

Cypress Ridge Square

FOR LEASE

Lighted Intersection / 13110 FM 529 Rd, Houston, TX 77041



2nd Generation Restaurant

Anna Goodman / anna@vp-reg.com / 713.419.8217
Nargo Schinas / nargo@vp-reg.com / 832.237.5555
www.vp-reg.com

vantagepoint
real estate group

PROPERTY HIGHLIGHTS:

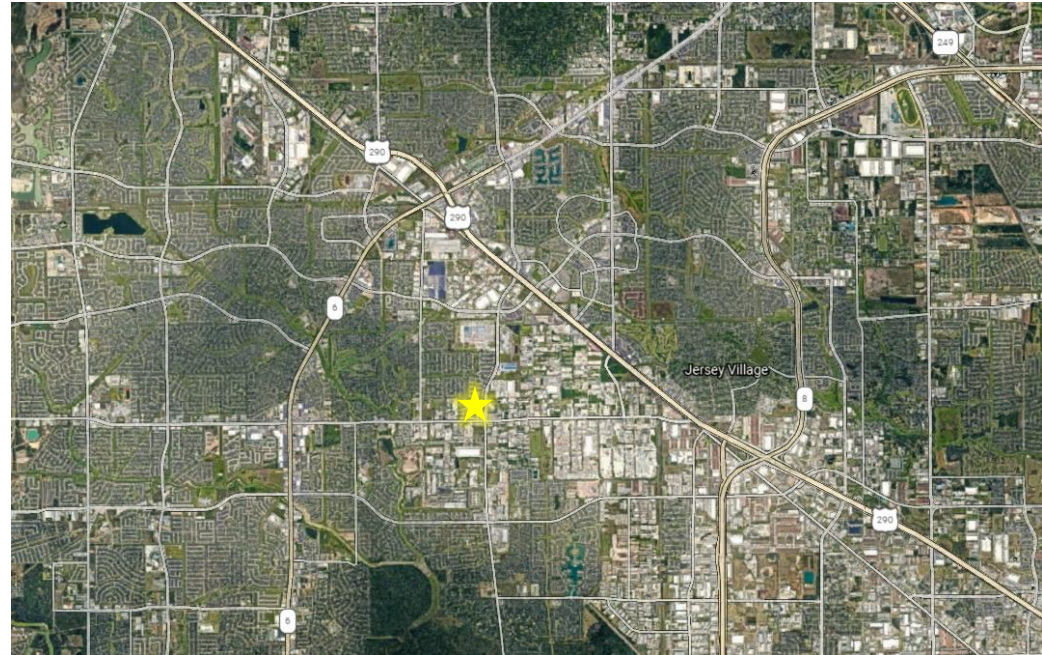
- Located At The Busy Intersection of FM 529 Rd & Eldridge Parkway
- Tenant Pylon Sign Available
- Individualized Storefront Designs Enhancing Tenant's Presence
- 4.5/1,000 Parking Ratio
- Multiple Points of Ingress/Egress

TRAFFIC COUNTS:

- FM 529 Rd – 28,385 VPD
- Eldridge Parkway – 19,657 VPD

SITE INFO WITHIN ONE MILE:

- Cypress Ridge High School
- Jewel Hairgrove Elementary School
- Trader's Village Flea Market & Festival
- NOV Office Park
- Seatrax
- Oceaneering



DEMOGRAPHICS:

• Population	10,180 (1 mi)	117,139 (3 mi)	290,495 (5 mi)
• Daytime Population	7,902 (1 mi)	56,190 (3 mi)	137,068 (5 mi)
• Households	3,259 (1 mi)	37,469 (3 mi)	91,466 (5 mi)
• Average HH Income	\$84,065 (1 mi)	\$92,364 (3 mi)	\$91,915 (5 mi)

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

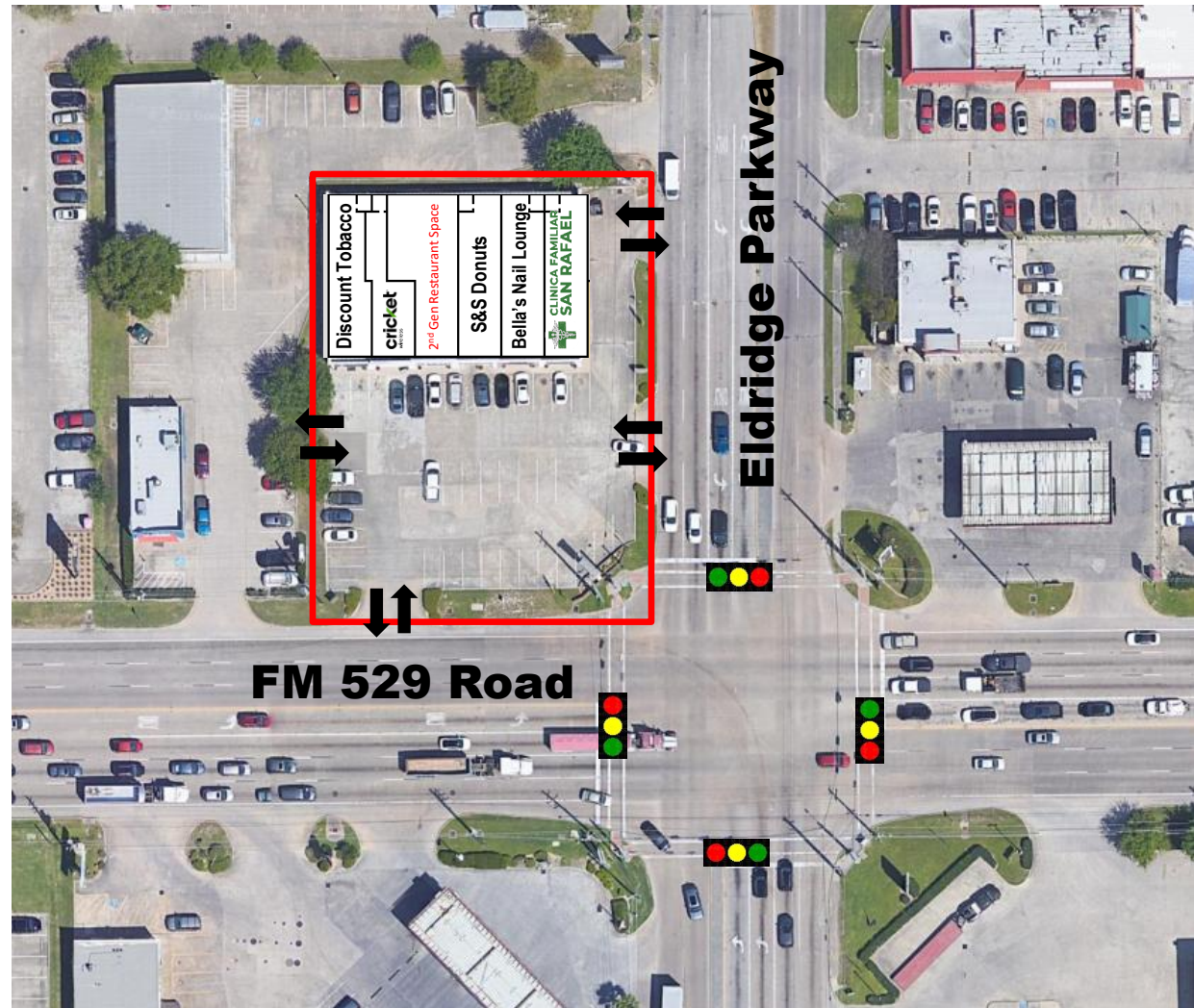
Cypress Ridge Square

FOR LEASE

Lighted Intersection / 13110 FM 529 Rd, Houston, TX 77041

CO-TENANTS:

- Clinica San Rafael
- Bella's Nail Lounge
- S&S Donuts
- Cricket Wireless
- Discount Tobacco



Anna Goodman / anna@vp-reg.com / 713.419.8217
Nargo Schinas / nargo@vp-reg.com / 832.237.5555
www.vp-reg.com

vantagepoint
real estate group

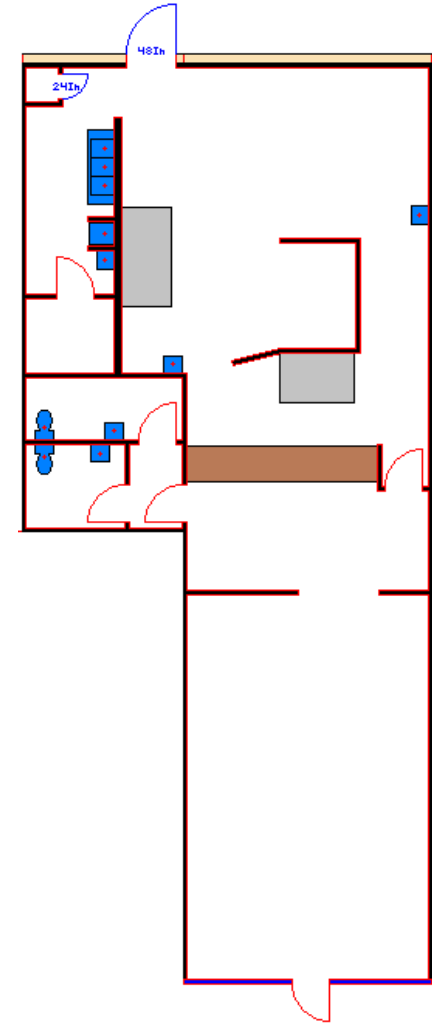
Cypress Ridge Square

FOR LEASE

Lighted Intersection / 13110 FM 529 Rd, Houston, TX 77041

FULLY BUILT OUT RESTAURANT

SUITE #4 – 2,000 SF



Anna Goodman / anna@vp-reg.com / 713.419.8217
Nargo Schinas / nargo@vp-reg.com / 832.237.5555
www.vp-reg.com

vantagepoint
real estate group