

# CYPRESS TOWNE CENTER

US 290 & SPRING CYPRESS RD, CYPRESS, TX 77429

SHOP COS.



Owned & Operated By:



*Matt Reed* / **MATT@SHOPCOMPANIES.COM** / **713-574-8211**

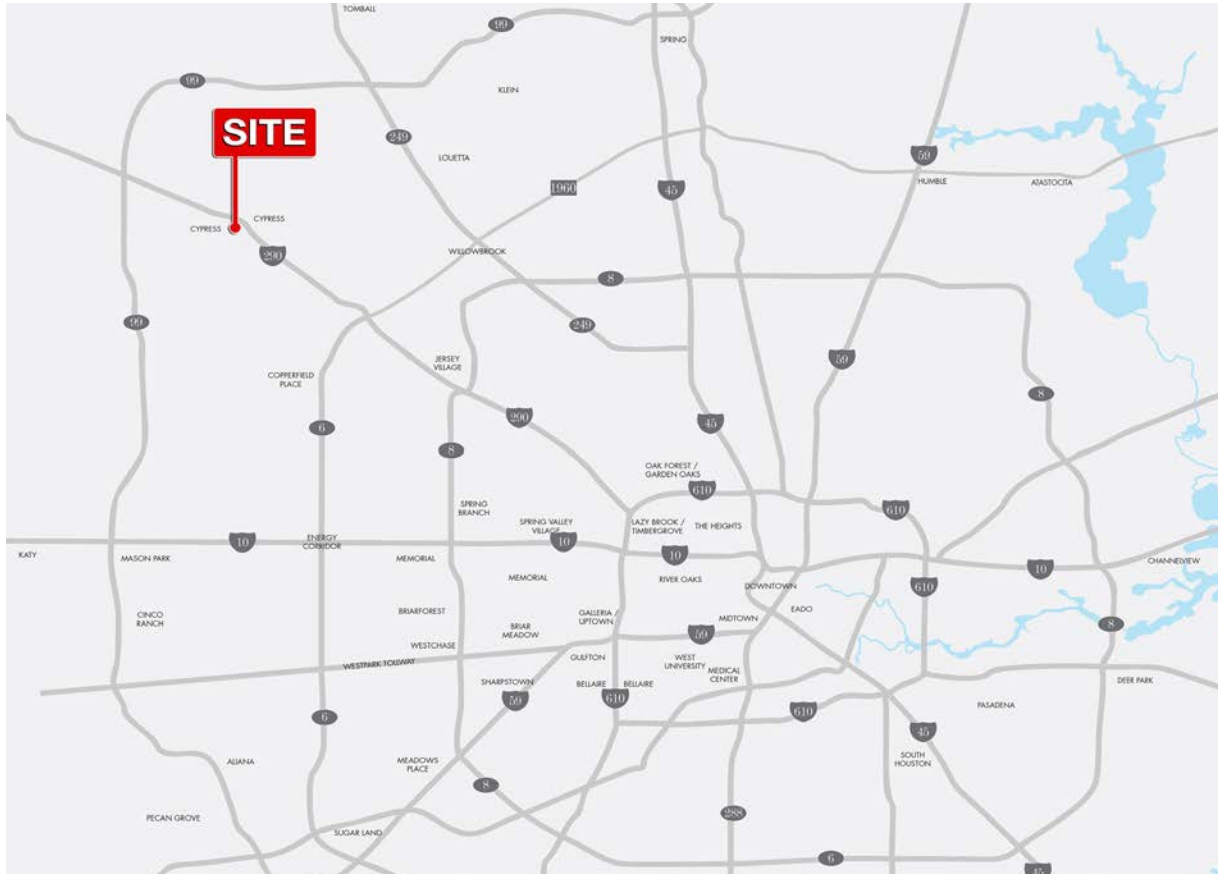
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## PROJECT SCOPE

Located at the southeast corner of Spring Cypress and the Northwest Freeway, Cypress Towne Center offers a strong retail draw within the densely populated and high-income Cypress trade area. This is the premier retail power center servicing the surrounding residential and daytime traffic, with continued growth of single family residential. With strong retail store volumes and high customer traffic, this is a proven retail destination.

## DETAILS

- Premier retail destination in the heart of the Cypress trade area
- Small shop space available
- Excellent freeway visibility
- Cultivated mix of local and national restaurants and retail
- Access to 290 and Spring Cypress
- Notable co-tenants include Target, Ross Dress For Less, TJ Maxx, Best Buy, Chick Fil A, Chili's, HomeSense and Starbucks

## TRAFFIC COUNTS

- US 290 W of Spring Cypress Rd 177,001 VPD' 25
- US 290 E of Spring Cypress Rd 181,694 VPD' 25
- Spring Cypress Rd N of US 290 20,622 VPD' 25
- Spring Cypress Rd S of US 290 13,646 VPD' 25

## AREA ATTRACTIONS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	5,734	82,831	206,212
Avg. HH Income	\$151,119	\$164,288	\$166,250
Total Housing Units	2,222	26,494	66,259
Daytime Population	9,902	66,683	166,550
Median Home Value	\$412,560	\$370,619	\$369,445

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■ Non-Controlled    ● Curbside Pick-up

TENANT	SQ FT
1 Leslie's	4,683
2 Kolache Factory	1,500
3 Black Rifle Coffee	2,540
4 Castle Dental	3,277
5 Mattress Firm	5,000
6 Pearle Vision	2,400
7 Sally Beauty Supply	1,560
8 Anything Bling	3,400
9 Claire's Boutiques	1,475
10 King Nails - Cypress	3,681
11 Lane Bryant	7,000
12 TJMaxx	32,000
13 Five Guys Burgers and Fries	2,525
14 Massage Heights	3,000
15 T-Mobile	4,000
16 Famous Footwear	7,215
17 Ross Dress for Less	30,187
18 Michaels	21,531
19 Armstrong McCall	2,248
19A Sola Salon Studios	5,752
20 James Avery Jewelry	2,520
21 HomeSense	30,049
22 PopShelf	10,000
23 Sephora	4,023
24 PetSmart	22,979
25 Office Depot	20,215
26 Scrubs & Beyond	3,000
26A Bath & Body Works (coming soon)	2,500
27 Pigtails & Crewcuts	1,800
28 Bike Barn	4,100
29 Tutti Frutti Frozen Yogurt	1,550
30 Polishe Nail Bar	1,500
31 Best Buy	30,000

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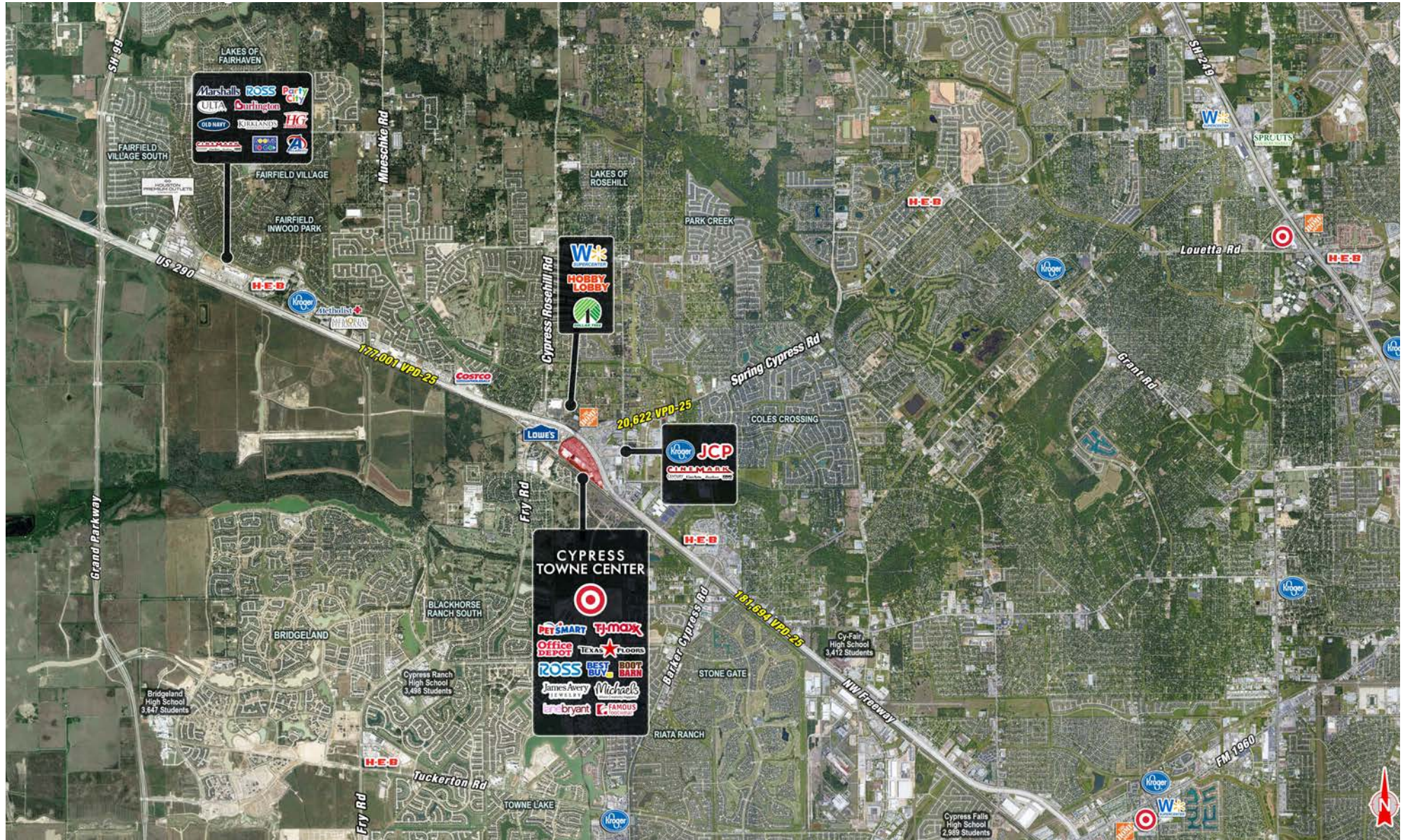
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# INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

## 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. **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.

**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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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