



FOR SALE

10730 Barker Cypress Rd, Cypress, TX 77433

Asking Price: \$3,600,000

Prime neighborhood shopping center with frontage on Barker Cypress Road, ample parking, drive-thru capability, and strong surrounding demographics. High-visibility location on Barker Cypress Rd with ample parking, strong neighborhood demographics, restaurant infrastructure, and excellent access to Hwy 290.

Investment Highlights	Demographics & Market Overview
10,075 SF Retail Building	Population: 221,872
1.1708 Acre Site	Median Household Income: \$137,513
50 Parking Spaces	College Graduates: 50.1%
Cap Rate: 6.08%	Affluent Cypress Trade Area
Drive-Thru & Signage	Access to Hwy 290 & Barker Cypress Rd

DEMOGRAPHICS & MARKET OVERVIEW

Cypress, Texas is one of the fastest-growing suburban markets in the Houston MSA, with approximately **221,872 residents** and a median household income of approximately **\$137,500**, significantly above the national average. More than **50% of adults hold a college degree**, supporting strong consumer spending power.

Traffic & Accessibility

- Prime frontage on **Barker Cypress Road**
- Convenient access to **US Highway 290**
- Minutes from **Towne Lake, Bridgeland, Stone Gate, and Riata Ranch**
- Surrounded by dense residential neighborhoods generating consistent customer traffic

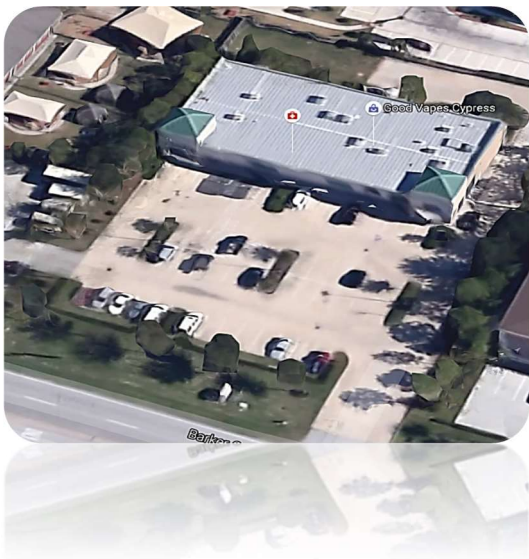


Trade Area Advantages

- Strong daytime and residential population base
- Established retail corridor with continued growth
- High visibility location with monument signage and drive-thru capability
- Positioned near major commercial nodes and master-planned communities

Key Demographic Snapshot

Metric	Cypress, TX
Population	221,872
Median Household Income	\$137,513
College Graduates	50.1%
Population Age 25-54	41.9%
Poverty Rate	5.8%



Presented by:



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