

FOR LEASE

CY SPRING PLAZA

20220 FM 529 | Cypress, TX 77433



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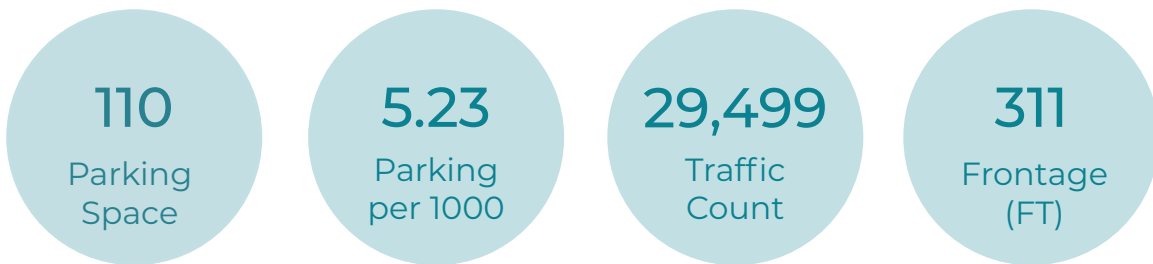
Property Information

AVAILABLE SPACE	2,084 SF to 4,281 SF
BASE RENT	Upon Request
NNN	\$8 PSF

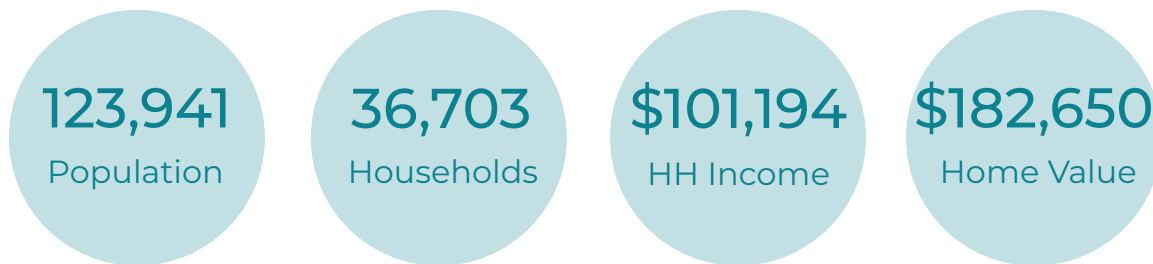
Neighboring Retailers



Property Specification



Demographics within a 3 mile radius

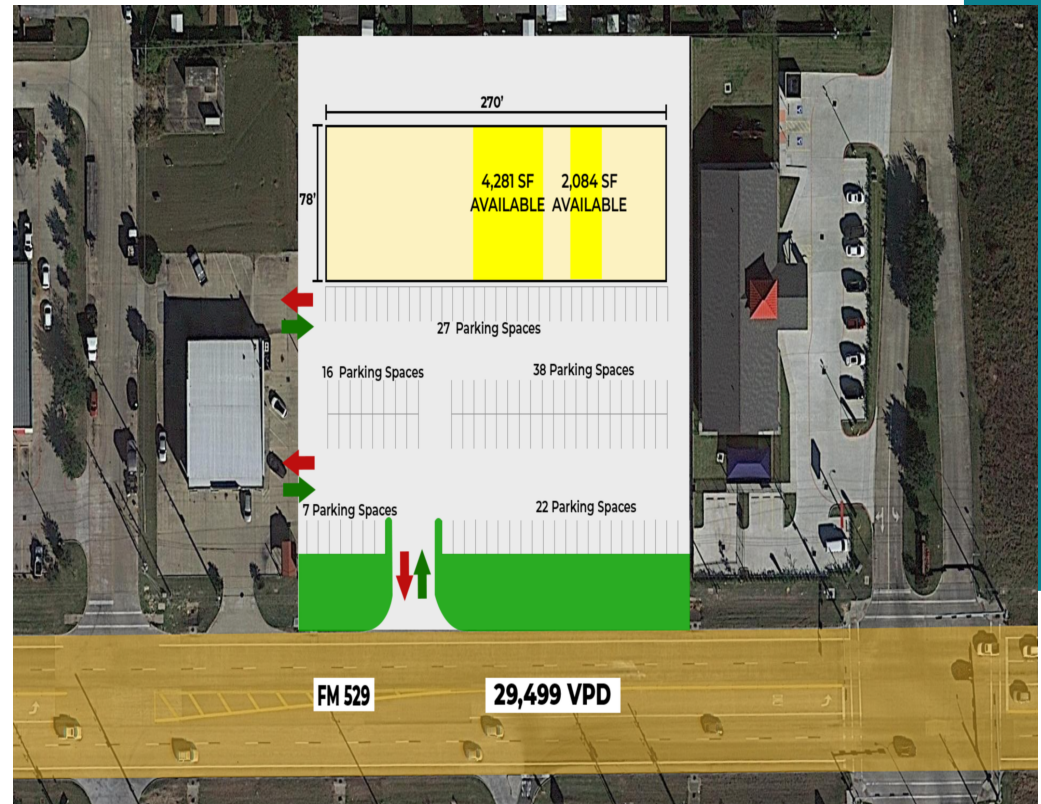


SUMMARY

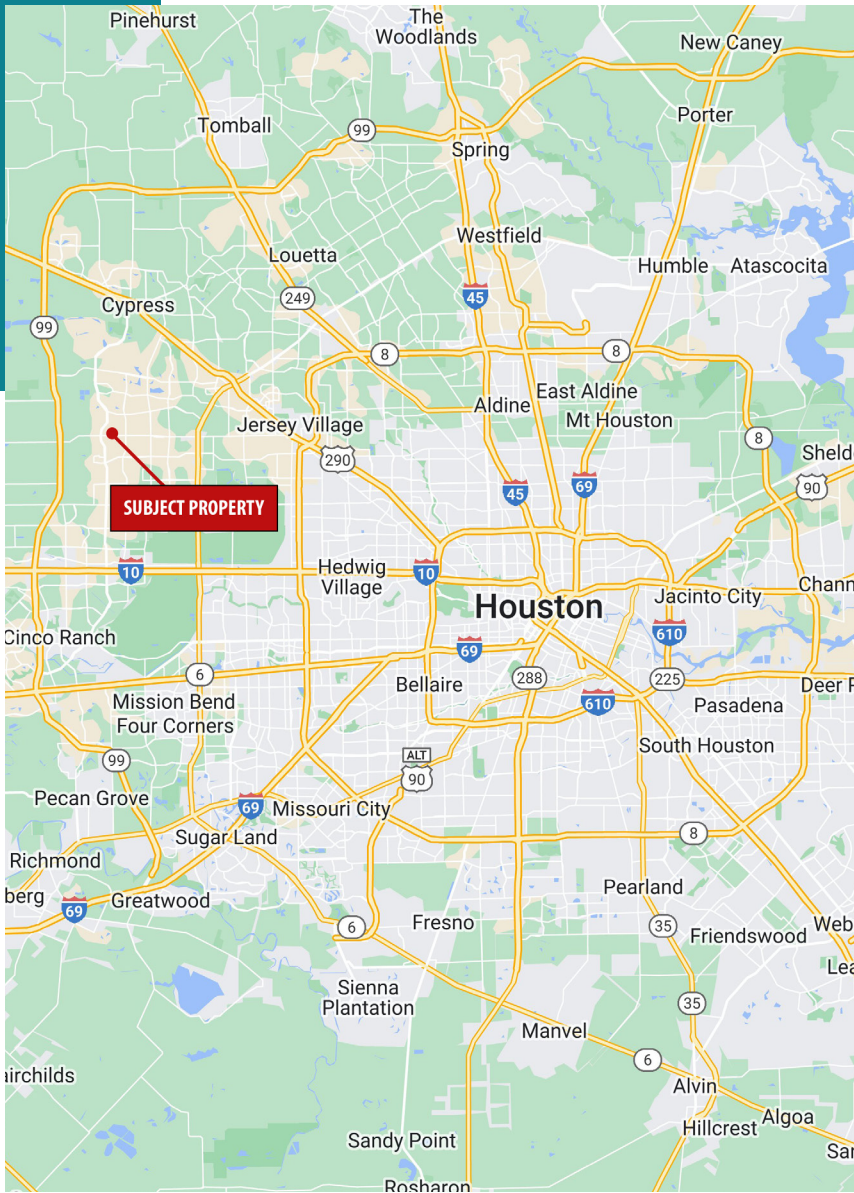


Available Spaces

Suite	SF	Base Rent	NNN
130	4,281	Upon Request	\$8.00 / SF/ YR
150-A	2,084	Upon Request	\$8.00 / SF/ YR



SITE PLAN



Above Houston Average Population Growth

In a 3-mile radius of the Cy Spring Plaza, there is an abnormal population increase with an annual rate of 4.9% versus the Houston average population growth of 2.1%

Upcoming New Development

In 2016, Cypress-Fairbank Independent School District built Cypress Park High School to accommodate the population change. The area is seeing an influx of home builders

Proximity to 99 Grand Parkway

With the completion of 99 Grandparkway in 2016, the area is heavily developing due to the convenience to highway access.



LOCATION



O'Reilly AUTO PARTS

PAPA JOHN'S PIZZA

WELLS FARGO

CVS pharmacy

NTB TIRE & SERVICE CENTERS

Walgreens

SUBJECT PROPERTY

FM 529

29,499 VPD

Fry Rd

28,380 VPD

Firestone

BlueWave EXPRESS CAR WASH

verizon

FAMILY DOLLAR

DOLLAR TREE

Fiesta

goodwill

SHIPLEY DO-NUTS MAKE LIFE DELICIOUS

SUBWAY

jiffy lube

T-Mobile

RETAILERS



AERIAL



CANYON VILLAGE
HOME VALUE: \$250K to \$325K
868 Homes

TEALBROOK
HOME VALUE: \$210K to \$350K
318 Homes

LANCASTER
HOME VALUE: \$230K to \$575K
591 Homes

SUBJECT PROPERTY

FM 529

29,499 VPD

Fry Rd

28,380 VPD

HIGHLAND CREEK RANCH
HOME VALUE: \$210K to \$350K
642 Homes

HIGHLAND CREEK VILLAGE
HOME VALUE: \$260K to \$375K
428 Homes

ESTATE OF HIGHLAND CREEK
HOME VALUE: \$290K to \$450K
711 Homes

NEIGHBORHOODS



Leasing Information

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