

**RETAIL PROPERTY  
FOR LEASE**

**CYPRESS SQUARE SHOPPING CENTER**

11041 HUFFMEISTER RD, CYPRESS, TX 77065



**OFFERING SUMMARY**

Available SF:	1,113 - 11,000 SF
Lease Rate:	\$9.00 - 12.00 SF/yr (NNN)
Approximate NNN Expenses:	\$3.00 PSF
Lot Size:	6.77 Acres
Year Built:	1976
Building Size:	85,973 SF
Market:	Cypress
Submarket:	Northwest Corridor

**PROPERTY HIGHLIGHTS**

- ±85,973 SF Neighborhood Shopping Center with Retail/Office Space Available for Lease
- Located on the Hard Corner & Signalized Intersection of Huffmeister Rd & Fleur De Lis Blvd
- Outstanding Location less than 1 mile from Highway 290 & less than two miles from FM 1960
- In High Density Residential & Commercial populated Area with Easy Access to Freeways & Retail
- Excellent Signage & Parking
- Approximately 730 ft of frontage on Huffmeister Rd
- Average Traffic of over 21,000 Vehicles per day on Huffmeister Rd
- Situated in Harris County & Cy-Fair ISD

**FOR MORE INFORMATION, PLEASE CONTACT:**

**JOEL C. ENGLISH**  
 PRESIDENT/PRINCIPAL  
 713.473.7200  
 JOEL@TEXASCRES.COM

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**LEASE TYPE** NNN | **TOTAL SPACE** 1,113 - 11,000 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$9.00 - \$12.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 8 - 11107 Huffmeister Road	Available	8,970 SF	NNN	\$9.00 - \$12.00 SF/yr
Space 9 - 11111 Huffmeister Road	Available	1,291 SF	NNN	\$9.00 - \$12.00 SF/yr
Space 12 - 11123 Huffmeister Road	Available	1,900 SF	NNN	\$9.00 - \$12.00 SF/yr
Space 16 - 11129 Huffmeister Road	Available	4,064 SF	NNN	\$9.00 - \$12.00 SF/yr
Space 17 B - 11133 B Huffmeister Road	Available	11,000 SF	NNN	\$9.00 - \$12.00 SF/yr
Space 20 - 11151 Huffmeister Road	Available	1,311 SF	NNN	\$9.00 - \$12.00 SF/yr
Space 21 - 11155 Huffmeister Road	Available	1,300 SF	NNN	\$9.00 - \$12.00 SF/yr
Space 25 - 11171 Huffmeister Road	Available	1,113 SF	NNN	\$9.00 - \$12.00 SF/yr

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RETAIL/OFFICE SPACES  
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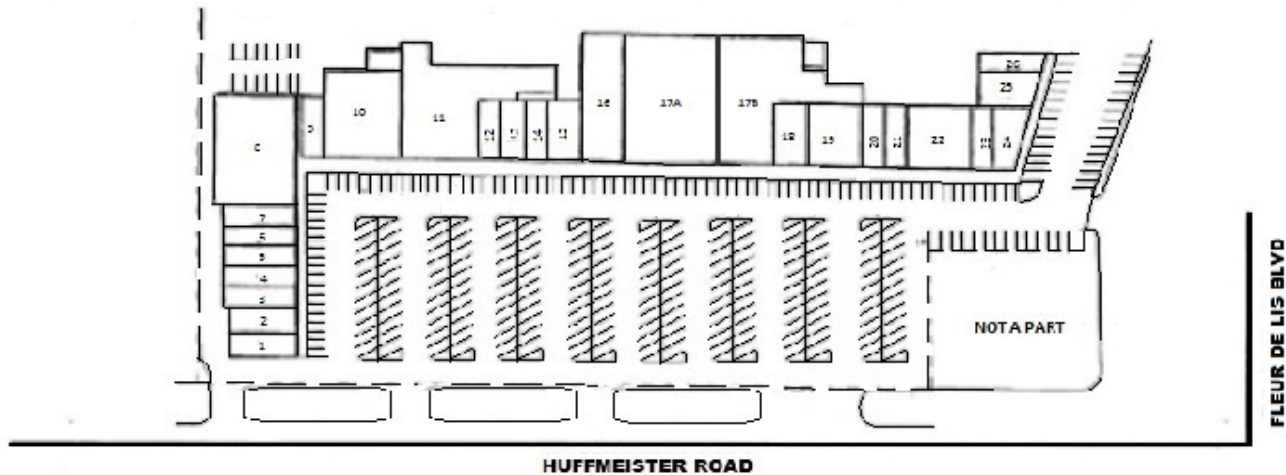
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CYPRESS SQUARE SHOPPING CENTER  
11041-11185 HUFFMEISTER ROAD  
HOUSTON, TX 77065



SPACE	ADDRESS	SQUARE FEET	TENANT
1	11041	1,625	Southern Maid Donuts
2	11043	1,625	Ruby's Taqueria
3	11045	1,400	Foot Massage
4	11047	1,400	Subway
5	11101	1,383	Cell Phone Store
6	11103	1,400	LT Hair Care
7	11105	1,400	Liberty Tax
8	11107	8,970	AVAILABLE
9	11111	1,291	AVAILABLE
10	11115	6,510	
11	11121	9,880	
12	11123	1,230	AVAILABLE
13	11125	1,430	

SPACE	ADDRESS	SQUARE FEET	TENANT
14	11127	1,255	Game Room
15		1,950	Game Room
16	11129	4,064	AVAILABLE
17A	11133A	10,140	Masone's
17B	11133B	+/-11,000	AVAILABLE
18	11139	1,950	Video Store
19	11143	3,262	
20	11151	1,311	AVAILABLE
21	11155	1,300	AVAILABLE
22	11163	3,905	El Charro
23	11183	1,833	Cypress Square Animal Clinic
24	11175	1,055	Cypress Square Animal Clinic
25	11171	1,113	AVAILABLE
26	11185	2,295	Bonaire Food Mart

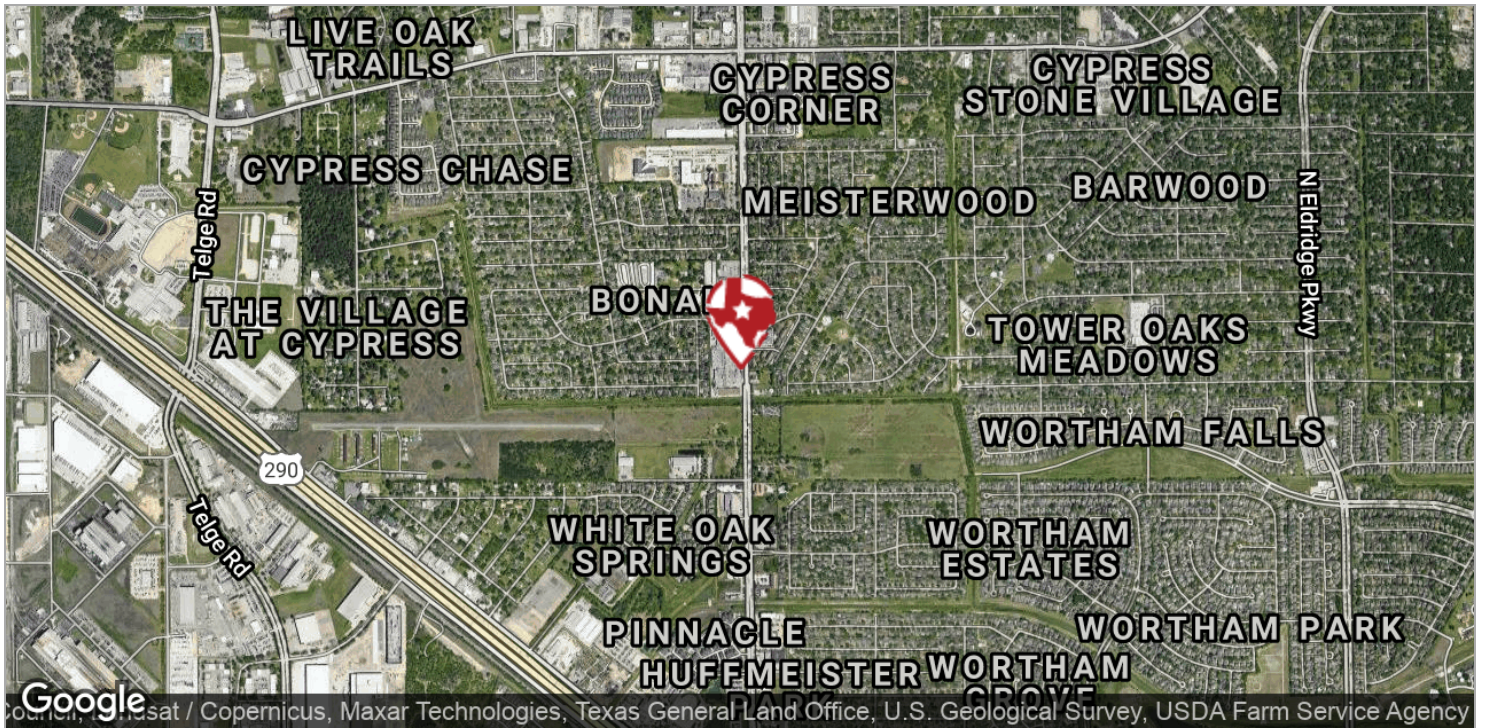
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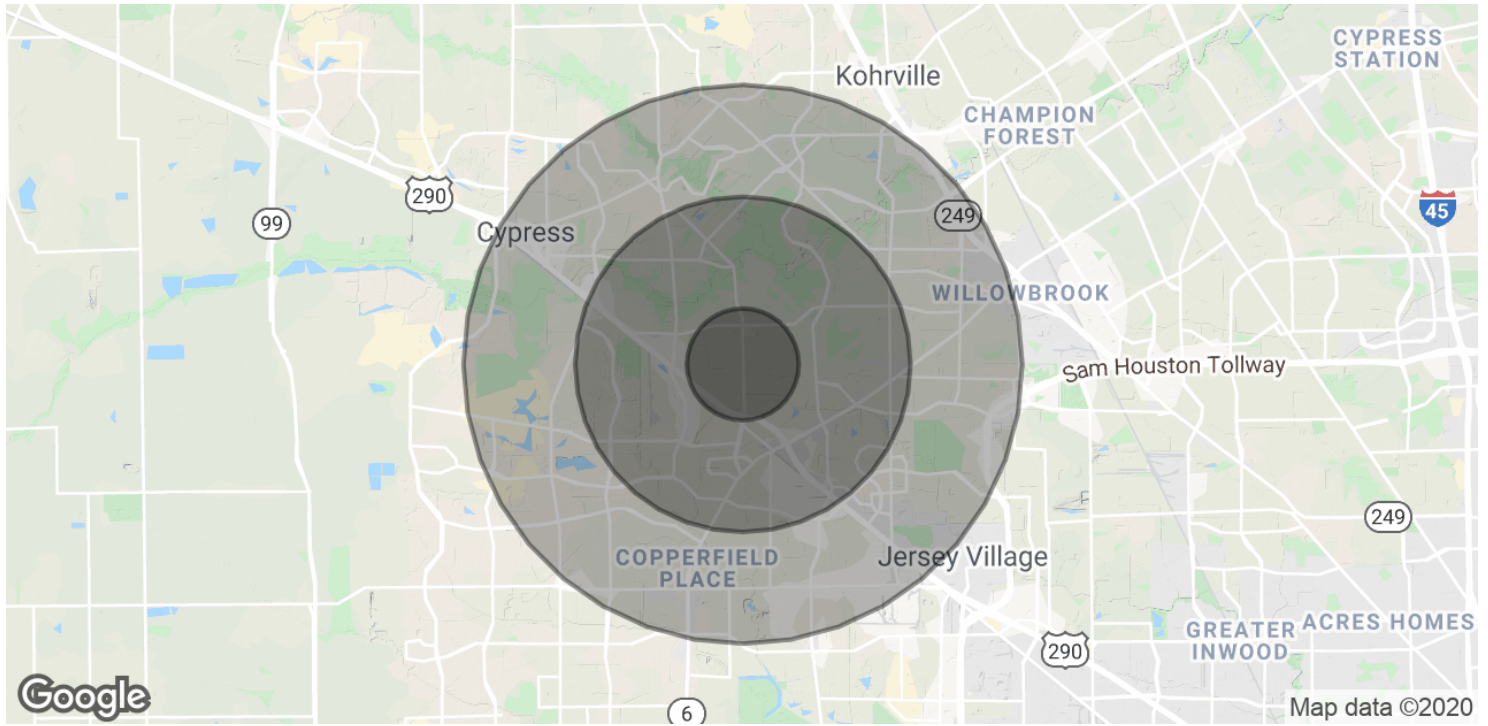
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,740	86,817	255,527
Median age	32.6	33.4	34.1
Median age (Male)	33.6	32.4	32.9
Median age (Female)	30.3	33.9	34.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,550	30,254	87,748
# of persons per HH	3.0	2.9	2.9
Average HH income	\$77,332	\$88,367	\$93,754
Average house value	\$129,886	\$162,317	\$187,478

\* Demographic data derived from 2010 US Census

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# Information About Brokerage Services

11-2-2015

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>Texas CRES, LLC</u>	<u>9004590</u>	<u></u>	<u>(713)473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasces.com</u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Frankie English</u>	<u>590881</u>	<u>frankie@texasces.com</u>	<u>(713) 444-6944</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission** **Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**