

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 A	- 1,148 SF
250 Cypresswood	Suite C	- 1,148 SF
250 Cypresswood	Suite E	- 1,125 SF
250 Cypresswood	Suite F	- 3,082 SF

*Available November 1, 2026



FREE RENT!

Subject to
Terms, Conditions,

Scan QR Code for
Virtual Tour of
Suite F



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



cmI brokerage

For Leasing Inquiries Please Contact:

Trent Vacek, CCIM

tvacek@cmirealestate.com

713-961-4666

11757 Katy Fwy, Suite 825

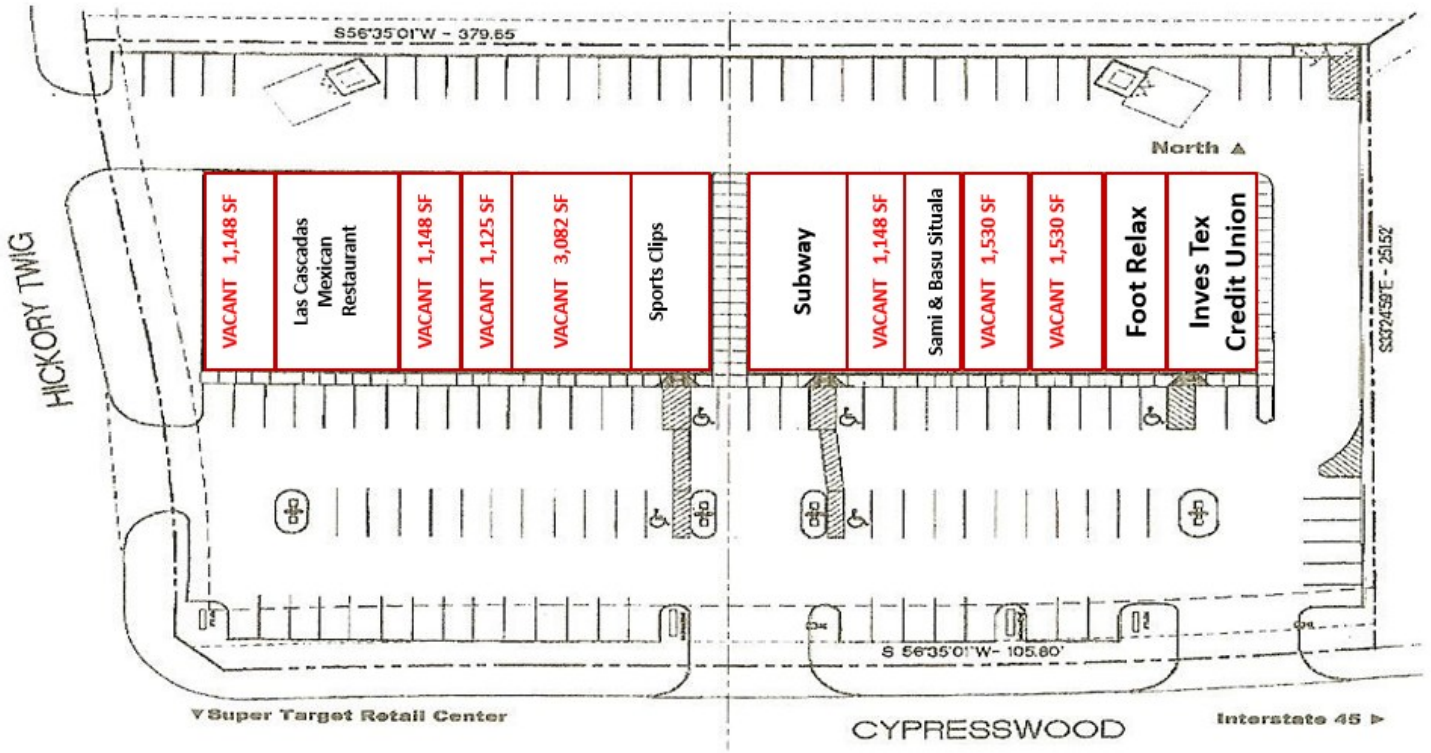
Houston, Texas 77079

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 II

250 Cypresswood Dr, Spring, TX 77388

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **11,550 SF**
 Year Built: **2005**

Total Available: **5,355 SF**
 % Leased: **63.38%**
 Rent/SF/Yr: **\$22.00**



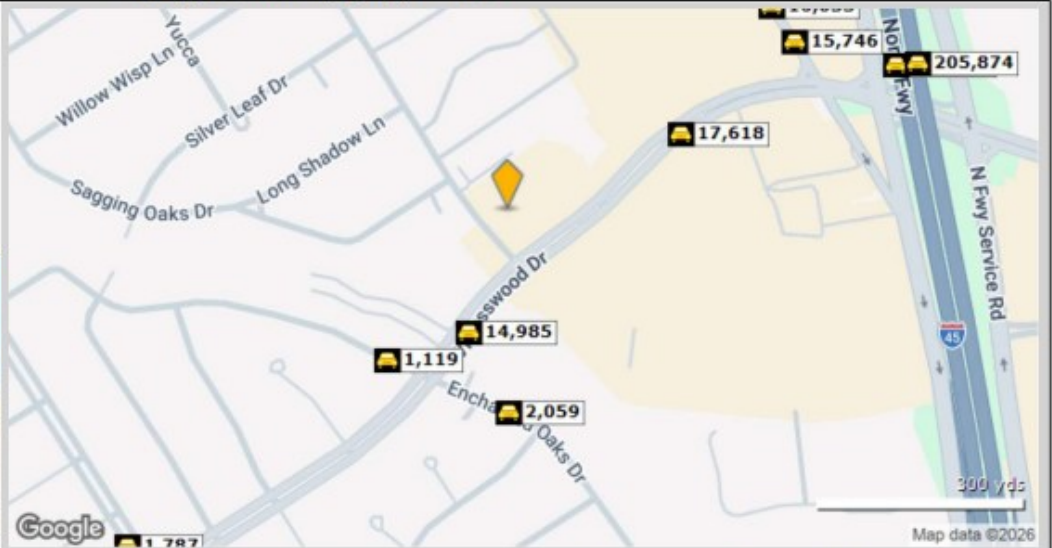
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	11,847		109,687		287,937	
2025 Estimate	11,152		102,922		267,100	
2020 Census	10,746		97,551		246,467	
Growth 2025 - 2030	6.23%		6.57%		7.80%	
Growth 2020 - 2025	3.78%		5.51%		8.37%	
2025 Population by Hispanic Origin	3,231		34,411		94,482	
2025 Population	11,152		102,922		267,100	
White	4,703	42.17%	35,313	34.31%	91,177	34.14%
Black	2,239	20.08%	29,265	28.43%	73,514	27.52%
Am. Indian & Alaskan	154	1.38%	1,297	1.26%	3,446	1.29%
Asian	1,078	9.67%	5,782	5.62%	14,659	5.49%
Hawaiian & Pacific Island	25	0.22%	239	0.23%	635	0.24%
Other	2,952	26.47%	31,026	30.15%	83,669	31.32%
U.S. Armed Forces	37		174		484	
Households						
2030 Projection	4,127		39,773		100,043	
2025 Estimate	3,880		37,248		92,606	
2020 Census	3,749		35,314		85,456	
Growth 2025 - 2030	6.37%		6.78%		8.03%	
Growth 2020 - 2025	3.49%		5.48%		8.37%	
Owner Occupied	2,632	67.84%	20,100	53.96%	53,673	57.96%
Renter Occupied	1,248	32.16%	17,148	46.04%	38,933	42.04%
2025 Households by HH Income	3,879		37,251		92,607	
Income: <\$25,000	221	5.70%	5,023	13.48%	11,887	12.84%
Income: \$25,000 - \$50,000	494	12.74%	5,842	15.68%	13,753	14.85%
Income: \$50,000 - \$75,000	789	20.34%	7,418	19.91%	16,829	18.17%
Income: \$75,000 - \$100,000	716	18.46%	5,005	13.44%	13,375	14.44%
Income: \$100,000 - \$125,000	405	10.44%	4,105	11.02%	10,900	11.77%
Income: \$125,000 - \$150,000	322	8.30%	3,030	8.13%	7,799	8.42%
Income: \$150,000 - \$200,000	496	12.79%	3,265	8.76%	8,646	9.34%
Income: \$200,000+	436	11.24%	3,563	9.56%	9,418	10.17%
2025 Avg Household Income	\$114,234		\$100,465		\$104,014	
2025 Med Household Income	\$90,205		\$76,711		\$82,167	

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Cypresswood Dr	Enchanted Oaks Dr	0.05 SW	2025	14,881	MPSI	.11
2 Cypresswood Dr	Enchanted Oaks Dr	0.05 SW	2026	14,985	MPSI	.11
3 Enchanted Oaks Dr	Cypresswood Dr	0.03 SE	2026	1,119	MPSI	.16
4 Cypresswood Dr	Cypresswood Ct	0.05 NE	2026	17,618	MPSI	.16
5 Enchanted Oaks Dr	Enchanted TrlDr	0.03 SE	2026	2,059	MPSI	.17
6 Holzwarth Rd	Meadow Edge Ln	0.50 NW	2026	15,746	MPSI	.28
7 Holzwarth Road	Meadow Edge Ln	0.05 NW	2021	16,033	MPSI	.28
8 North Freeway	North Freeway	0.00 N	2026	205,874	MPSI	.35
9 North Freeway	North Freeway	0.07 S	2026	205,874	MPSI	.37
10 Teller Blvd	Enchanted Hollow Dr	0.03 NW	2024	1,787	MPSI	.42



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.

11-03-2025



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.

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 writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E. Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Trent Vacek	506635-SA	tvacek@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date