

CYPRESS GREEN

SWC FM 2920 & Tuscan Terrace Dr | Hockley, TX 77447

**Under
Construction**



Read King
Commercial Real Estate

MATT MCKINNERNEY
713.980.4722
mmckinnerney@read-king.com

LANE PLEASON
713.980.4753
lpleason@read-king.com

Cypress Green – Location



Property Highlights

- Strategically located between Highway 290 and Highway 249 with easy access to employment hubs and excellent Waller ISD schools
- Rapidly growing trade area with a 5.66% Annual Growth Rate (2024-2029, 3-mile radius)
- New ±18,003 SF retail center with an end-cap drive thru opportunity available
- Excellent visibility along FM 2920, positioned at the entrance of Cypress Green, a 634 AC master-planned community

	TRADE AREA		
	2 MILES	3 MILES	5 MILES
 2024 Population	6,142	11,887	56,565
 Est. Households	2,100	3,778	18,166
 Est. Average HH Income	\$143,616	\$134,902	\$146,394
 Total Daytime Pop.	4,069	7,995	37,578

The map displays the Cypress Green area in Houston, Texas, centered around a proposed new retail site. The site is marked with a red dot and labeled "CYPRESS GREEN RETAIL NEW CONSTRUCTION RETAIL FOR LEASE". Three concentric circles radiate from this site, indicating distances of 1M, 3M, and 5M. Major highways shown include US-290, I-290, and I-10. Numerous retail stores are marked with logos, including Target, Lowe's, PetSmart, Dollar Tree, Office Depot, Kroger, HEB, Walmart, Costco, Ross, Academy, Marshalls, Five Below, Kohl's, Ulta, Bath & Body Works, Old Navy, HomeGoods, and Kirkland's. The map also shows various residential neighborhoods and landmarks like the Houston Oaks Country Club and Clear Creek Forest.

Cypress Green – Site Overview Aerial



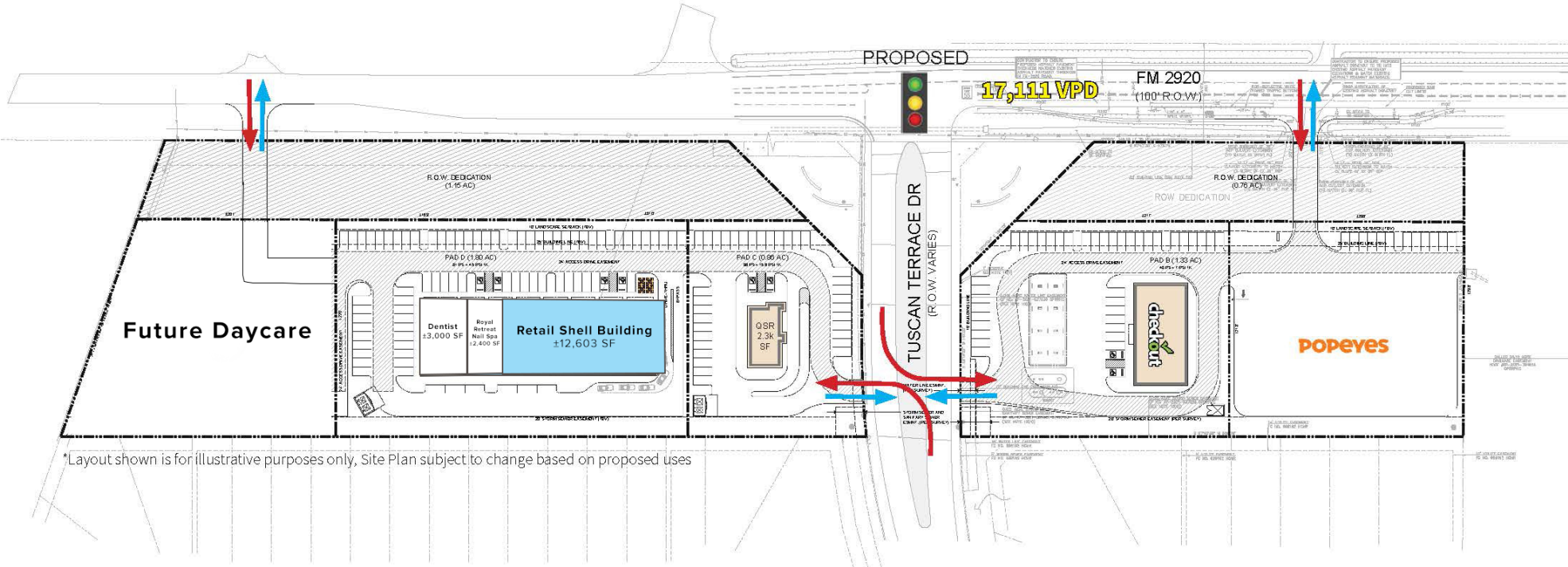
Traffic Counts

TxDOT, 2023

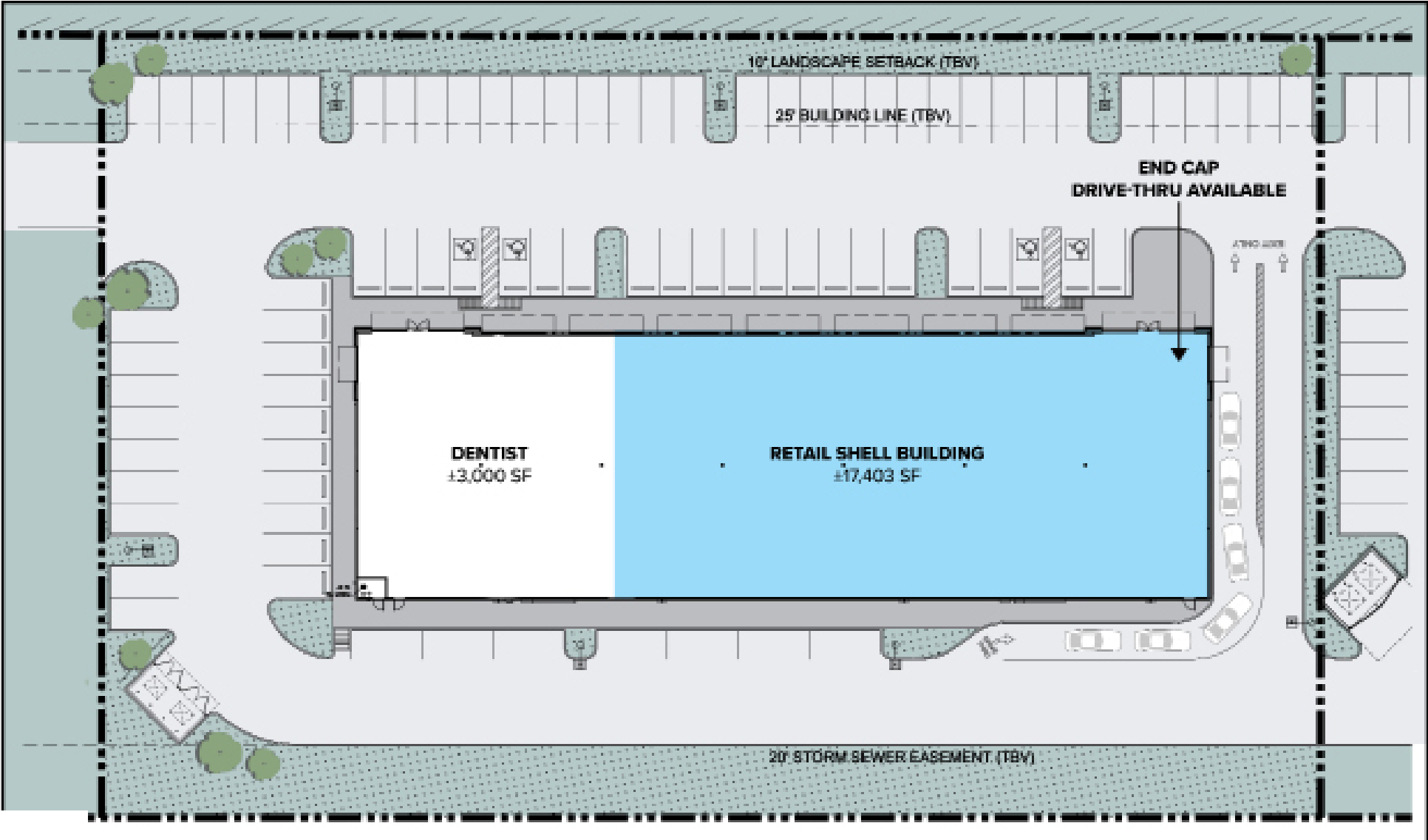
FM 2920 West of Site	12,260 VPD
FM 2920 East of Site	12,900 VPD
Tuscan Terrace Dr	1,227 VPD



Cypress Green – Master Retail Plan



Cypress Green – Retail Building Site Plan



Cypress Green – Aerial View



Cypress Green – Construction Progress





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Read King Inc.	504639		713.782.9000
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Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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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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For Leasing Opportunities

Matt McKinnerney

Vice President – Leasing
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing
lpleason@read-king.com
713.980.4753



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027