



**3,659 SF (DIVISIBLE)  
DRIVE-THRU AVAILABLE**

**2,624 SF (DIVISIBLE)  
AVAILABLE**



# SHOPS AT 290 & LOUETTA

NWC OF HWY 290 & E. LOUETTA RD. | CYPRESS, TEXAS

**NEW CENTER WITH DRIVE-THRU END CAP  
AVAILABLE ON HIGHWAY 290**



# PROJECT HIGHLIGHTS

## Shops at 290 & Louetta

NWC OF HWY 290 & E. LOUETTA RD.  
CYPRESS, TEXAS

- **Brand new center** with Highway 290 frontage
- Ample parking; **89 spaces**
- Located between Spring Cypress and Fairfield, **two major retail hubs in the area**
- Great access to the site with the **newly completed Louetta Road connecting to Cypresswood Road**, a highly traveled thoroughfare in the trade area
- **Over 32,000 new homes are planned or under construction** within a 5-mile radius
- **Available for shell delivery**



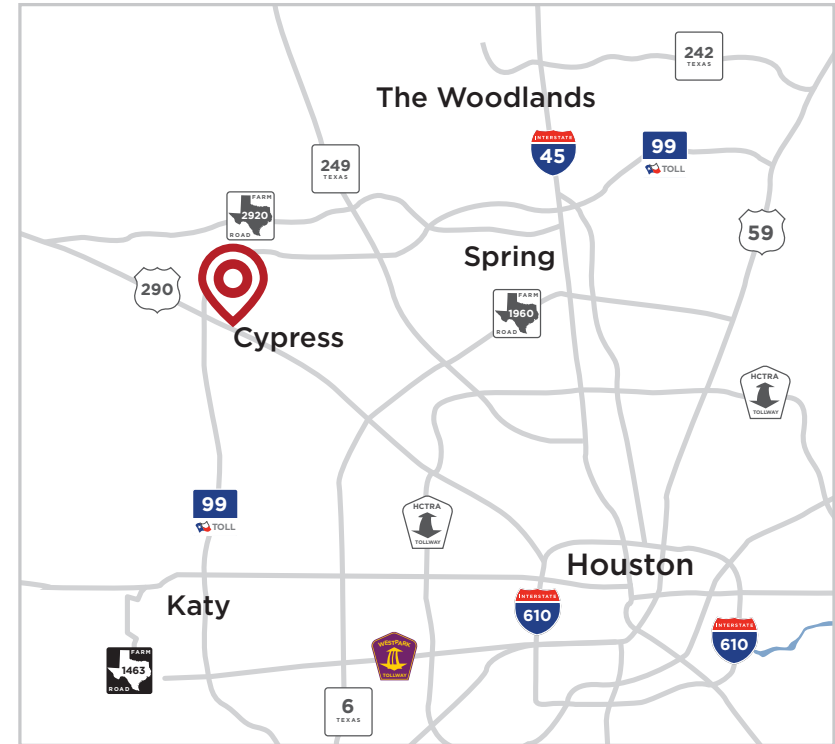
### TRAFFIC COUNTS

**90,396 VPD** on Hwy 290



**\$132K AVG HHI**

within 5 miles



### MAJOR AREA EMPLOYERS



### UNDER 5 MINUTES DRIVE:

#### MEMORIAL HERMANN CYPRESS CAMPUS

A \$168 Million state-of-the-art project over 32 acres with 80 hospital beds

#### HCA HOUSTON HEALTHCARE NORTH CYPRESS

45 acres with over 160 hospital beds

**ASHLEY STRICKLAND**

281.477.4378

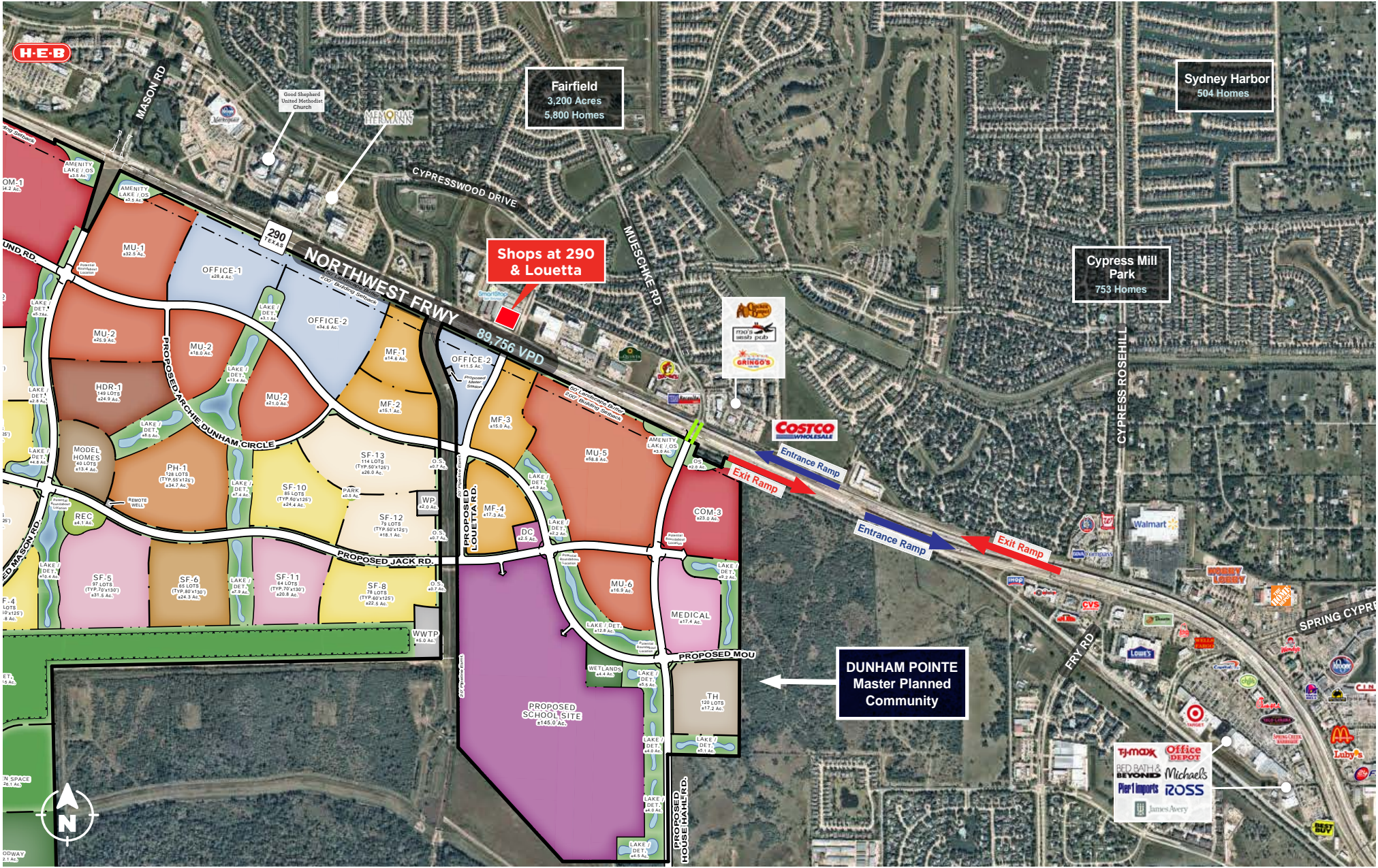
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# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/21



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,880	26,079	48,529
Current Population	6,472	83,731	153,927
2010 Census Population	3,831	38,793	78,354
Population Growth 2010 to 2020	68.94%	115.89%	96.51%
2020 Median Age	33.7	34.9	34.9

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$95,989	\$129,941	\$131,704
Median Household Income	\$103,761	\$118,221	\$115,915
Per Capita Income	\$31,607	\$41,513	\$42,909

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	72.79%	74.26%	73.03%
Black or African American	11.65%	10.49%	10.47%
Asian or Pacific Islander	4.48%	5.66%	6.67%
Hispanic	25.82%	24.00%	24.17%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	13.24%	11.32%	12.03%
2 Person Households	25.04%	26.33%	27.20%
3+ Person Households	61.72%	62.35%	60.77%
Owner-Occupied Housing Units	90.48%	90.39%	88.93%
Renter-Occupied Housing Units	9.52%	9.61%	11.07%

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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