

C|R CYPRESS ROSEHILL RD & GRAND PARKWAY

SWC OF HWY 99 & CYPRESS ROSEHILL RD | HOUSTON, TX

PROPERTY DESCRIPTION:

- Strategically located at the only regional node between Hwy 249 and Hwy 290 at the southwest corner of the Grand Parkway and the recently widened Cypress Rosehill Drive.
- Adjacent to a proposed HEB and the newly opened Tomball ISD stadium, Tomball Event Center and Grand Lakes Junior High School
- Surrounded by rapid residential growth in newly developed or planned communities such as Amira, Rosehill Reserve, and Sorella with 11,000 - 12,000 future lots (127,611 future residents within 5 miles).
- Cypress Rosehill is the only major throughfare connecting the 290 to FM 2920 in Tomball convenience users
- Direct access to a growing residential trade area with schools, parks, amenities, and community traffic nearby

AVAILABLE:

- Pad Sites & Retail Space

AREA RETAILERS:

Walmart

Kroger

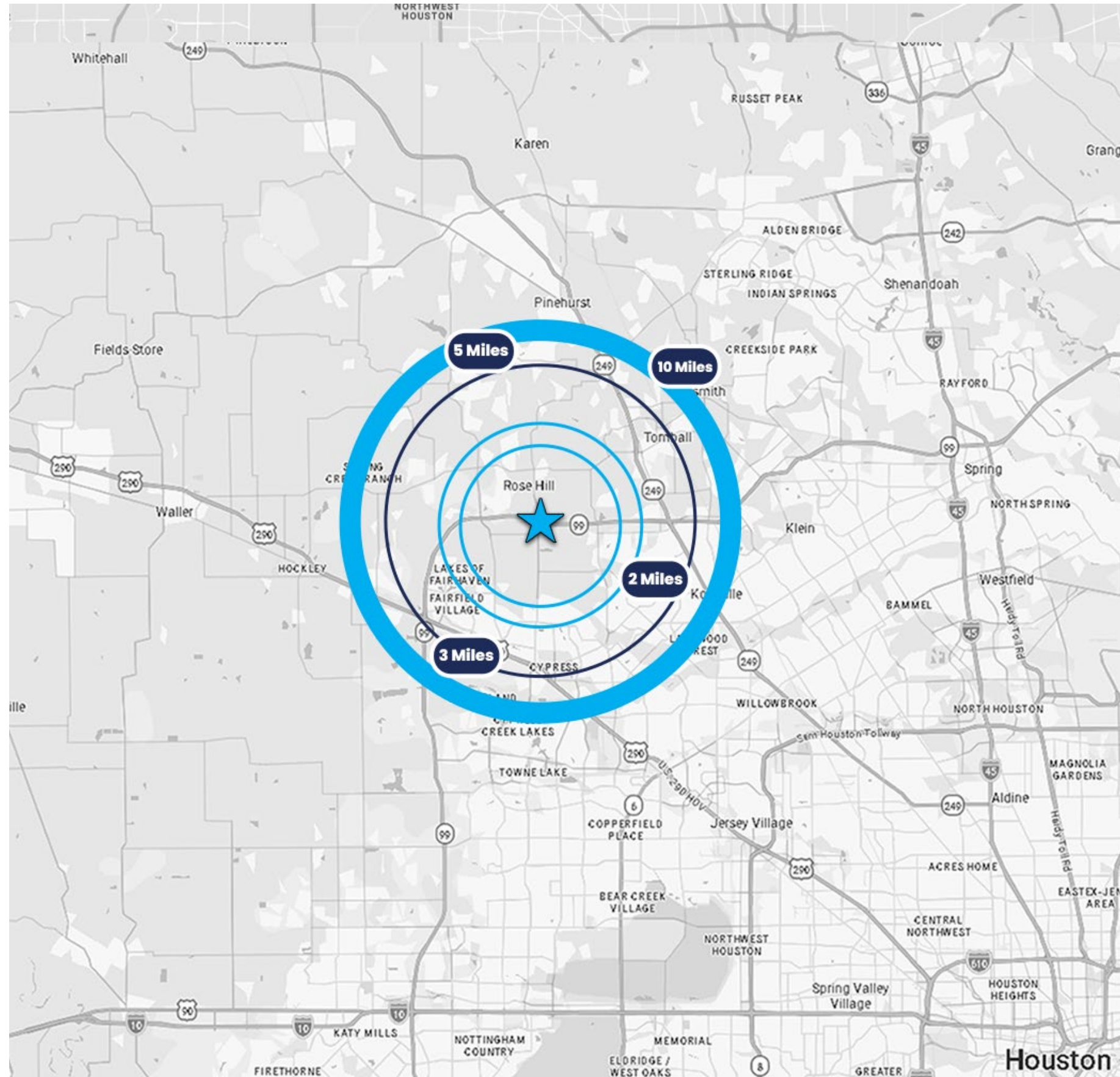
H-E-B

Chick-fil-A



LOWE'S

WHATABURGER



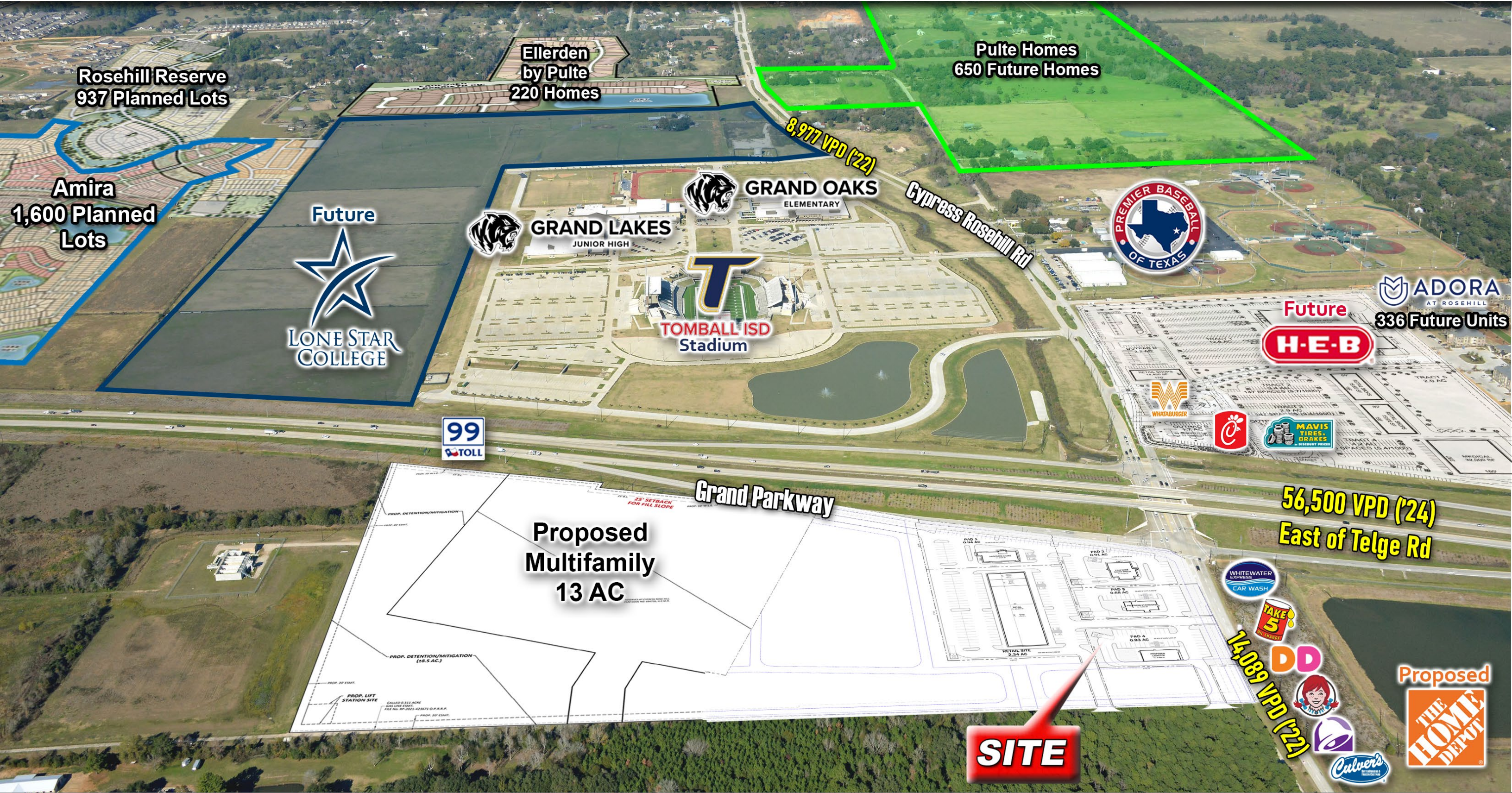
RETAIL AERIAL

Total Lots: 76,933
Total Occupied Lots: 33,229
Total Planned Lots: 44,704



CYPRESS ROSEHILL & GRAND PARKWAY

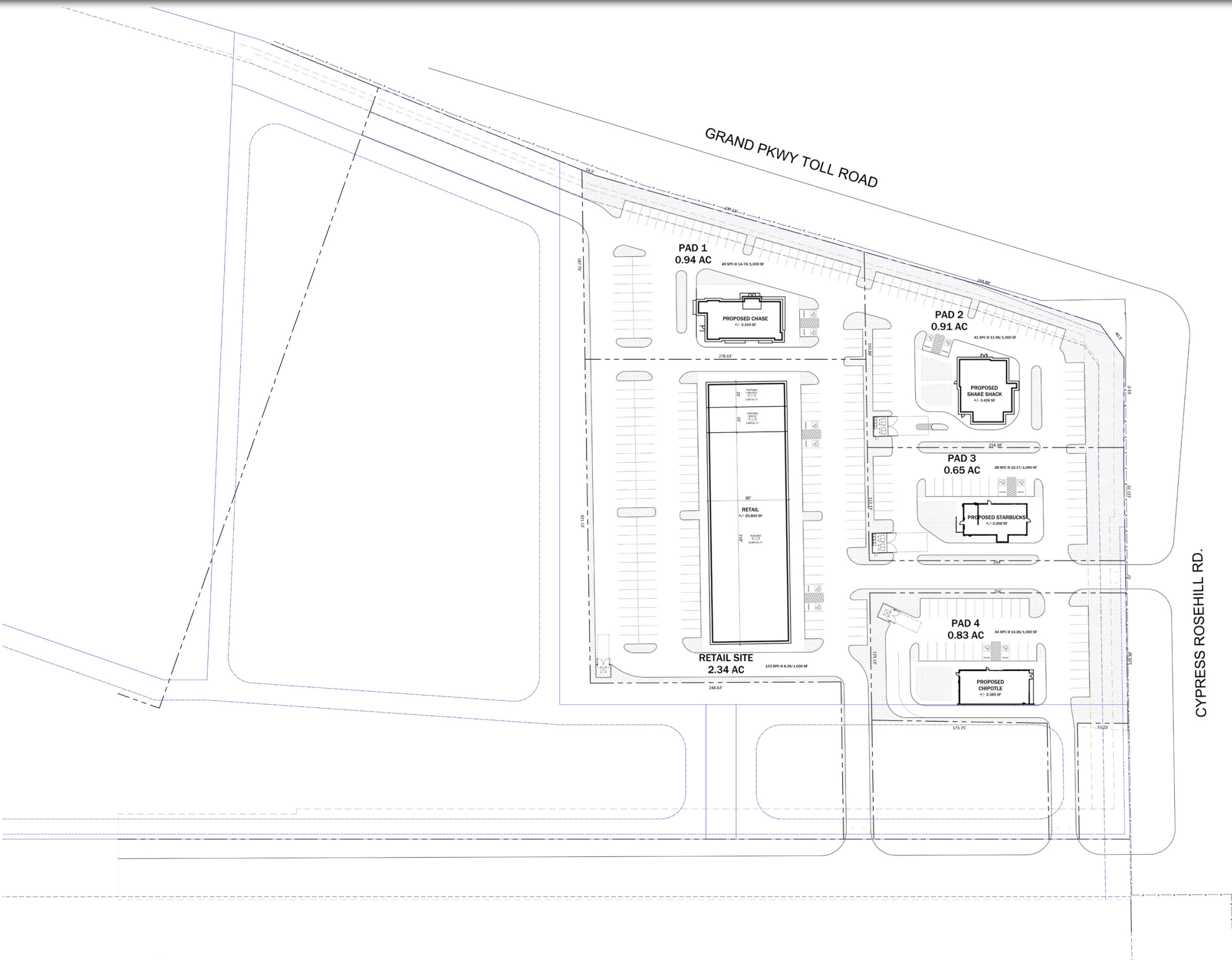
CLOSE AERIAL



CYPRESS ROSEHILL & GRAND PARKWAY

ACCESS AERIAL





CYPRESS ROSEHILL & GRAND PARKWAY

SUMMARY PROFILE

POPULATION
(3 mi Radius, 2026)
15,670

HOUSEHOLDS
(3 mi Radius, 2026)
5,335

INCOME
(3 mi Radius, 2026)
\$152,017

**TOTAL DAYTIME
POPULATION**
(3 mi Radius, 2026)
12,409

**1 mi
Ring**

2 mi
Ring

3 mi Ring

**5 mi
Ring**

	1 Mile	2 Miles	3 Miles	5 Miles
POPULATION SUMMARY				
2010 Total Population	57	1,674	5,288	61,119
2020 Total Population	188	2,977	9,555	95,442
2020 Group Quarters	0	3	14	284
2026 Total Population	188	7,904	15,670	111,891
2026 Group Quarters	0	3	15	346
2031 Total Population	200	8,412	17,711	123,049
2026-2031 Annual Rate	1.25%	1.25%	2.48%	1.92%
2026 Total Daytime Population	157	6,046	12,409	86,914
Workers	66	2,546	5,087	32,242
Residents	91	3,500	7,322	54,672

Household Summary				
2010 Total Households	19	612	1,733	19,582
2010 Average Household Size	3.00	2.72	3.05	3.11
2020 Total Households	64	1,078	3,050	30,281
2020 Average Household Size	2.94	2.76	3.13	3.14
2026 Total Households	66	2,953	5,335	37,115
2026 Average Household Size	2.85	2.68	2.93	3.01
2031 Total Households	71	3,204	6,062	41,529
2031 Average Household Size	2.82	2.62	2.92	2.95
2026-2031 Annual Rate	1.47%	1.64%	2.59%	2.27%
2026 Families	55	2,385	4,358	30,026
2026 Average Family Size	3.13	2.79	3.15	3.37
2031 Families	59	2,540	4,901	33,414
2031 Average Family Size	3.07	2.70	3.13	3.33
2026-2031 Growth Rate	1.41%	1.27%	2.38%	2.16%

MEDIAN HOUSEHOLD INCOME				
2026	\$154,127	\$147,568	\$152,017	\$142,085
2031	\$177,484	\$164,355	\$171,843	\$162,102

MEDIAN HOME VALUE				
2026	\$429,545	\$461,838	\$454,333	\$399,765
2031	\$491,667	\$610,864	\$596,938	\$511,838

MEDIAN AGE				
2010	36.2	42.4	36.6	33.6
2020	34.7	38.6	36.3	35.9
2026	35.9	42.0	39.3	37.4
2031	36.4	42.9	39.9	37.6



TRADE AREA DEMOGRAPHICS

TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2026	7,904	15,670	111,891	506,554

FUTURE TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2031	8,412	17,711	123,049	547,916

MEDIAN HOUSEHOLD INCOME

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2026	\$147,568	\$152,017	\$142,085	\$127,022



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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date