



CYPRESS PARK SHOPPING CENTER | 1800-1900 BARKER CYPRESS RD, HOUSTON, TX 77084

Features

- Located at the intersection of Barker Cypress Rd & Mayde Creek Farm Ln
- Near Texas Children's Hospital west campus and Methodist Hospital west Houston
- Surrounding trade area is one of the fastest growing sub-markets of greater Houston metropolitan area
- Excellent access to IH-10, just a half mile north.

FOR LEASE

TOTAL SF: 35,548
AVAILABLE SF: 19,906
MIN CONTIGUOUS SF: 1,150
MAX CONTIGUOUS SF: 9,080
CONTACT FOR MORE INFORMATION

Traffic Counts

Barker Cypress	44,213 VPD
S. Parkview Drive	5,700 VPD
Katy Fwy	259,809 VPD

Demographics

	YEAR: 2020	1 MILE	3 MILE	5 MILE
Population		6,236	75,463	260,585
Daytime Population		10,851	80,950	256,174
Average HH Income		\$82,970	\$115,640	\$107,462
2019-2024 Total Population Change		27.8%	10.9%	9.9%

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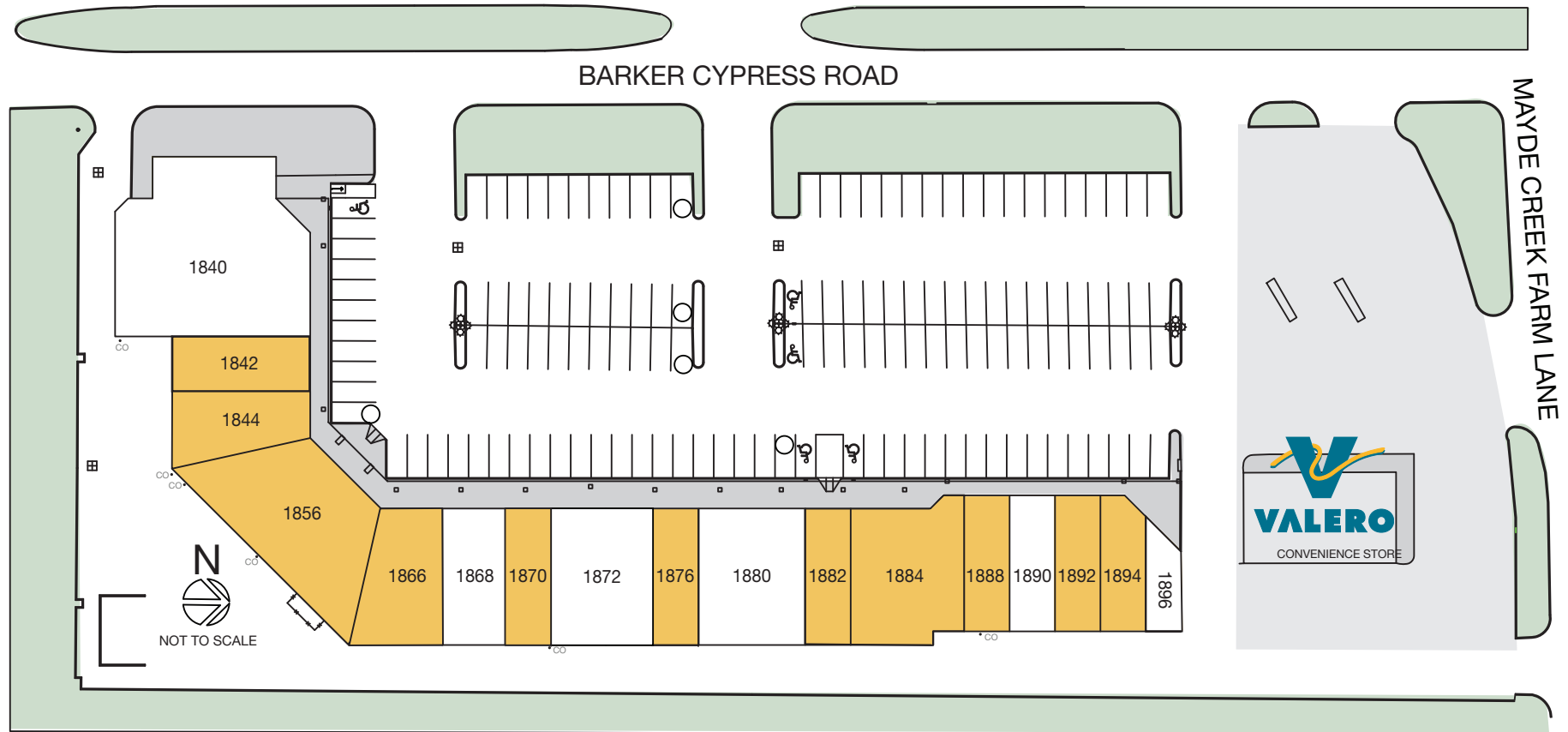
Sarah Thobae
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Area Retailers & Businesses



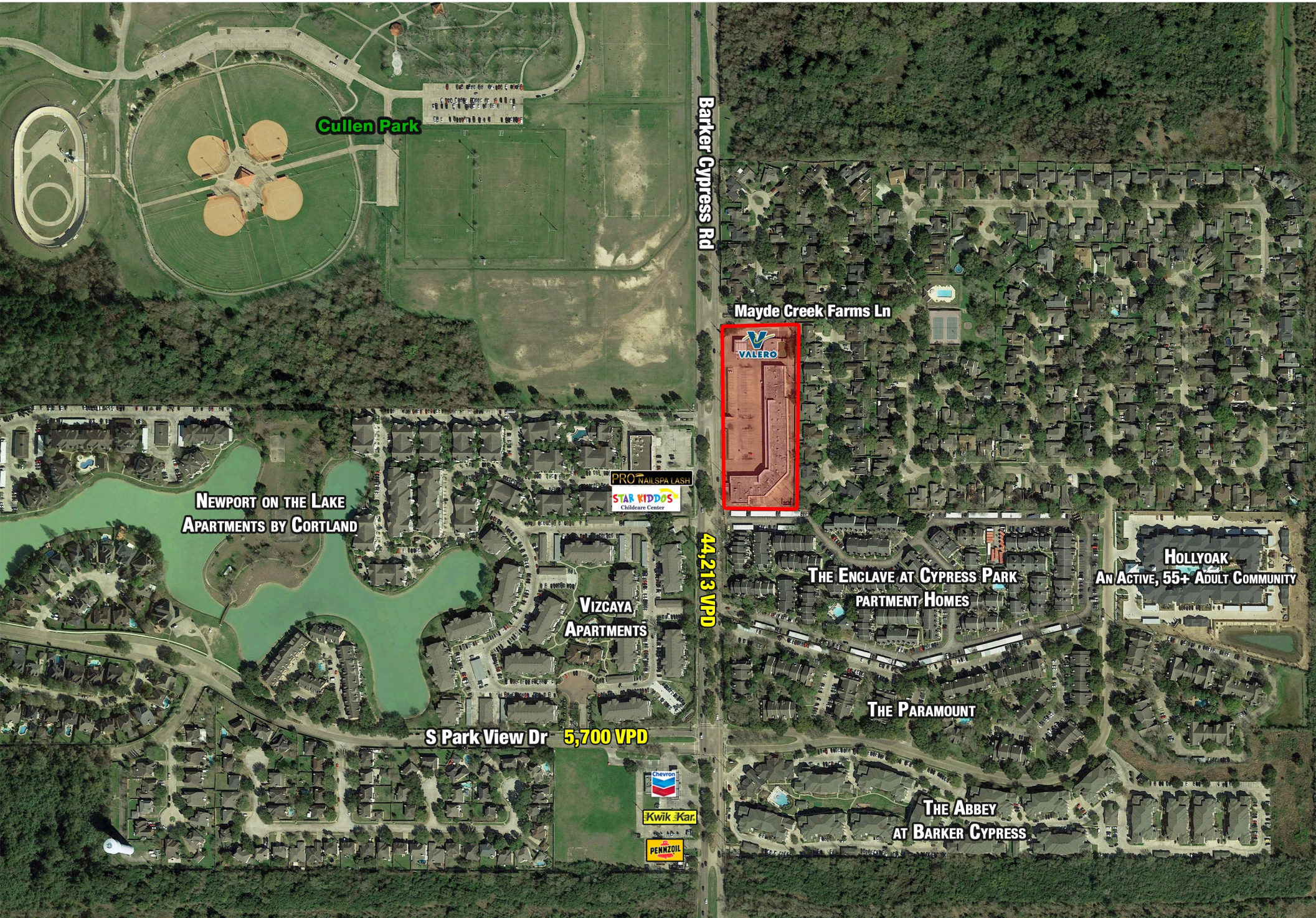
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Available Space			
1842	1,500 sf	1882	1,876 sf
1844	1,590 sf	1884	3,000 sf
1856	3,800 sf	1888	1,200 sf
1866	2,190 sf	1892	1,200 sf
1870	1,200 sf	1894	1,150 sf
1876	1,200 sf		

Current Tenants		
1840	R&R Sports Bar & Grill	6,042 sf
1868	Simply Splendid Donuts	1,680 sf
1872	Discount Uniforms	2,640 sf
1880	Express Liquor	2,880 sf
1890	Massage & Spa	1,200 sf
1896	Caballeros Barbershop	800 sf



Cullen Park

Barker Cypress Rd

Mayde Creek Farms Ln



NEWPORT ON THE LAKE APARTMENTS BY CORTLAND

PRO NAIL SPA LASH
STAR KIDDOS Childcare Center

VIZCAYA APARTMENTS

44,213 VPD

THE ENCLAVE AT CYPRESS PARK APARTMENT HOMES

HOLLYOAK AN ACTIVE, 55+ ADULT COMMUNITY

S Park View Dr 5,700 VPD

THE PARAMOUNT

THE ABBEY AT BARKER CYPRESS

Chevron
Kwik Kar
PENNZOIL

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 on 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.

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