

RETAIL FOR LEASE CYPRESSWOOD PLAZA

Rate: \$18.00 PSF/YR/NNN

AVAILABLE

230 Cypresswood	Suite B	-	1,148 SF
230 Cypresswood	Suite D	-	1,530 SF
230 Cypresswood	Suite F	-	1,530 SF
250 Cypresswood	Suite C	-	1,148 SF
250 Cypresswood	Suite E	-	1,125 SF
250 Cypresswood	Suite F	-	3,082 SF

FREE RENT!

Subject to
Terms, Conditions,

230-250 Cypresswood Dr
Spring, TX 77388

Property Information

- Easy access to I-45 North, Grand Parkway, and Hardy Tollway
- Pylon signage available
- 2 minutes to Interstate 45
- Easy access
- Excellent Parking

Scan QR Code for
Virtual Tour of
Suite F



cmI brokerage

For Leasing Inquiries Please Contact:

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713-961-4666

820 Gessner, Suite 1525

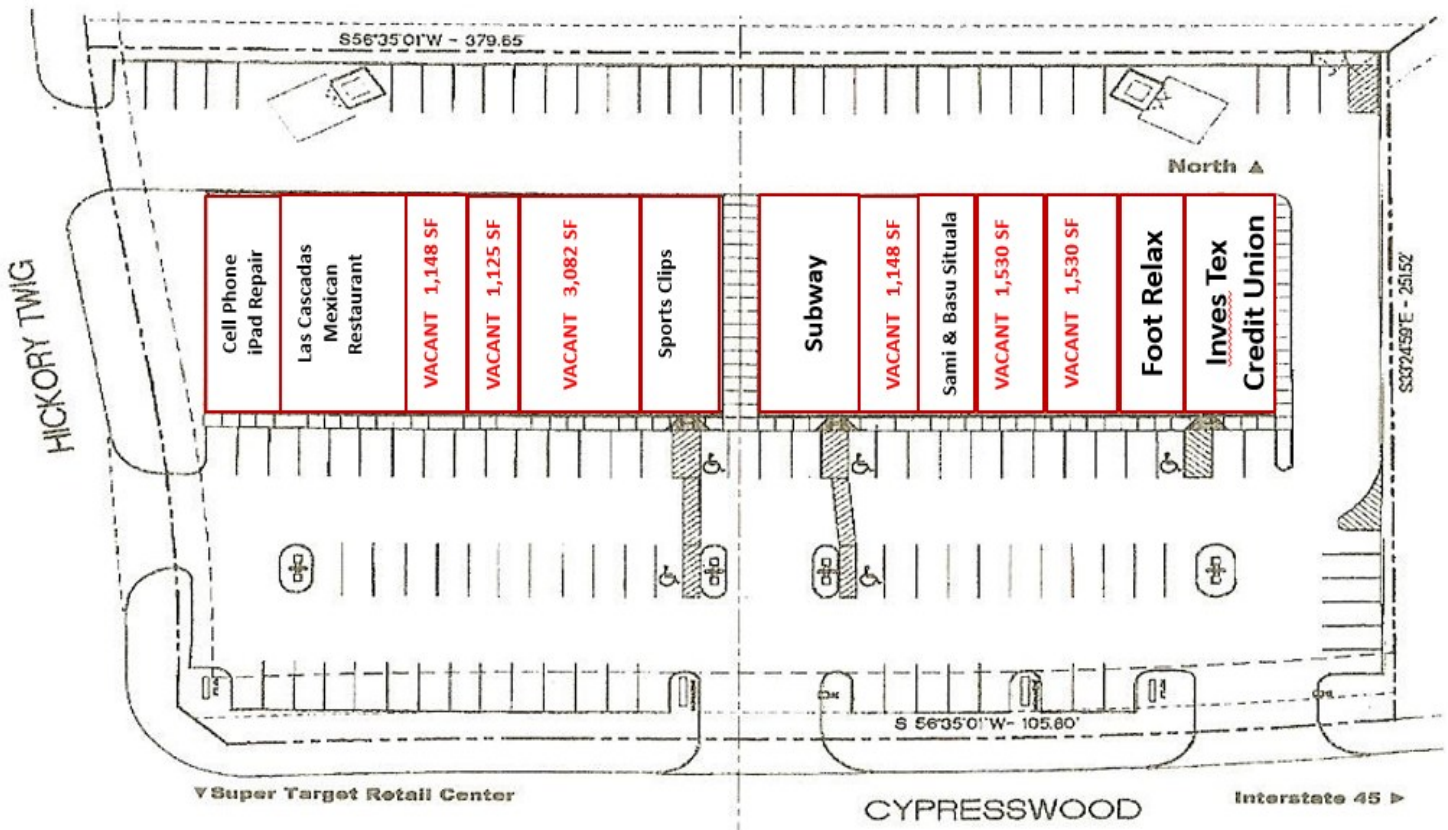
Houston, Texas 77024

www.cmirealestate.com

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Cypresswood Plaza
230-250 Cypresswood Dr
Spring, TX 77388

Site Plan
230 – 250 Cypresswood Dr, Spring, TX 77388



Demographic Summary Report

Cypresswood Plaza - Phase I

230 Cypresswood Dr, Spring, TX 77388

Building Type: **General Retail** Total Available: **5,356 SF**
 Secondary: **Storefront** % Leased: **80.12%**
 GLA: **11,550 SF** Rent/SF/Yr: **\$22.00**
 Year Built: **2003**

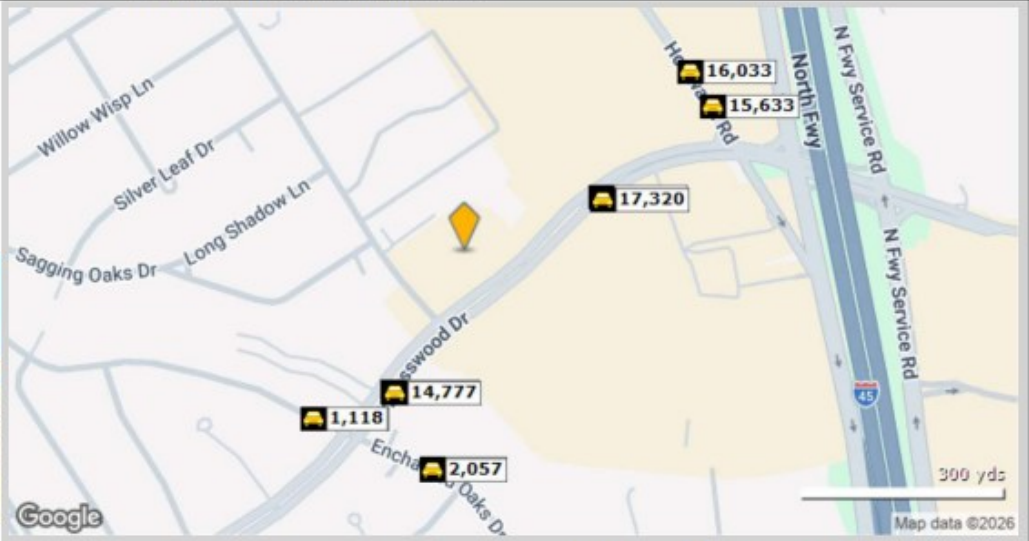


Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	12,536	109,272	286,979
2025 Estimate	11,786	102,532	266,144
2020 Census	11,282	97,173	245,477
Growth 2025 - 2030	6.36%	6.57%	7.83%
Growth 2020 - 2025	4.47%	5.51%	8.42%
2025 Population by Hispanic Origin	3,420	34,320	94,104
2025 Population	11,786	102,532	266,144
White	4,925 41.79%	35,230 34.36%	91,142 34.25%
Black	2,417 20.51%	29,061 28.34%	73,007 27.43%
Am. Indian & Alaskan	159 1.35%	1,295 1.26%	3,427 1.29%
Asian	1,125 9.55%	5,761 5.62%	14,610 5.49%
Hawaiian & Pacific Island	26 0.22%	240 0.23%	635 0.24%
Other	3,134 26.59%	30,944 30.18%	83,322 31.31%
U.S. Armed Forces	47	181	489
Households			
2030 Projection	4,370	39,596	99,638
2025 Estimate	4,103	37,081	92,208
2020 Census	3,938	35,156	85,053
Growth 2025 - 2030	6.51%	6.78%	8.06%
Growth 2020 - 2025	4.19%	5.48%	8.41%
Owner Occupied	2,824 68.83%	20,069 54.12%	53,675 58.21%
Renter Occupied	1,279 31.17%	17,012 45.88%	38,532 41.79%
2025 Households by HH Income	4,103	37,080	92,207
Income: <\$25,000	220 5.36%	5,005 13.50%	11,748 12.74%
Income: \$25,000 - \$50,000	502 12.23%	5,786 15.60%	13,586 14.73%
Income: \$50,000 - \$75,000	806 19.64%	7,403 19.96%	16,770 18.19%
Income: \$75,000 - \$100,000	745 18.16%	4,990 13.46%	13,341 14.47%
Income: \$100,000 - \$125,000	454 11.07%	4,096 11.05%	10,885 11.80%
Income: \$125,000 - \$150,000	325 7.92%	3,001 8.09%	7,805 8.46%
Income: \$150,000 - \$200,000	538 13.11%	3,245 8.75%	8,650 9.38%
Income: \$200,000+	513 12.50%	3,554 9.58%	9,422 10.22%
2025 Avg Household Income	\$117,999	\$100,502	\$104,313
2025 Med Household Income	\$92,566	\$76,733	\$82,494

Traffic Count Report

Cypresswood Plaza - Phase I
230 Cypresswood Dr, Spring, TX 77388

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Cypresswood Dr	Cypresswood Ct	0.05 NE	2025	17,471	MPSI	.13
2 Cypresswood Dr	Cypresswood Ct	0.05 NE	2024	17,320	MPSI	.13
3 Cypresswood Dr	Enchanted Oaks Dr	0.05 SW	2025	14,881	MPSI	.13
4 Cypresswood Dr	Enchanted Oaks Dr	0.05 SW	2024	14,777	MPSI	.13
5 Enchanted Oaks Dr	Enchanted TrlDr	0.03 SE	2024	2,040	MPSI	.18
6 Enchanted Oaks Dr	Enchanted TrlDr	0.03 SE	2025	2,057	MPSI	.19
7 Enchanted Oaks Dr	Cypresswood Dr	0.03 SE	2024	1,110	MPSI	.19
8 Enchanted Oaks Dr	Cypresswood Dr	0.03 SE	2025	1,118	MPSI	.19
9 Holzwarth Rd	Meadow Edge Ln	0.50 NW	2025	15,633	MPSI	.25
10 Holzwarth Road	Meadow Edge Ln	0.05 NW	2021	16,033	MPSI	.25



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. **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 writing 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 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trent Vacek	506635	tvacek@cmirealestate.com	(713) 961-4666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date	