



PRIME INTERSTATE 45 RETAIL OPPORTUNITY SURROUNDED BY NATIONAL RETAILERS AND DENSE
RESIDENTIAL GROWTH

Available
±5,737 SF

LA|FITNESS

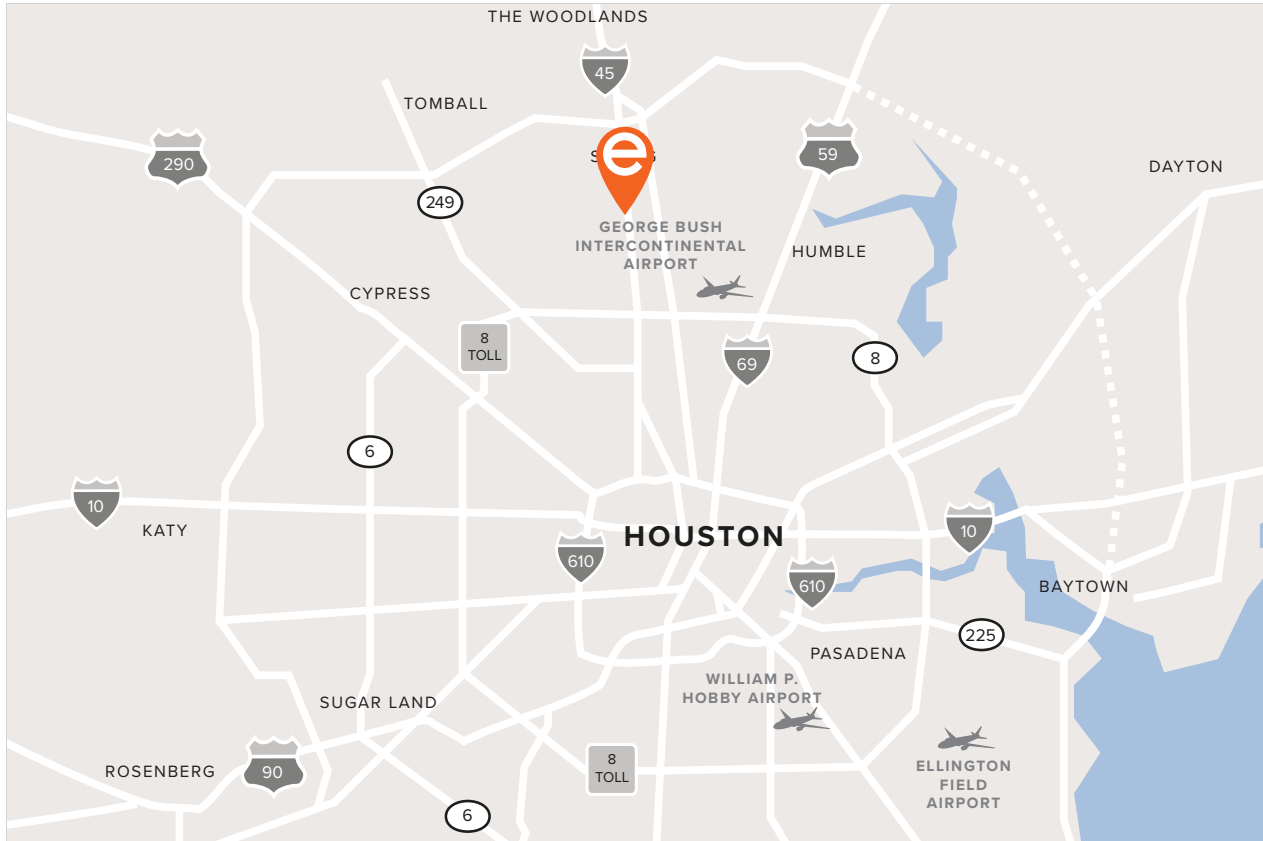
Office DEPOT

Cypresswood Commons

20063-20071 North Freeway Spring, TX 77388

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LOCATION

**20063-20071 North Freeway
Spring, TX 77388**



SIZE

±5,737 SF



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2026)

208,973 CPD 27,046 CPD

Interstate 45

Cypresswood Dr



PROPERTY INFORMATION

- Surrounded by National Retailers including Target, Home Depot, Walmart, and numerous national restaurants within minutes.
- Located at the Signalized Intersection of Two Major Thoroughfares w/ High Visibility
- Dense Residential Trade Area supported by established neighborhoods and continued population growth throughout Spring, Klein, and The Woodlands.
- Exceptional Exposure to I-45 with direct frontage and convenient access from Cypresswood Drive and Louetta Road
- Excellent Accessibility with quick connections to Interstate 45, SH 99 (Grand Parkway), FM 1960, Hardy Toll Road, and Bush Intercontinental Airport.

2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	11,537	102,730	271,085
DAYTIME POPULATION	9,144	86,516	223,671
AVG HH INCOME	\$102,541	\$91,811	\$94,176

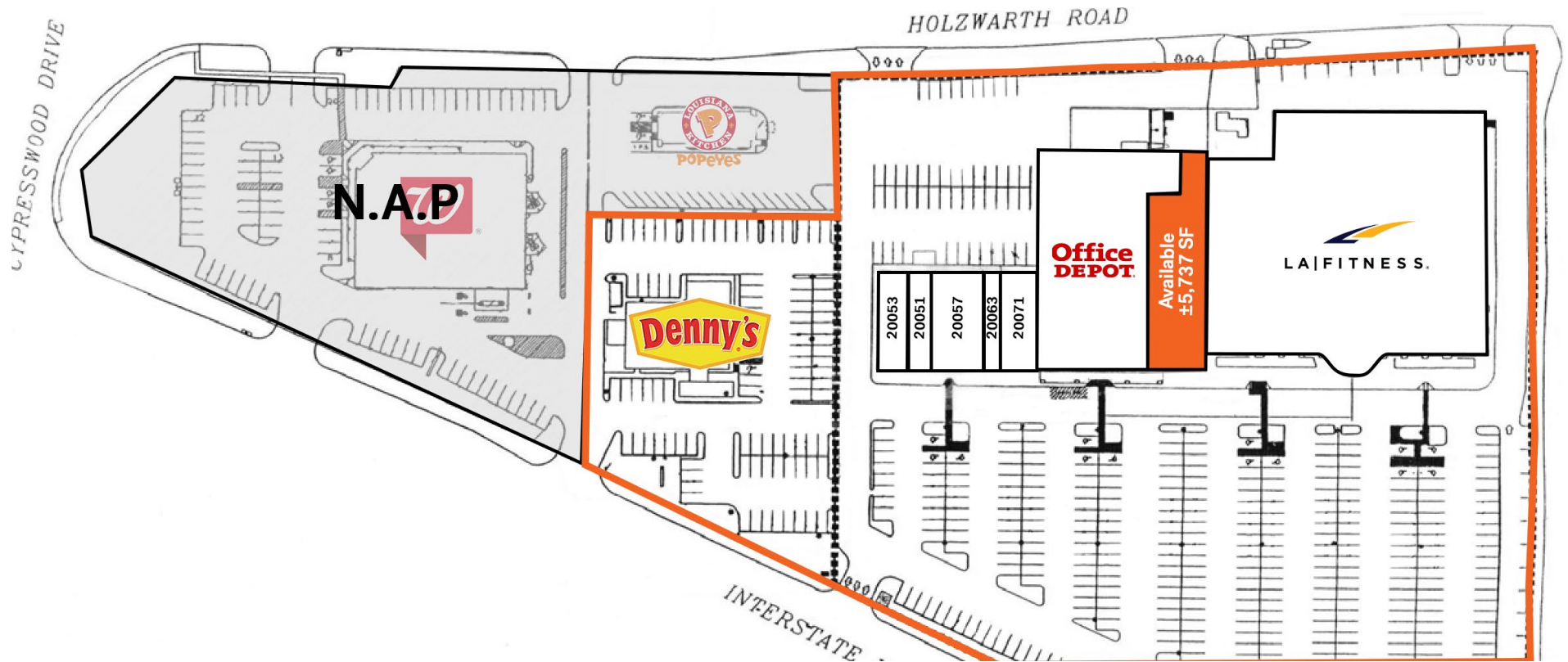
AREA RETAILERS

LA Fitness, Office Depot, Pizza Hut, Popeye, Denny's, Wallgreens, AMC, Golden Corral, Pep Boys, Taco Bell, Freddy's, Dutch Bros, Smoothie King, Marble Slab, Jiffy Lube, Ulta, Best Buy, Target, Petco, Sally Beauty, Starbucks, Whataburger, Taco Cabana, Walmart, Chedders', Lowe's, Fred Hass Toyota World, Plant Ford, Auto Nation , & more





Suite	Tenant	SF	Suite	Tenant	SF
20127	LA Fitness	±45,000 SF	20063	Beignets	±880 SF
20121	Available	±5,737 SF	20057	Dentist	±3,500 SF
20075	Office Depot	±17,888 SF	20051	Pizza Hut	±1,600 SF
20071	Rock N Roll Sushi	±2,040 SF	20053	Gorditas Dora	±2,400 SF







CYPRESSWOOD COMMONS | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	11,537	102,730	271,085
TOTAL DAYTIME POPULATION	9,144	86,516	223,671
PROJECTED POPULATION GROWTH 2025 TO 2030	8.99%	5.93%	5.60%
2030 PROJECTED POPULATION	12,575	108,822	286,269
% FEMALE POPULATION	51%	50%	51%
% MALE POPULATION	49%	50%	49%
MEDIAN AGE	38.6	36.5	35.8
BUSINESS			
TOTAL EMPLOYEES	2,791	30,737	74,924
TOTAL BUSINESSES	273	2,266	5,547
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$99,794	\$99,249	\$101,411
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$89,778	\$78,903	\$83,116
ESTIMATED PER CAPITA INCOME	\$42,875	\$39,498	\$40,208
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	4,262	36,969	94,116
% HOUSING UNITS OWNER-OCCUPIED	62%	54%	56%
% HOUSING UNITS RENTER-OCCUPIED	32%	39%	37%
RACE & ETHNICITY			
% WHITE	44%	41%	41%
% BLACK OR AFRICAN AMERICAN	25%	27%	25%
% ASIAN	7%	5%	5%
% OTHER	24%	27%	29%
% HISPANIC	30%	33%	34%
% NON-HISPANIC	70%	67%	66%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809