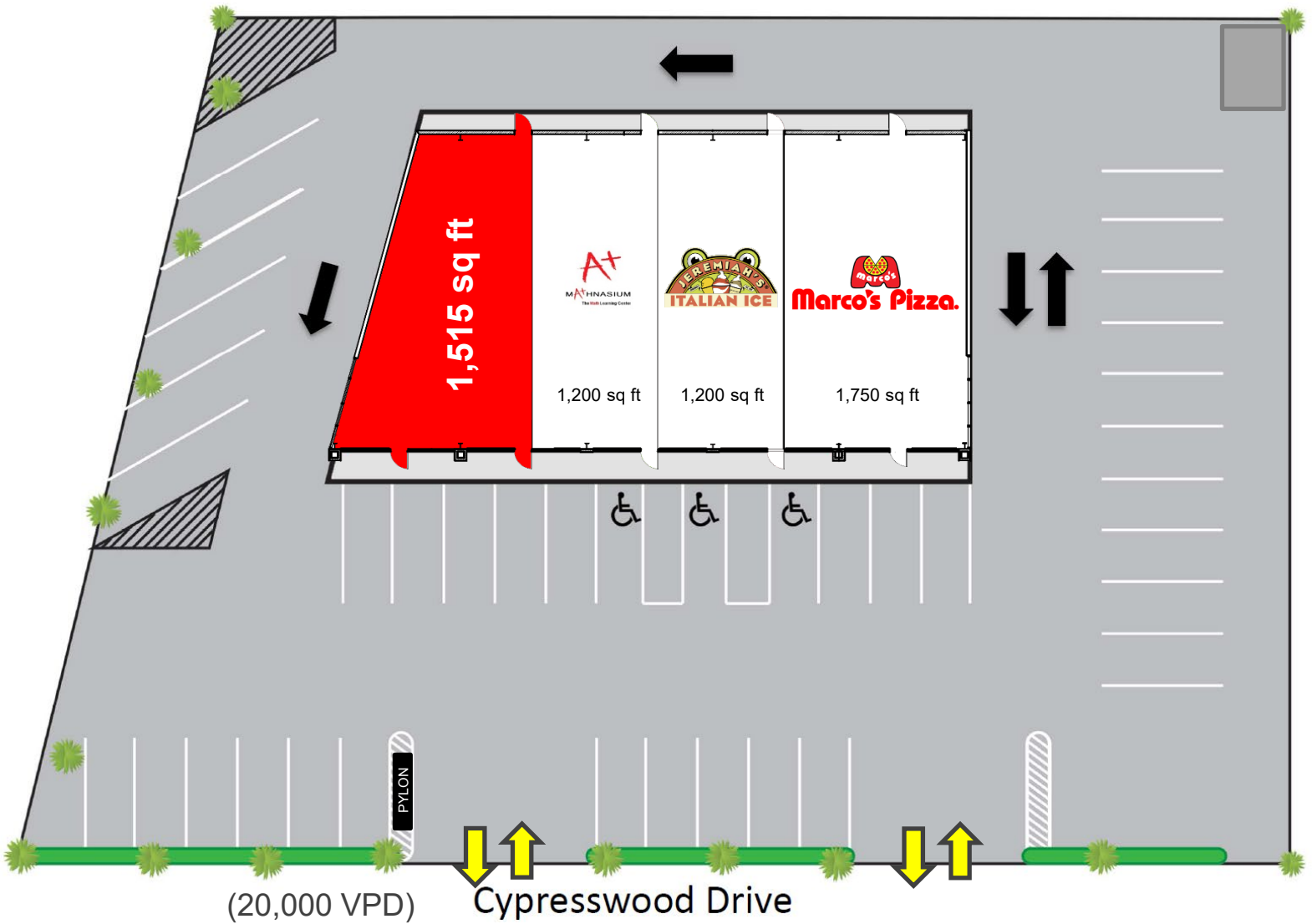
Moseley Commercial
REAL ESTATE


4309 Center Street, Houston, Texas 77007


This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this presentation, while based upon information supplied by sources deemed to be reliable, is not, in any way, warranted or guaranteed, either expressed or implied, by Moseley Commercial Real Estate, Inc. All information contained herein should be verified to the satisfaction of the person relying thereon. This presentation is to be used solely for information. Under no circumstances whatsoever is it to be deemed a contract, note, memorandum or any other form of binding commitment.

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 = Available

 = Leased

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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Moseley Commercial Real Estate, Inc.

Lat/Lon: 30.0519/-95.4361

RF1

200 Cypresswood Dr

Spring, TX 77388

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	10,675	96,294	241,994
	2023 Projected Population	11,820	101,931	257,364
	2010 Census Population	8,602	78,805	192,771
	2000 Census Population	5,608	57,047	125,409
	Projected Annual Growth 2018 to 2023	2.1%	1.2%	1.3%
	Historical Annual Growth 2000 to 2018	5.0%	3.8%	5.2%
HOUSEHOLDS	2018 Estimated Households	3,925	36,130	87,424
	2023 Projected Households	4,207	39,167	94,731
	2010 Census Households	3,096	28,385	67,231
	2000 Census Households	2,029	21,293	46,064
	Projected Annual Growth 2018 to 2023	1.4%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	5.2%	3.9%	5.0%
AGE	2018 Est. Population Under 10 Years	13.3%	15.2%	16.1%
	2018 Est. Population 10 to 19 Years	13.8%	14.2%	14.7%
	2018 Est. Population 20 to 29 Years	12.9%	14.8%	14.6%
	2018 Est. Population 30 to 44 Years	22.2%	22.8%	23.1%
	2018 Est. Population 45 to 59 Years	20.1%	17.7%	17.5%
	2018 Est. Population 60 to 74 Years	13.8%	11.9%	11.1%
	2018 Est. Population 75 Years or Over	4.0%	3.4%	2.9%
	2018 Est. Median Age	36.0	33.3	32.4
MARITAL STATUS & GENDER	2018 Est. Male Population	48.4%	48.9%	48.8%
	2018 Est. Female Population	51.6%	51.1%	51.2%
	2018 Est. Never Married	27.1%	33.3%	32.5%
	2018 Est. Now Married	54.3%	46.3%	47.9%
	2018 Est. Separated or Divorced	14.7%	16.0%	15.9%
	2018 Est. Widowed	3.9%	4.4%	3.7%
INCOME	2018 Est. HH Income \$200,000 or More	14.2%	7.6%	7.6%
	2018 Est. HH Income \$150,000 to \$199,999	11.9%	7.4%	7.4%
	2018 Est. HH Income \$100,000 to \$149,999	18.2%	16.1%	15.6%
	2018 Est. HH Income \$75,000 to \$99,999	12.5%	12.5%	13.7%
	2018 Est. HH Income \$50,000 to \$74,999	17.0%	19.0%	19.4%
	2018 Est. HH Income \$35,000 to \$49,999	10.0%	12.2%	12.5%
	2018 Est. HH Income \$25,000 to \$34,999	7.3%	9.6%	9.0%
	2018 Est. HH Income \$15,000 to \$24,999	3.0%	8.6%	8.0%
	2018 Est. HH Income Under \$15,000	6.0%	7.1%	6.9%
	2018 Est. Average Household Income	\$106,873	\$85,011	\$86,617
	2018 Est. Median Household Income	\$90,692	\$71,192	\$73,250
	2018 Est. Per Capita Income	\$39,295	\$31,912	\$31,305
2018 Est. Total Businesses	540	3,271	7,316	
2018 Est. Total Employees	5,018	28,977	72,038	

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RACE	2018 Est. White	65.0%	59.4%	57.1%
	2018 Est. Black	14.8%	20.4%	22.0%
	2018 Est. Asian or Pacific Islander	8.9%	6.4%	6.0%
	2018 Est. American Indian or Alaska Native	0.3%	0.5%	0.5%
	2018 Est. Other Races	10.9%	13.3%	14.3%
HISPANIC	2018 Est. Hispanic Population	2,737	28,734	74,599
	2018 Est. Hispanic Population	25.6%	29.8%	30.8%
	2023 Proj. Hispanic Population	27.4%	31.6%	32.3%
	2010 Hispanic Population	21.1%	26.2%	28.5%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	7,165	61,382	151,830
	2018 Est. Elementary (Grade Level 0 to 8)	3.5%	4.7%	5.6%
	2018 Est. Some High School (Grade Level 9 to 11)	2.9%	4.9%	5.3%
	2018 Est. High School Graduate	18.4%	23.5%	24.2%
	2018 Est. Some College	26.1%	26.9%	25.5%
	2018 Est. Associate Degree Only	8.0%	8.5%	9.1%
	2018 Est. Bachelor Degree Only	23.8%	21.4%	20.2%
	2018 Est. Graduate Degree	17.3%	10.2%	10.0%
HOUSING	2018 Est. Total Housing Units	4,009	37,404	90,369
	2018 Est. Owner-Occupied	72.0%	58.8%	61.8%
	2018 Est. Renter-Occupied	25.9%	37.8%	34.9%
	2018 Est. Vacant Housing	2.1%	3.4%	3.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	3.8%	3.7%	4.1%
	2010 Homes Built 2000 to 2004	38.3%	29.7%	37.5%
	2010 Homes Built 1990 to 1999	17.0%	17.3%	17.7%
	2010 Homes Built 1980 to 1989	20.7%	22.7%	23.2%
	2010 Homes Built 1970 to 1979	26.4%	36.9%	30.4%
	2010 Homes Built 1960 to 1969	9.7%	6.9%	5.0%
	2010 Homes Built 1950 to 1959	2.6%	2.7%	2.5%
	2010 Homes Built Before 1949	1.8%	2.3%	2.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.8%	0.9%	0.9%
	2010 Home Value \$500,000 to \$999,999	2.8%	4.6%	5.4%
	2010 Home Value \$400,000 to \$499,999	1.5%	3.4%	4.2%
	2010 Home Value \$300,000 to \$399,999	5.9%	7.4%	9.2%
	2010 Home Value \$200,000 to \$299,999	27.1%	23.2%	24.0%
	2010 Home Value \$150,000 to \$199,999	42.4%	33.3%	29.9%
	2010 Home Value \$100,000 to \$149,999	29.4%	31.4%	33.2%
	2010 Home Value \$50,000 to \$99,999	3.9%	13.1%	16.0%
	2010 Home Value \$25,000 to \$49,999	0.9%	1.4%	1.9%
	2010 Home Value Under \$25,000	2.4%	1.7%	1.8%
	2010 Median Home Value	\$177,027	\$169,033	\$168,552
	2010 Median Rent	\$1,196	\$897	\$919

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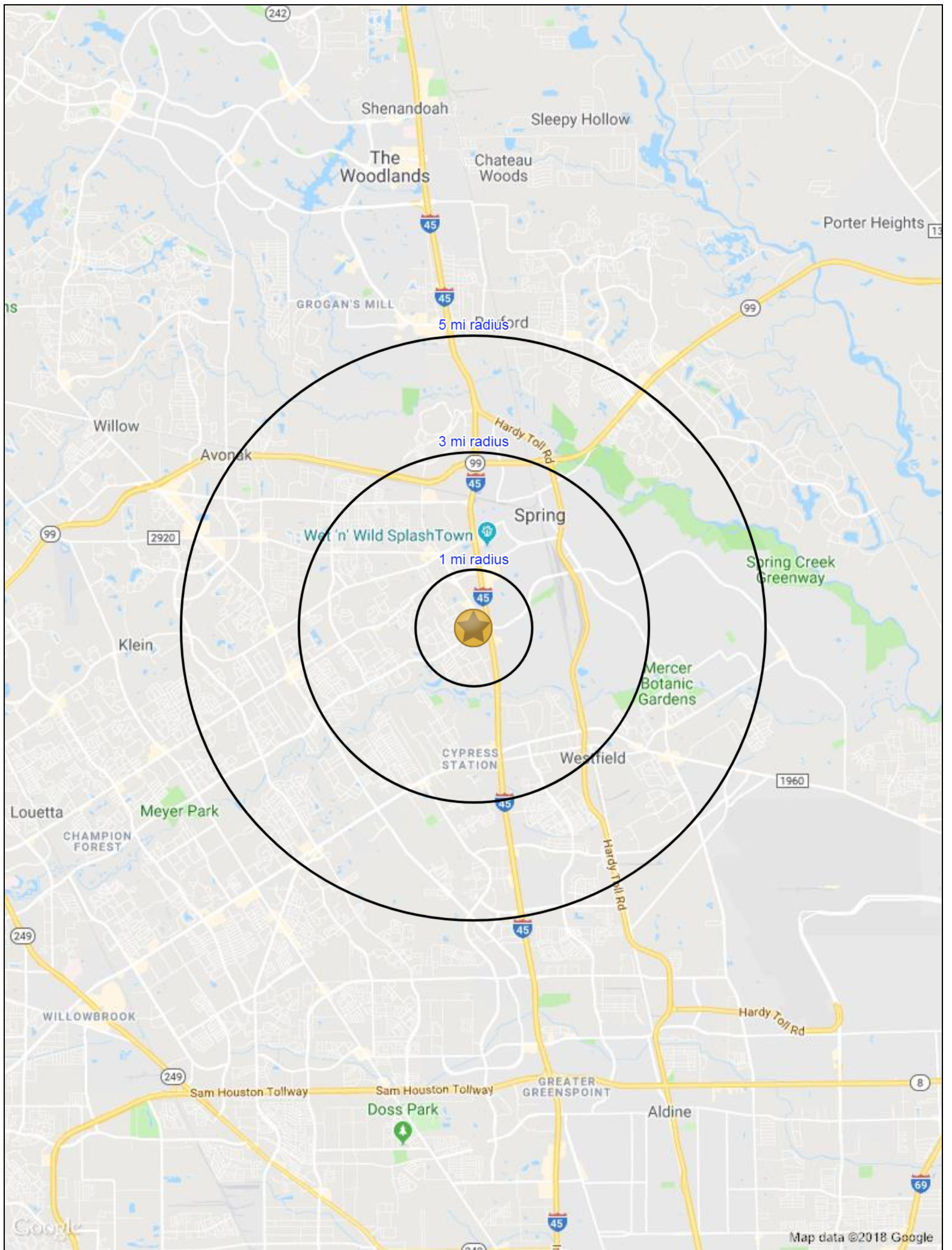
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Spring, TX 77388

1 mi radius 3 mi radius 5 mi radius

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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	8,371	73,279	181,111
	2018 Est. Civilian Employed	67.9%	67.0%	67.4%
	2018 Est. Civilian Unemployed	2.8%	2.7%	2.7%
	2018 Est. in Armed Forces	-	-	-
	2018 Est. not in Labor Force	29.3%	30.2%	29.9%
	2018 Labor Force Males	48.2%	48.3%	48.0%
	2018 Labor Force Females	51.8%	51.7%	52.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,792	49,517	122,291
	2010 Mgmt, Business, & Financial Operations	19.3%	15.3%	15.1%
	2010 Professional, Related	24.0%	20.5%	20.9%
	2010 Service	12.5%	16.0%	16.9%
	2010 Sales, Office	27.3%	27.9%	26.5%
	2010 Farming, Fishing, Forestry	0.2%	0.2%	0.1%
	2010 Construction, Extraction, Maintenance	6.1%	7.9%	8.3%
	2010 Production, Transport, Material Moving	10.6%	12.2%	12.2%
	2010 White Collar Workers	70.5%	63.7%	62.5%
	2010 Blue Collar Workers	29.5%	36.3%	37.5%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.5%	81.5%
2010 Drive to Work in Carpool		7.2%	10.5%	10.6%
2010 Travel to Work by Public Transportation		0.7%	1.9%	2.0%
2010 Drive to Work on Motorcycle		0.1%	-	0.1%
2010 Walk or Bicycle to Work		1.9%	1.2%	1.0%
2010 Other Means		0.3%	0.8%	0.9%
2010 Work at Home		6.3%	4.0%	3.6%
TRAVEL TIME		2010 Travel to Work in 14 Minutes or Less	21.0%	16.1%
	2010 Travel to Work in 15 to 29 Minutes	33.9%	35.0%	35.4%
	2010 Travel to Work in 30 to 59 Minutes	43.1%	40.4%	40.9%
	2010 Travel to Work in 60 Minutes or More	10.3%	12.6%	13.0%
	2010 Average Travel Time to Work	27.6	28.0	28.5
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$289 M	\$2.25 B	\$5.52 B
	2018 Est. Apparel	\$10.2 M	\$79.2 M	\$194 M
	2018 Est. Contributions, Gifts	\$22.4 M	\$161 M	\$394 M
	2018 Est. Education, Reading	\$12.7 M	\$92.4 M	\$226 M
	2018 Est. Entertainment	\$16.4 M	\$127 M	\$312 M
	2018 Est. Food, Beverages, Tobacco	\$42.5 M	\$340 M	\$834 M
	2018 Est. Furnishings, Equipment	\$10.3 M	\$78.6 M	\$193 M
	2018 Est. Health Care, Insurance	\$24.1 M	\$193 M	\$472 M
	2018 Est. Household Operations, Shelter, Utilities	\$89.1 M	\$697 M	\$1.71 B
	2018 Est. Miscellaneous Expenses	\$4.10 M	\$32.8 M	\$80.1 M
	2018 Est. Personal Care	\$3.71 M	\$29.2 M	\$71.5 M
	2018 Est. Transportation	\$53.1 M	\$424 M	\$1.04 B

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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.

<u>Moseley Commercial Real Estate, Inc.</u>	<u>534557</u>	<u>bnaranjo@moseleycommercial.com</u>	<u>713-522-4646</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
 <u>Designated Broker of Firm</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Licensed Supervisor of Sales Agent/ Associate</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Sales Agent/Associate's Name</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date