

MIRAMESA TOWN CENTER

Fry Rd & West Rd | Cypress, TX | NW Houston

±5,975 SF New Construction Retail For Lease



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DEMOGRAPHICS

	3 MILES	5 MILES
 POPULATION	105,539	249,244
 EST. HOUSEHOLDS	31,937	76,804
 EST. AVERAGE HOUSEHOLD INCOME	\$160,513	\$137,124
 TOTAL EMPLOYEES	53,740	124,452

ESRI 2024



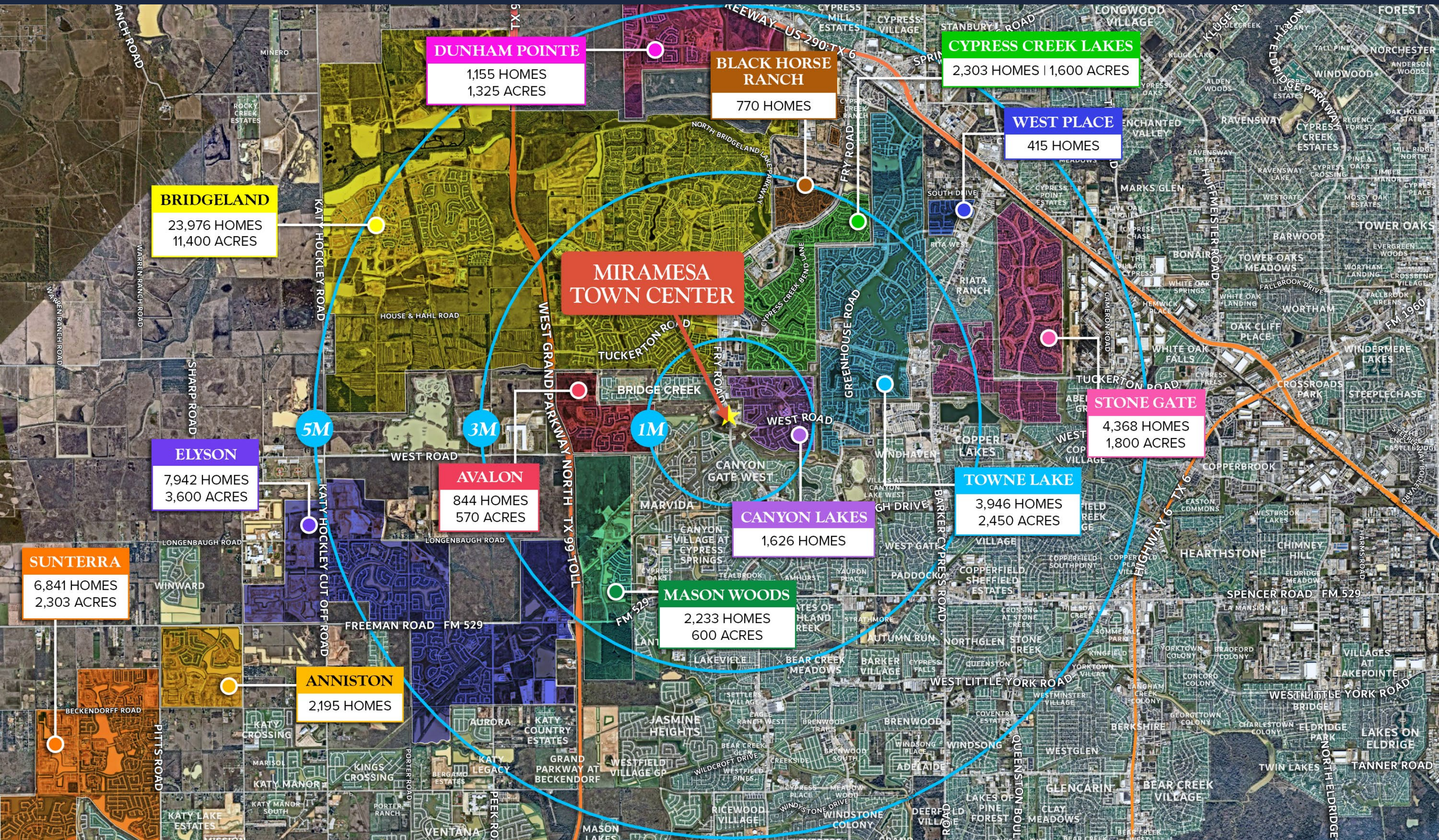
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RETAIL AREA DISTANCE MAP

The map illustrates the retail landscape around Miramesa Town Center. Key features include:

- Distance Markers:** Concentric blue circles indicating 1M, 3M, and 5M distances from the town center.
- Major Roads:** Katy Hockley Road, West Grand Parkway North (TX 99 Toll), Highway 6 (TX 6), and various local streets like Tuckerton Road and West Road.
- Retail Locations:** Numerous stores are marked with logos, including Walmart, Kroger, HEB, Target, Ross, TJ Maxx, Best Buy, PetSmart, Office Depot, and many others.
- Landmarks:** The Houston National Golf Club is prominently featured in the center-right area.
- Infrastructure:** The map shows the layout of major highways and local roads, providing context for the retail distribution.

AREA MASTER-PLANNED COMMUNITIES



MIRAMESA TOWN CENTER | AVAILABILITY



STAR
CINEMA GRILL

**PAD SITE
AVAILABLE
±0.77 ACRES**

AutoZone

**TOTAL POINT
EMERGENCY CENTER**

**MURPHY
USA**

FRY ROAD

**HEARTLAND
DENTAL**

WHATABURGER

**NOW LEASING
±5,975 SF
BUILDING**

WEST ROAD

Walmart
BRAND NEW PROTOTYPE
NOW OPEN!

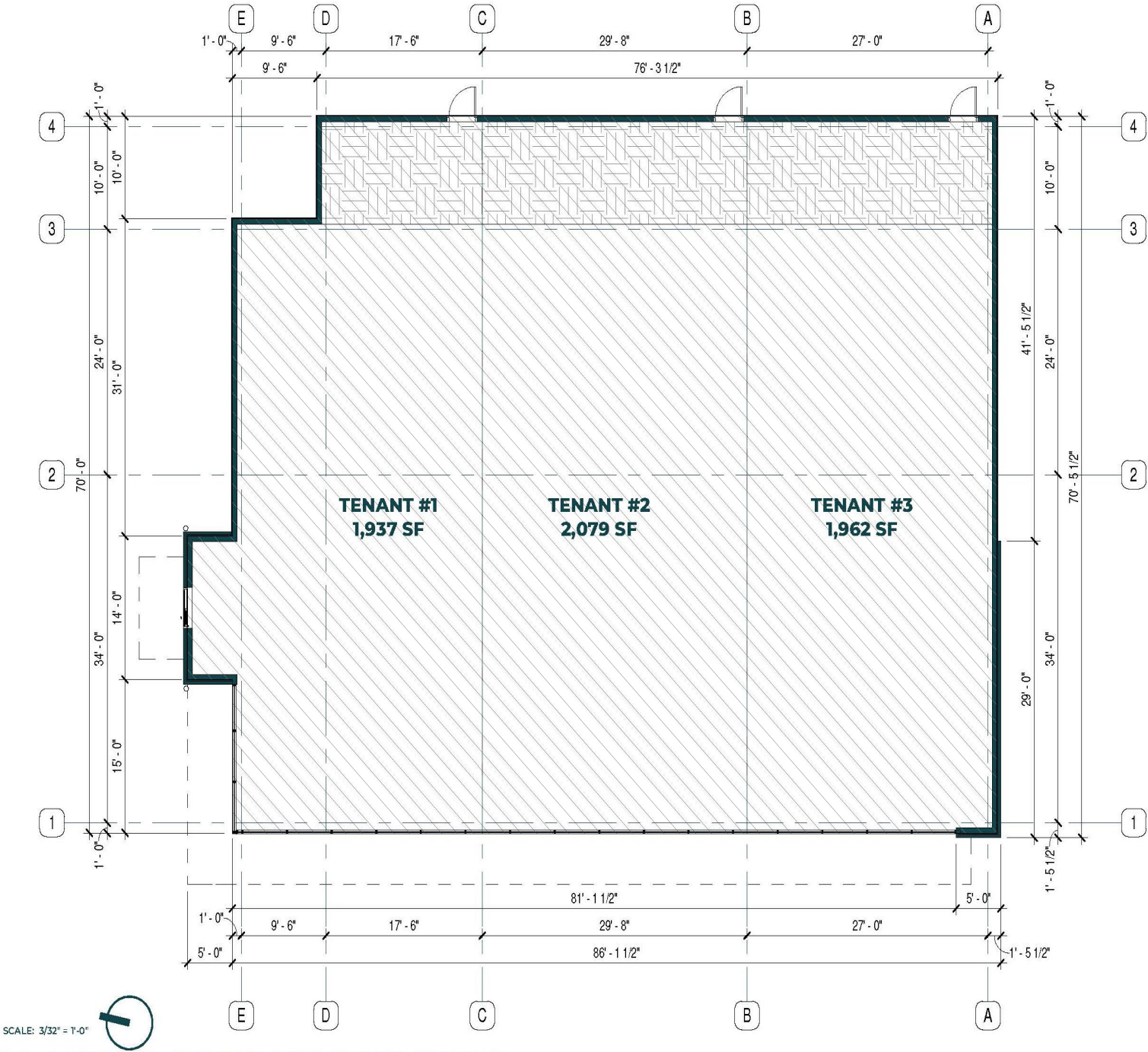
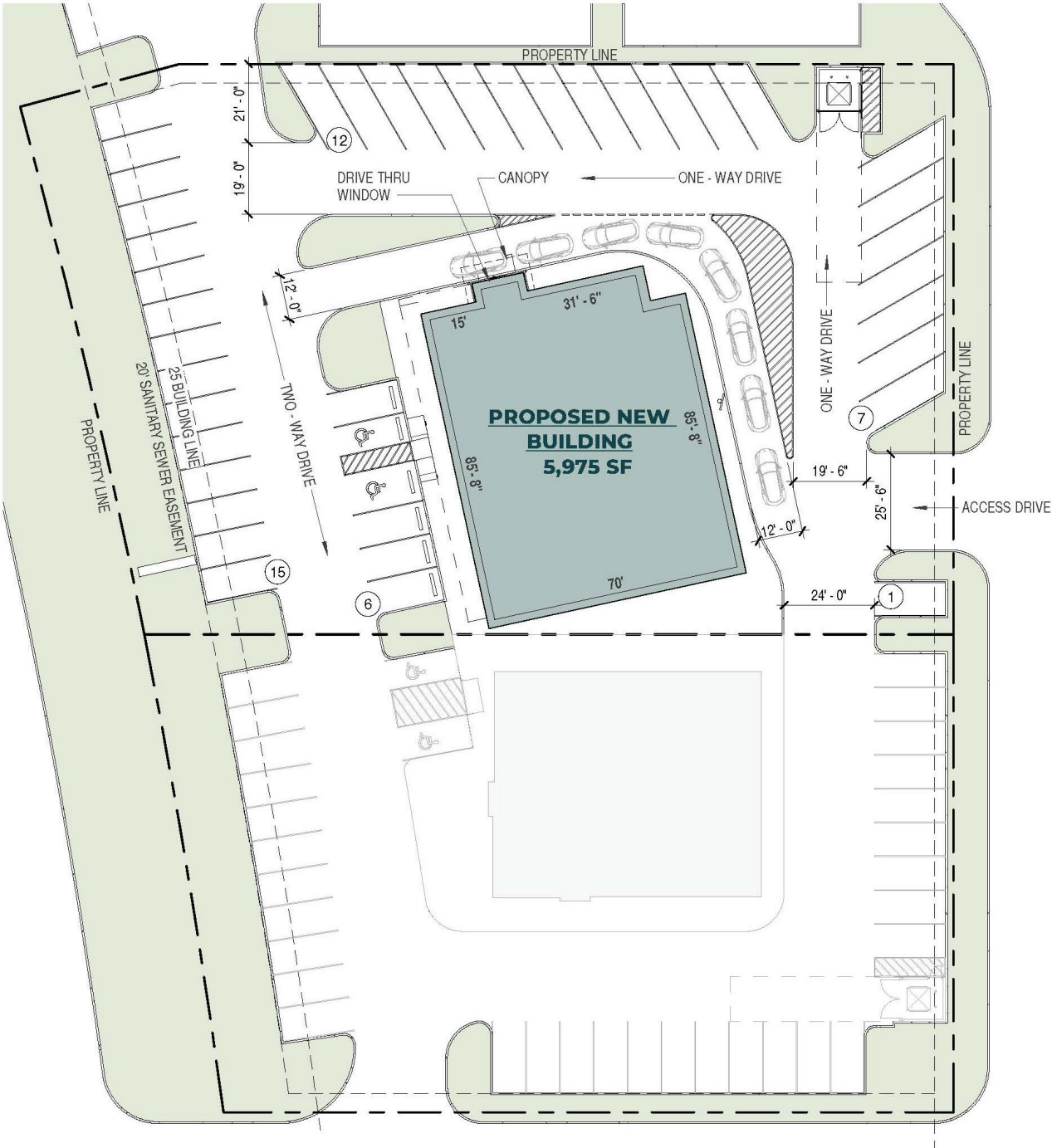
MIRAMESA TOWN CENTER | PLANNED BUILDING ELEVATIONS

DEVELOPMENT SYNOPSIS

PARCEL	BUILDING AREA	DENSITY	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO
LOT 2	5,975 SF	17.0%	39	41 CARS	6.9 / 1000 SF

** PARKING REQUIRED - 6.5/1000 = 39

** 2 HANDICAP SPACES PROVIDED



MIRAMESA TOWN CENTER | PLANNED BUILDING ELEVATIONS



MIRAMESA TOWN CENTER | PLANNED BUILDING ELEVATIONS







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.

11-2-2015



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.

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.

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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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