

**FOR LEASE**



**2,700 SF Available**

**MEGA BEAUTY  
SUPPLY**

**EAGLE REMODELING  
& MORE**

**DOGHOUSE POKER CLUB**

**Cindie's**

27118 HWY 290, CYPRESS, TX 77433

**CYPRESS HWY 290 SHOPS**  
**2,700 SQ FT 2<sup>nd</sup> Gen Retail**

**JAR** REAL  
ESTATE

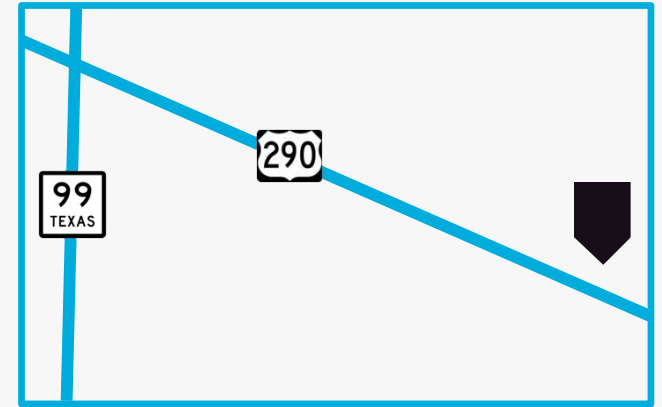
daniel@jar-re.com  
713-635-9918

2409 Commerce St, 1A  
Houston, TX 77003

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## PROPERTY HIGHLIGHTS

- Traffic counts: 97,500 VPD
- 325' Highway 290 Frontage
- Ample parking for restaurant or retail (approx. 6 per 1,000 sq ft)
- Over a dozen surrounding master planned communities
- Dense residential and commercial trade area
- Free mezzanine space included
- Proximity: Buc-ee's; Costco



## AREA DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	66,612	155,986	643,803
Avg HH Income	\$159,097	\$164,662	\$125,054



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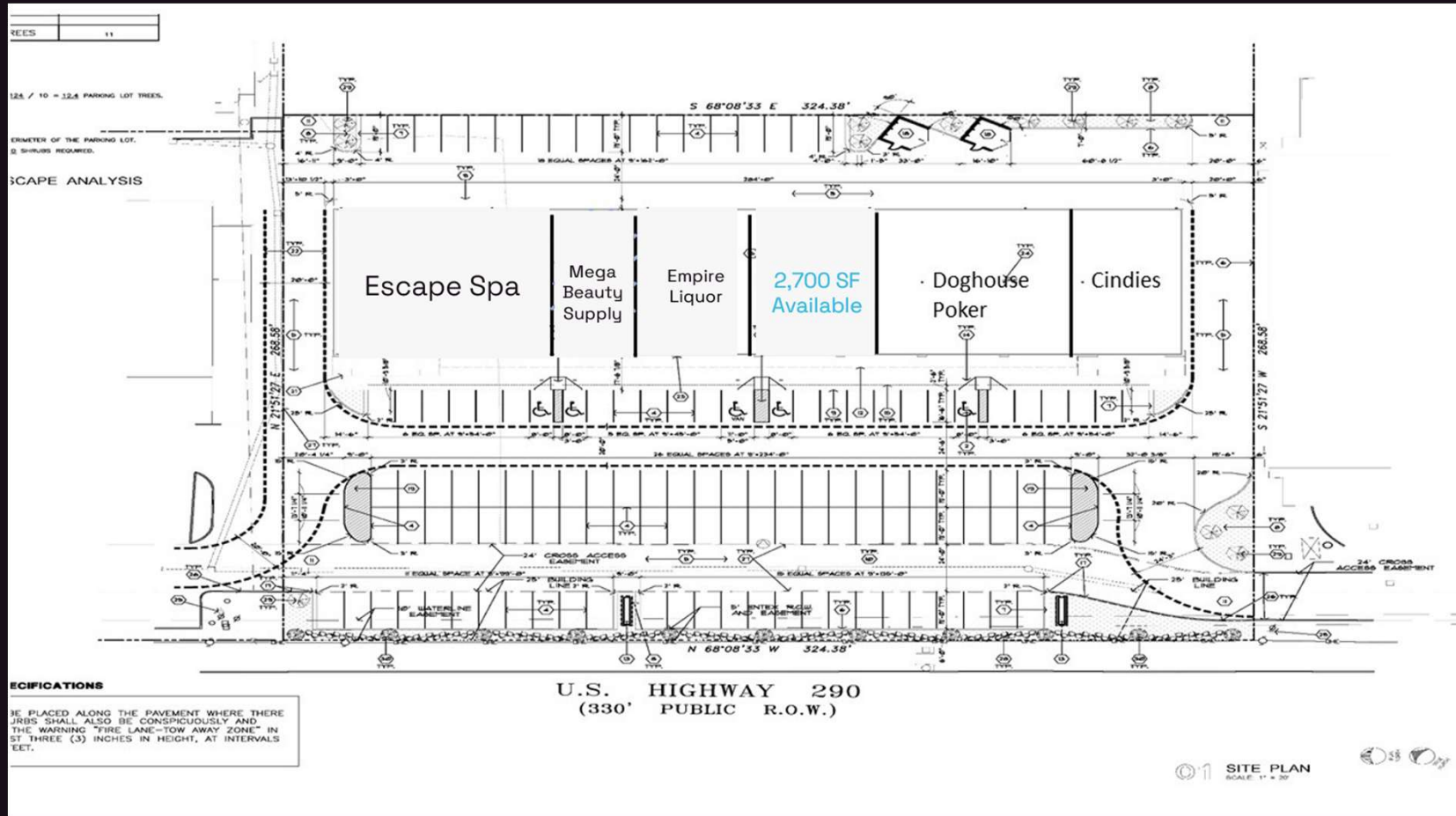
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**FOR LEASE**

Fairfield  
4,756 Homes

Village of Cypress  
Lakes  
1,169 Homes



MASON RD



CYPRESSWOOD DR

MUESCHKE RD



HIGHWAY 290



**SITE**

\*LOCATIONS OF SURROUNDING  
RETAILERS ARE APPROXIMATE  
AND SIZE NOT TO SCALE

27118 HWY 290, CYPRESS, TX 77433

# CYPRESS HWY 290 SHOPS

## 2,700 SQ FT 2<sup>nd</sup> Gen Retail

### DISCLAIMER

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by JAR Real Estate, LLC or by any agent, principal or employee of JAR Real Estate, LLC .



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