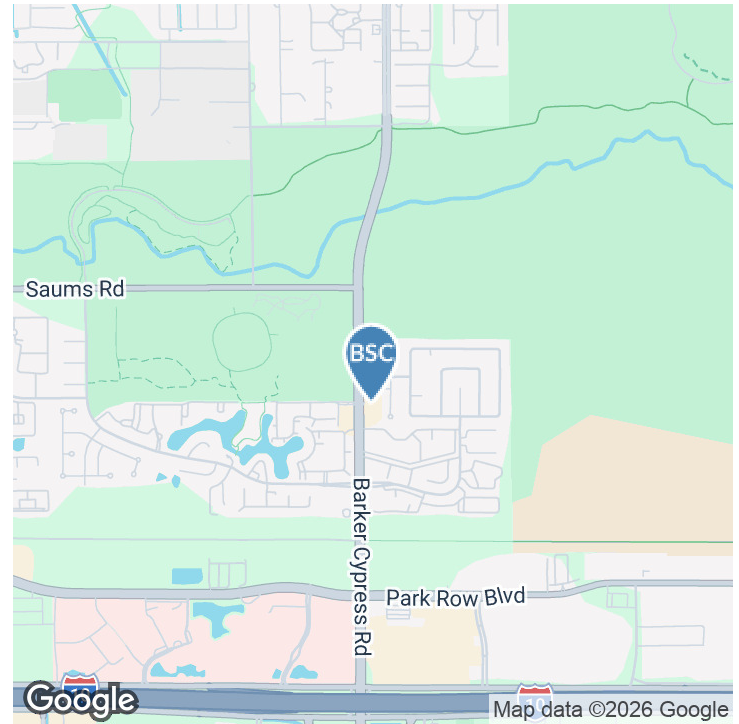
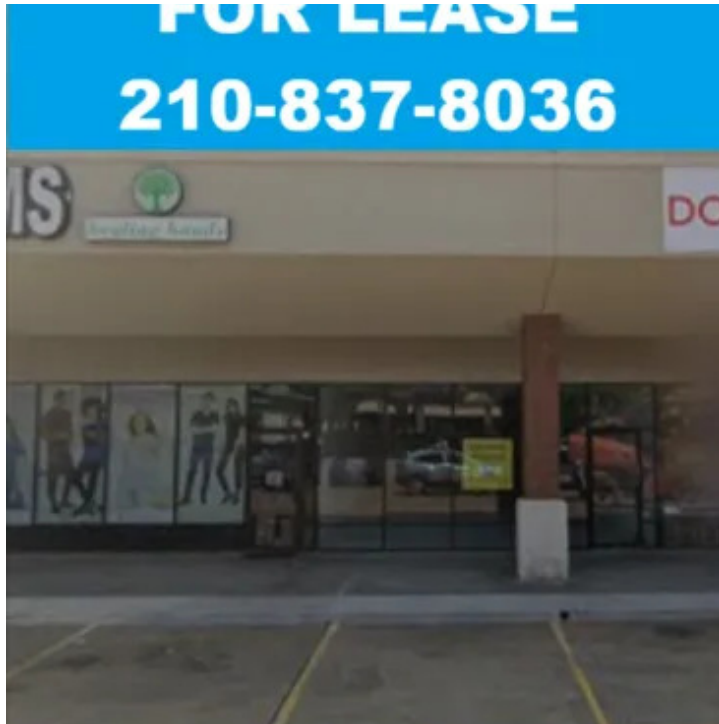


*For Lease***1870 BARKER CYPRESS ROAD**

HOUSTON, TX 77084

**REGIONAL**
PROPERTIES**OFFERING SUMMARY**

Lease Rate:	\$2,500 SF/yr (NNN)
Building Size:	1,200 SF
Available SF:	1,200 SF

PROPERTY OVERVIEW

1870 Barker Cypress Road offers a well-positioned retail investment with commanding frontage and a flexible interior ready for creative tenant improvements. The single-story footprint provides an opportunity for branding-rich storefronts and open merchandising layouts that can accommodate a variety of specialty retail concepts. Thoughtfully maintained systems and ample glazing maximize natural light while conveying a professional presence to every guest. Dedicated parking and clear ingress/egress points ensure easy visits, while generous signage opportunities amplify visibility from Barker Cypress Road. Investors will appreciate the asset's blend of adaptability, exposure, and ease of operations, making it a compelling retail addition.

PROPERTY HIGHLIGHTS

- Commanding frontage directly on Barker Cypress Road
- Flexible interior ideal for tailored retail build-out
- Single-story layout simplifies circulation for customers
- Generous glazing enhances natural daylight throughout space
- Dedicated parking field supports multiple tenant needs
- Clear ingress and egress for uninterrupted access

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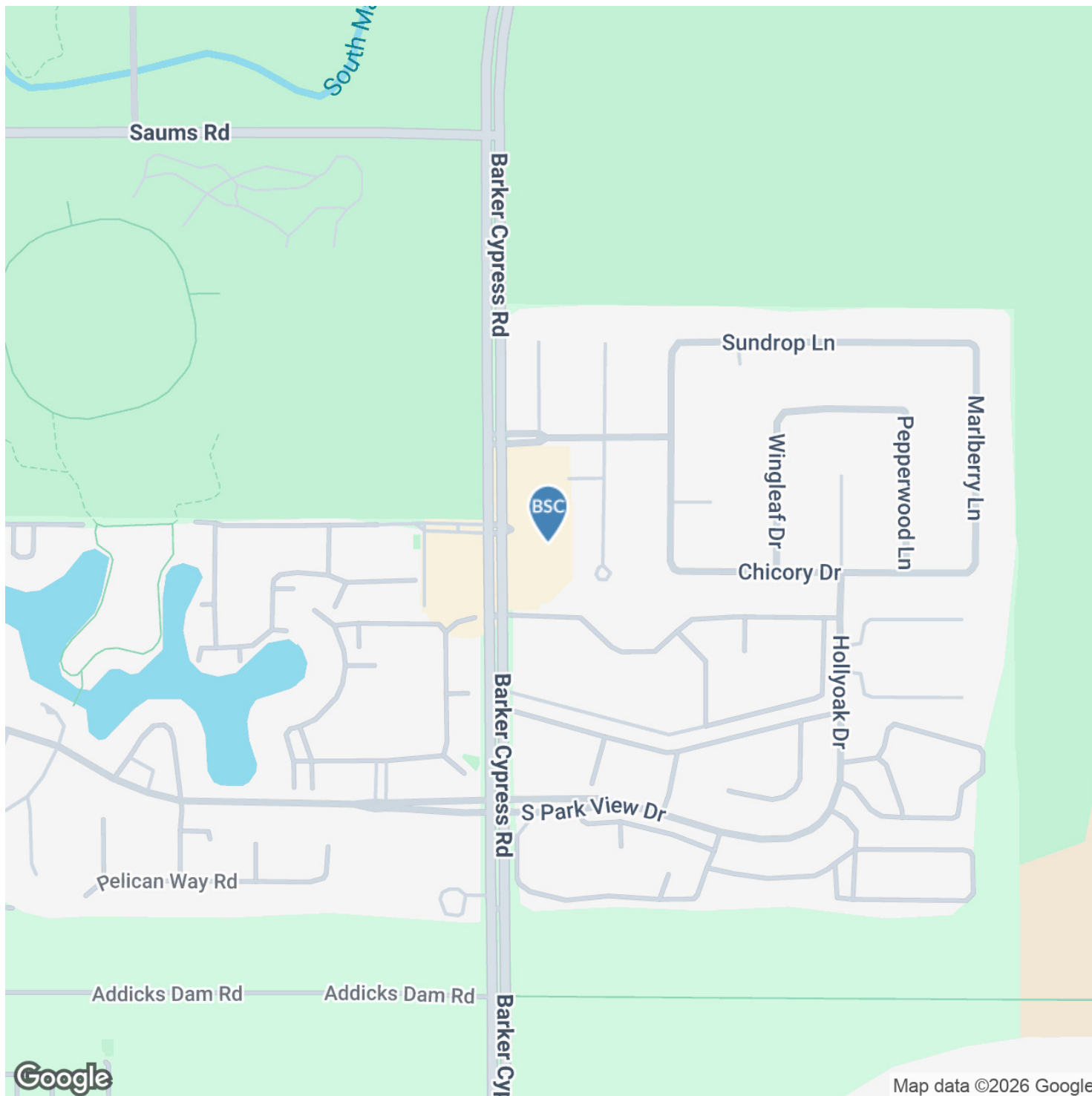
For Lease

1870 BARKER CYPRESS ROAD

HOUSTON, TX 77084

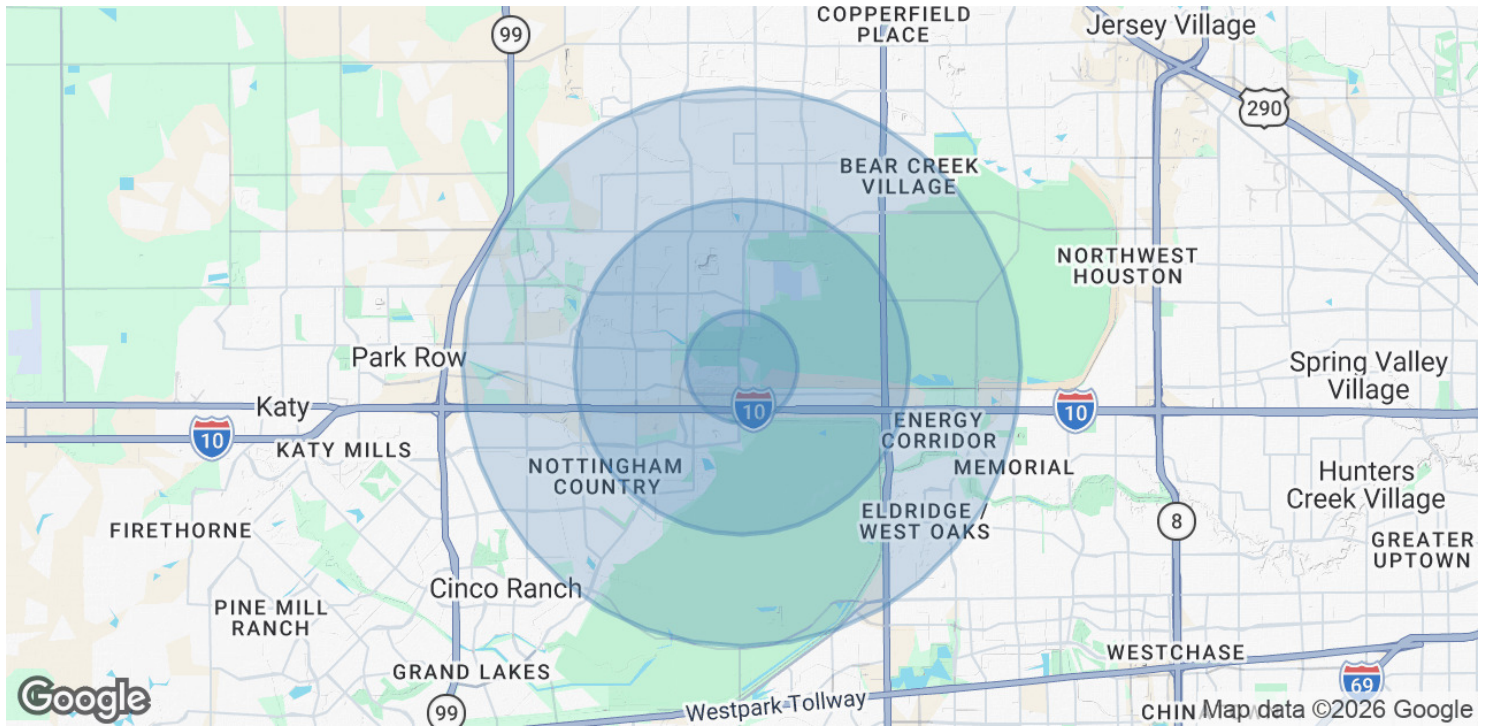


REGIONAL
PROPERTIES



*For Lease***1870 BARKER CYPRESS ROAD**

HOUSTON, TX 77084

**REGIONAL**
PROPERTIES**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	8,029	76,390	252,857
Average Age	31.2	37.7	37.0
Average Age (Male)	27.3	35.4	35.7
Average Age (Female)	33.1	39.4	37.6

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	3,675	27,162	90,130
# of Persons per HH	2.2	2.8	2.8
Average HH Income	\$81,558	\$112,054	\$113,604
Average House Value	\$270,559	\$282,269	\$305,294

2023 American Community Survey (ACS)