

CYPRESS TOWN CENTER

12120-12234 JONES RD | HOUSTON, TX 77077



FOR MORE
INFORMATION

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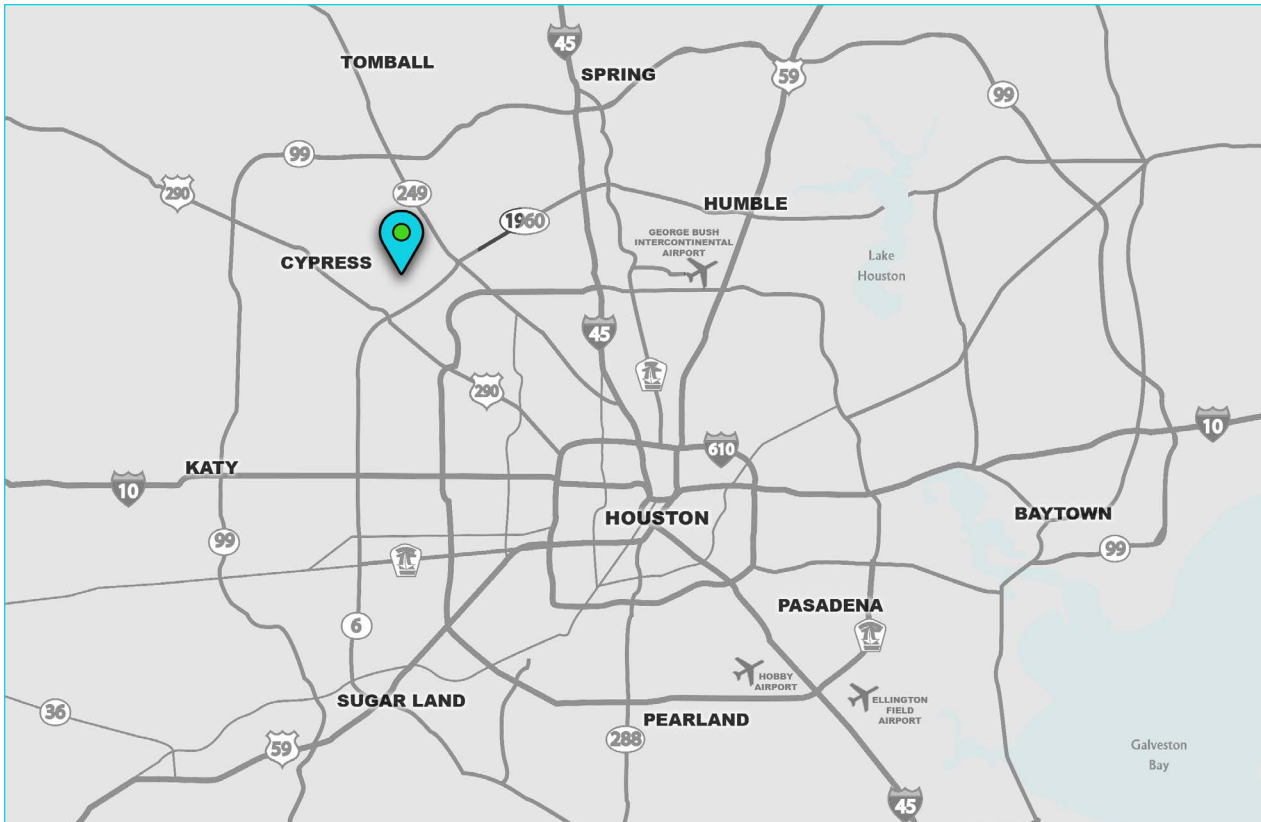
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 **EVERGREEN**
COMMERCIAL REALTY



LOCATION

SEC of Jones Rd & Cypress North Houston
12120-12234 Jones Rd, Houston, TX 77070



AVAILABLE

1,400 SF - 3,920 SF In-Line Space
1,880 SF & 4,000 SF End Caps



PRICING

Call for Pricing



TRAFFIC COUNTS

Jones Rd: 31,307 VPD ('22)
Cypress North Houston: 21,233 VPD ('21)
(TXDOT)

DEMOGRAPHIC SNAPSHOT

	1MI	3MI	5MI
2025 POPULATION	12,557	112,555	270,516
DAYTIME POP.	12,591	117,297	288,257
HOUSEHOLDS	4,770	43,216	102,809
AVG HH INCOME	\$95,595	\$103,448	\$120,872

AREA RETAILERS



PROPERTY INFORMATION

- Established high performing Kroger grocery-anchored shopping center with 1.3M visits a year
- Access to over 30,000 VPD along Jones Rd
- Situated in the heart of 3 major thoroughfares: FM 1960, Highway 249 and Highway 290
- Shopping center caters to the surrounding densely populated neighborhoods with high income levels
- Great visibility, ample parking, easy access, and multiple points of signage

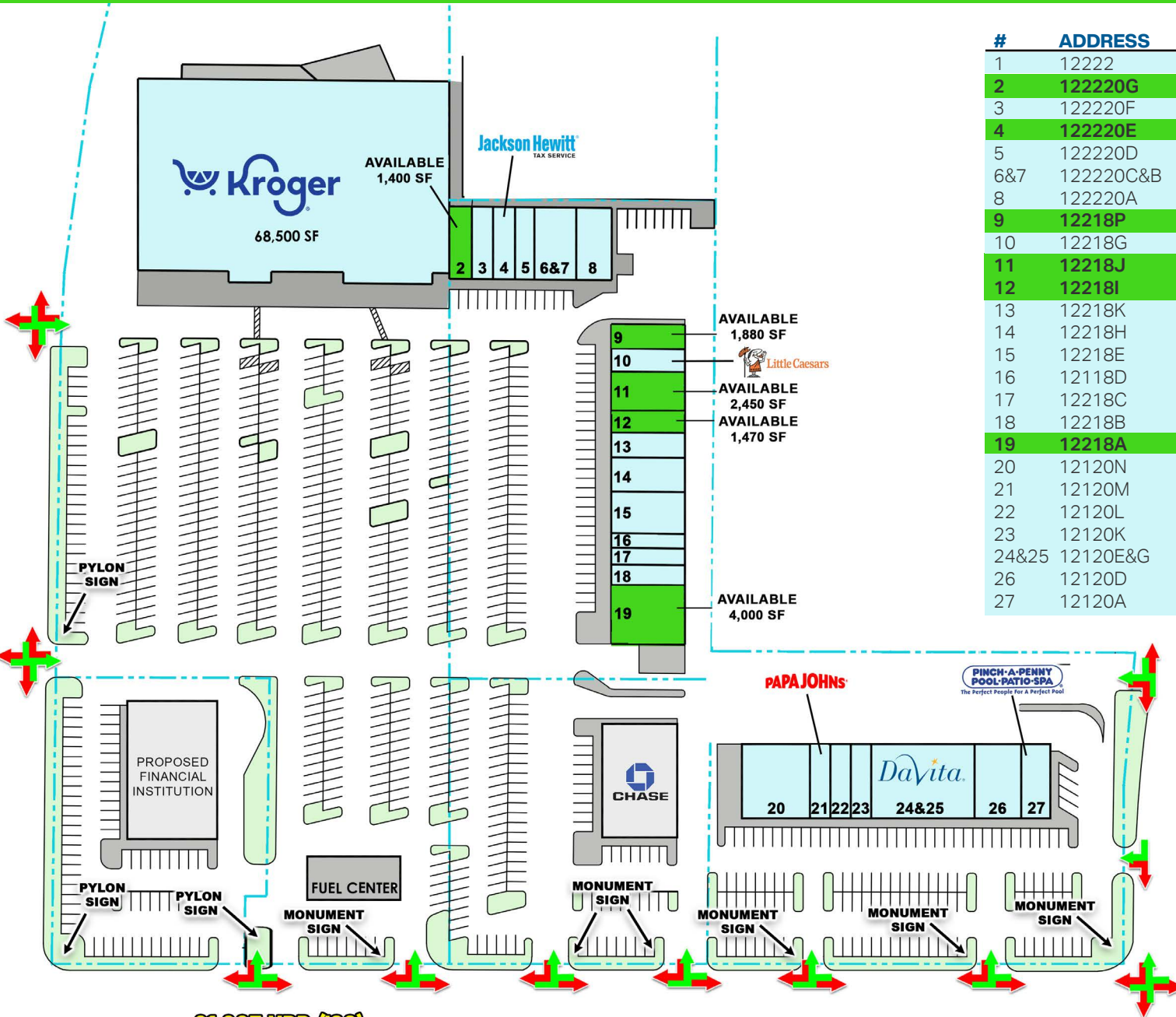


SITE PLAN

CYPRESS TOWN CENTER

12120-12234 JONES RD | HOUSTON, TX

CYPRESS NORTH HOUSTON ROAD



#	ADDRESS	TENANT	SF
1	12222	Kroger	68,500
2	122220G	AVAILABLE	1,400
3	122220F	Serene Nails	1,750
4	122220E	AVAILABLE	1,400
5	122220D	Water Tree	1,540
6&7	122220C&B	Pearl Shine	3,010
8	122220A	Swamp Spot	2,450
9	12218P	AVAILABLE	1,880
10	12218G	Little Caesars	1,400
11	12218J	AVAILABLE	2,450
12	12218I	AVAILABLE	1,470
13	12218K	M&R Liquors	2,100
14	12218H	Jones Rd Chiro	2,100
15	12218E	La Malenguena	2,800
16	12118D	Mail Boxes	1,050
17	12218C	AVS Electronics	1,050
18	12218B	C Coffeehouse	1,400
19	12218A	AVAILABLE	4,000
20	12120N	Executive Nails & Spa	4,900
21	12120M	Papa Johns	1,400
22	12120L	Dream Epicenter	1,050
23	12120K	Massage & Spa	1,050
24&25	12120E&G	Davita Care Clinic	8,050
26	12120D	Apex Urgent Care Clinic	3,200
27	12120A	Pinch a Penny	2,100

PARKING SUMMARY

Total Parking Spaces: 571
 Handicap Spaces: 16
Total: 587 Spaces
 Parking Ratio: 5.12/1,000 SF
 (Based on 114,626 SF Leased)

LEGEND

- AVAILABLE (Green box)
- LEASED (Blue box)
- INGRESS/EGRESS (Red arrow)
- LIGHTED INTERSECTION (Traffic light icon)

31,307 VPD (22)

JONES ROAD

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EVERGREEN
COMMERCIAL REALTY



7.8 MILLION

RESIDENTS IN THE
10-COUNTY HOUSTON
- PASADENA - THE
WOODLANDS MSA

26 FORTUNE 500 HEADQUARTERS

METRO HOUSTON HAS THE THIRD
LARGEST NUMBER OF FORTUNE
500 COMPANIES IN THE NATION

HOUSTON'S MAJOR EMPLOYMENT DRIVERS

- HEALTH CARE
- ENERGY
- LOGISTICS
- RETAIL
- MANUFACTURING
- PROFESSIONAL SERVICES

MAJOR EMPLOYERS INCLUDE

- MEMORIAL HERMANN
- MD ANDERSON
- AMAZON
- CITY OF HOUSTON
- HOUSTON METHODIST
- H-E-B
- WALMART
- EXXONMOBIL

HOUSTON IS
THE NATIONS **4th**
MOST POPULOUS CITY

7th
LARGEST U.S. METRO ECONOMY

NATIONS **5th** MOST POPULOUS METRO AREA

2 INTERNATIONAL AIRPORTS

GEORGE BUSH INTERCONTINENTAL
(IAH)

WILLIAM P HOBBY AIRPORT
(HOU)

**63.1 MILLION PASSENGERS
SERVED IN 2024**

**THE ONLY TEXAS CITY WITH
2 INTERNATIONAL AIRPORTS**



HOUSTON IS THE
NATIONS TOP
EXPORTING METRO

PORT HOUSTON RANKS

1st

IN TOTAL
WATERBORNE
TONNAGE

LARGEST

CONTAINER
PORT ON THE
U.S. GULF COAST

1st

IN FOREIGN
WATERBORNE
TONNAGE

IN 2024, HOUSTON WAS THE TOP EXPORTING
METRO IN THE U.S. (\$180.9 BILLION IN EXPORTS)

3.5 million JOBS IN THE HOUSTON MSA

CITY OF HOUSTON DEMOGRAPHICS



2.4 million

APPROXIMATE NUMBER OF
CITY OF HOUSTON RESIDENTS



\$64,813

MEDIAN HOUSEHOLD INCOME

Sources: Greater Houston Partnership Research, Houston Facts 2025; U.S. Census Bureau QuickFacts 2024–2025.

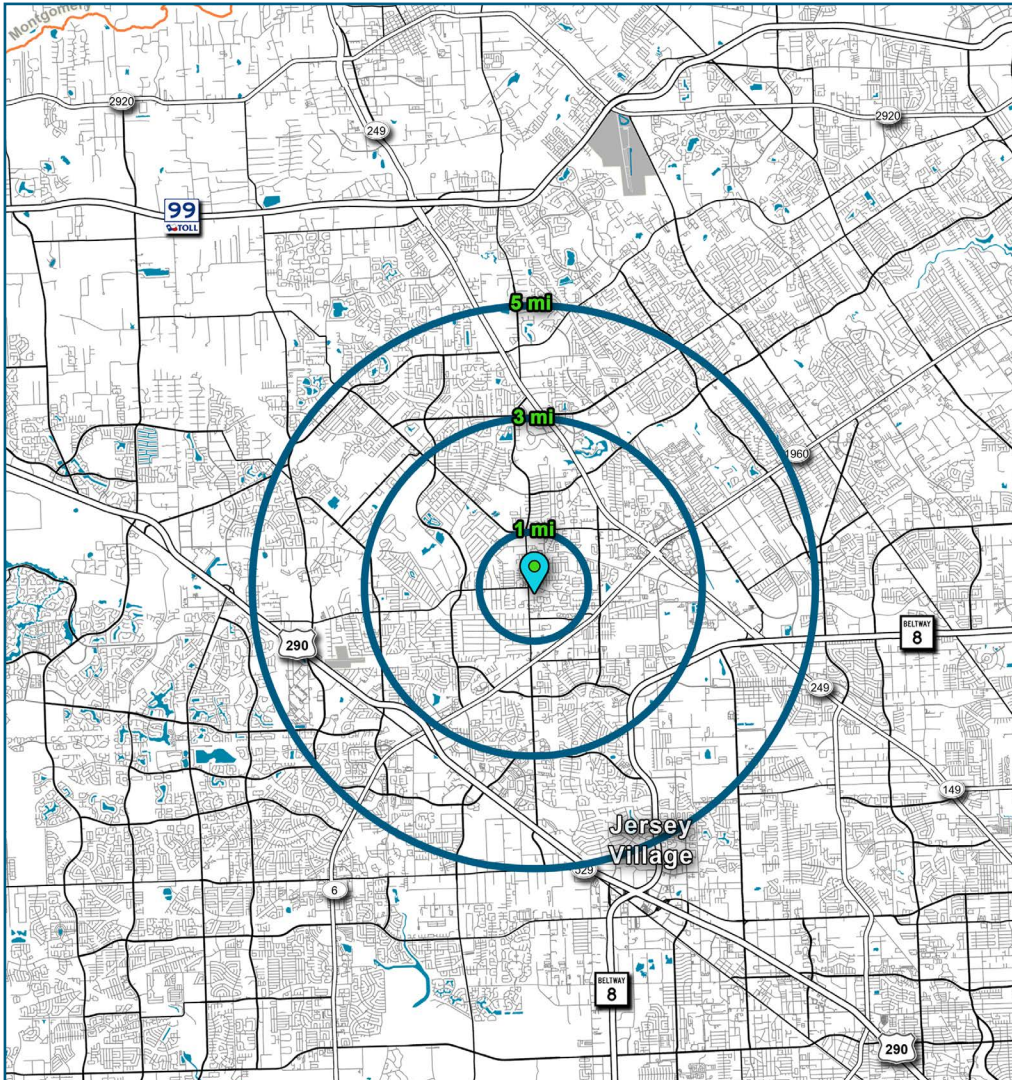
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

2025 TOTAL POPULATION
(3 mi Radius)
112,555

TOTAL HOUSEHOLDS
(3 mi Radius)
43,216

DAYTIME POPULATION
(3 mi Radius)
117,297

AVERAGE HH INCOME
(3 mi Radius)
\$103,448



POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	12,557	112,555	270,516
2030 Projected Population	12,786	113,260	271,915
Daytime Population	12,591	117,297	288,257
Median Age	36.9	37.0	37.9

INCOME	1 MILES	3 MILES	5 MILES
Average Household Income	\$95,595	\$103,448	\$120,872
Median Household Income	\$71,815	\$77,668	\$86,509
Per Capita Income	\$36,204	\$39,586	\$45,943
Average Home Value	\$384,023	\$324,462	\$353,522

RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
White Alone	42.2%	40.6%	45.2%
Black Alone	18.3%	18.7%	16.1%
Asian Alone	7.8%	11.3%	11.2%
Hispanic Origin	34.7%	32.3%	29.8%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2025 Total Households	4,770	43,216	102,809
2025 Average Household Size	2.63	2.59	2.62
2030 Total Households	4,938	44,255	105,246
2030 Average Household Size	2.659	2.54	2.57
2025 Housing Units	5,062	46,177	108,697
Owner-Occupied Housing Units	58.5%	53.6%	59.2%
Renter Occupied Housing Units	41.5%	46.4%	40.8%



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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 written to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Evergreen Commercial Realty, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Lilly Golden

Designated Broker of Firm

Licensed Supervisor of Sales Agent / Associate

Sales Agent / Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov