

EXECUTIVE SUMMARY

Cypress Station Square

70 Cypress Creek Parkway | Houston, Texas 77090



OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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www.marcusmillichap.com

PROPERTY OVERVIEW

 **PRICE**
\$21,410,000

Cap Rate (Current/ProForma):	9.25% / 10.67%
NOI (Current/ProForma):	\$1,980,452 / \$2,285,301
Price/SF:	\$155.64
Building GLA:	137,565 SF
Total Land Area:	12.19 AC
Year Built/Renovated:	1986 / 2019
Occupancy:	91%
Parcel ID:	1166480000001

Marcus & Millichap is pleased to exclusively offer for sale Cypress Station Square, a 137,565-square-foot shopping center, located at the northwest corner of Interstate 45 and FM 1960 Road in Houston, Texas. The retail center and retail pad sites sit on 12.19 acres with approximately 850 feet of frontage on Cypress Creek Parkway (FM 1960 Road). Cypress Station Square sees approximately 75,000 vehicles per day on Cypress Creek Parkway and over 200,000 vehicles per day on Interstate 45.

An investor will enjoy day one positive cashflow, even in the current interest climate, while still benefiting from leasing vacant units. In addition, an investor will also benefit from rent increases in many tenants' current lease terms, as well as rent increases in leases with renewal options. Many leases have below-market rental rates (some affordable leases of non-box spaces range from \$1.00-\$1.50 per square foot plus additional rent). Given the large scale of the 12.19-acre tract, a buyer may explore opportunities to lease or develop segments of the land.

Cypress Station Square has a strong lineup of diverse, internet-resistant tenants with staggered leases, including its anchors: Milan Institute, DaVita Dialysis, Hibbett Sports, Workforce Solutions, Pollo Campero, Dollar Tree, GNC, UPS Store, Cilantro Cocina, Rent-a-Tire, and more.

INVESTMENT HIGHLIGHTS



Day One Positive Cashflow



Significant Value-Add Potential:

- 9 Percent Vacancy
- Below Market In-Place Rents
- Ample Land May Allow for Further Development or Leasing
- Scheduled Rent Increases in Current Lease Term or Option Term for Many Leases



Irreplaceable Location: Northwest Corner of Interstate 45 and FM 1960 Road (over 275,000 Vehicles Per Day)



Strong Tenant Lineup: Tenants include Milan Institute, DaVita Dialysis, Hibbett Sports, Workforce Solutions, Pollo Campero, Dollar Tree, GNC, UPS Store, Cilantro Cocina, Rent-a-Tire, and more.

AERIAL



Spring Park
& Ride



Mister



CALIBER
COLLISION

Hertz



George Bush
Intercontinental
Airport
(IAH)

285,087
VPD



Mercedes-Benz

23,100
VPD



NORTH FREEWAY FRONTAGE ROAD



NORTH FREEWAY



CYPRESS CREEK PARKWAY

58,683
VPD

Subject Property



Note: Landlord shall replace 11,300 square feet of roofing with new TPO roof above Suite 94 prior to closing.

AERIAL



58,883
VPD



Subject Property



Note: Landlord shall replace 11,300 square feet of roofing with new TPO roof above Suite 94 prior to closing.

PROPERTY PHOTOS

Texas High School for Accelerated Learning logo has been added to rendering for illustrative purposes.



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



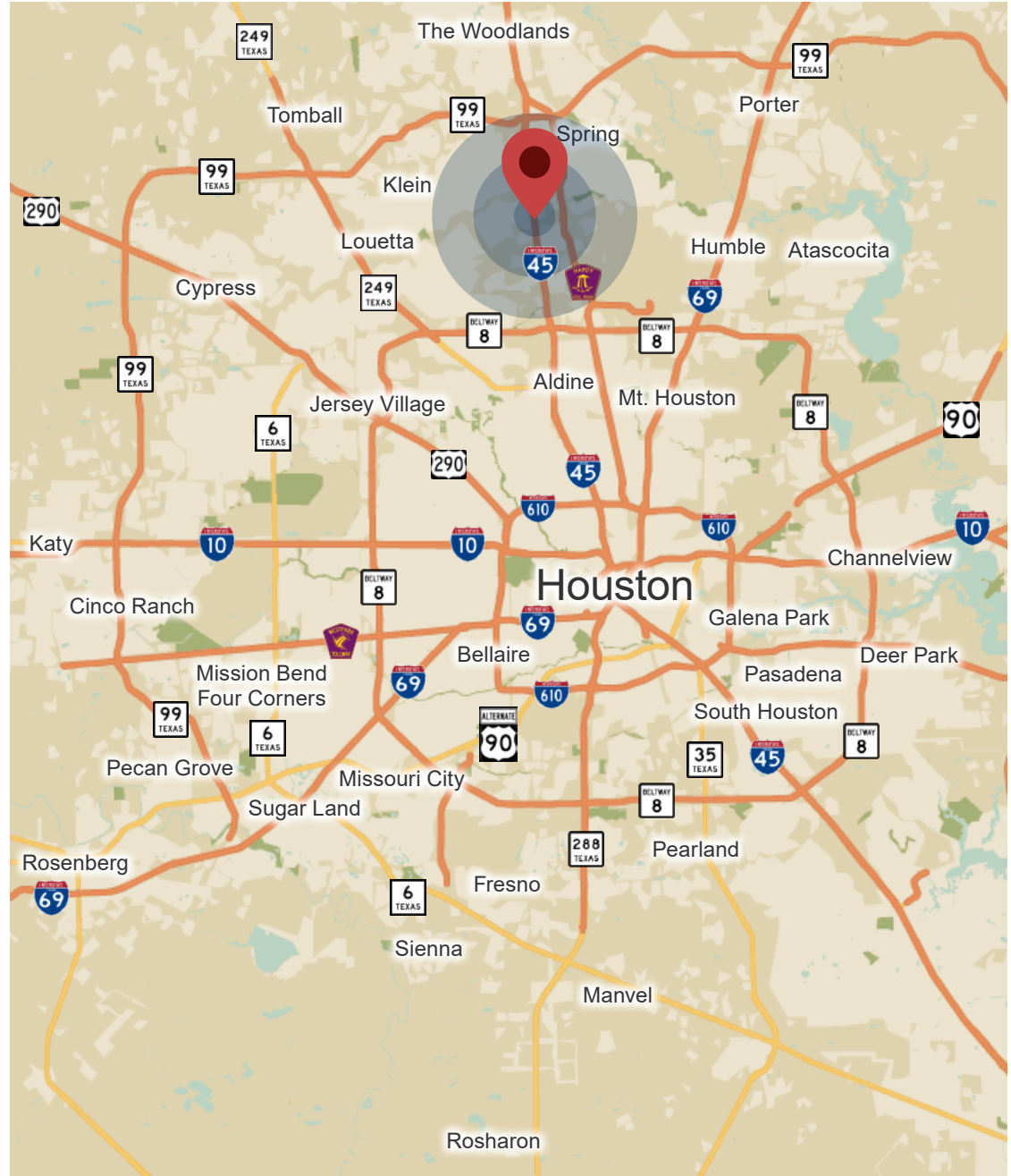
PROPERTY PHOTOS

Texas High School for Accelerated Learning logo has been added to rendering for illustrative purposes.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	17,649	114,913	307,919
2025 EST. POPULATION	17,275	111,561	296,195
CHANGE 2025-2030	2.16%	3.00%	3.96%
2025 MEDIAN AGE	29.0	33.0	34.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	12.46%	24.06%	26.49%
BLACK	56.94%	36.88%	31.55%
ASIAN	1.76%	3.69%	5.55%
AMERICAN INDIAN, ESKIMO, ALEUT	0.94%	1.59%	1.51%
HAWAIIAN, PACIFIC ISLANDER	0.15%	0.21%	0.21%
MULTI-RACE	11.90%	15.01%	15.52%
OTHER	15.85%	18.57%	19.18%
HISPANIC ORIGIN	31.59%	39.36%	40.61%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	0.97%	6.59%	6.94%
\$150,000 - \$199,999	2.09%	7.05%	7.88%
\$100,000 - \$149,999	8.19%	14.93%	17.41%
\$75,000 - \$99,999	6.91%	13.21%	14.84%
\$50,000 - \$74,999	20.76%	18.93%	18.47%
\$35,000 - \$49,999	18.25%	13.81%	12.01%
\$25,000 - \$34,999	12.43%	8.74%	7.11%
\$15,000 - \$24,999	15.05%	8.30%	7.33%
\$10,000 - \$14,999	4.95%	2.92%	2.82%
UNDER \$9,999	10.40%	5.52%	5.20%
AVERAGE HOUSEHOLD INCOME	\$53,168	\$88,613	\$92,997
MEDIAN HOUSEHOLD INCOME	\$43,622	\$73,513	\$77,881
PER CAPITA INCOME	\$22,228	\$31,548	\$32,489
MEDIAN PROPERTY VALUE	\$133,755	\$176,638	\$178,460



MARKET OVERVIEW

As the fourth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land, and League City. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil, to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



MARKET OVERVIEW

Sources: houstontx.gov/about/houston; Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

The **4th most populous metro in the nation**, the Houston MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

Higher Education: Over **40 post-secondary education institutions** are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree. Institutions include:



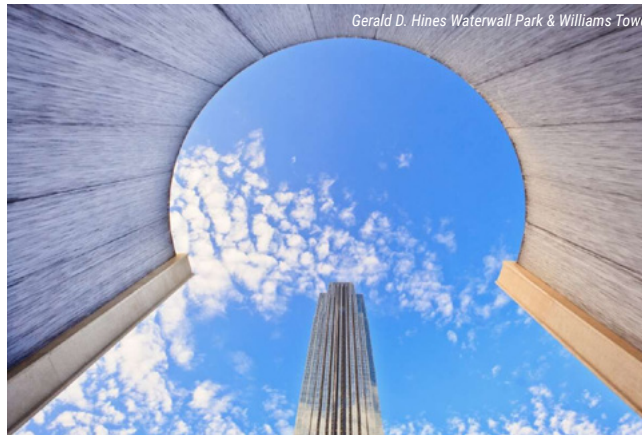
For more than half a century, NASA's **Lyndon B. Johnson Space Center** has led our nation and the world on a continuing adventure of human exploration, discovery and achievement and is a popular tourist and educational destination.



Corporate Growth: Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately **24 Fortune 500** companies are headquartered in the metro, ranking third among U.S. metro areas.



The metropolitan area is also known internationally for its medical community and is home to **Texas Medical Center**, the largest of its kind in the world.



Gerald D. Hines Waterwall Park & Williams Tower

Quality of Life: The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than **500 local parks** and open spaces, various cultural venues and museums.



Memorial Park Kinder Land Bridge & Cyvia and Melvin Wolff Prairie

Houston hosts four professional sports teams: the **Houston Texans** (NFL), the **Houston Astros** (MLB), the **Houston Rockets** (NBA), and the **Houston Dynamo** (MLS).



The **Port of Houston** is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

Houston is the center of U.S. energy production, with a diverse economy including **biotechnology**, **nanotechnology**, and **logistics**.

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE:MMI). We source and structure financing for a wide variety of net lease and multi-tenant retail properties across the nation. Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends.

Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



NATIONAL PLATFORM
OPERATING WITHIN THE
FIRM'S **81** BROKERAGE
OFFICES



414 UNIQUE CAPITAL
SOURCES FUNDED MMCC
DEALS



1,557 CLOSED
DEBT & EQUITY
FINANCINGS



\$11.6B TOTAL
FINANCING
NATIONAL VOLUME

Year Ending December 31, 2025

FINANCING INTERMEDIARIES CONTACTS

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Associate

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Marcus & Millichap
Capital Corporation



Information About Brokerage Services

11-03-2025

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.

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 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:
 - 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 options or advise 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 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-2

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