

CYPRESSWOOD COMMONS

20057 North Freeway
Spring, Texas 77388

RETAIL SPACE | FOR LEASE

Broker Bonus -
\$10,000 Bonus Commission



Property Highlights

- Excellent visibility from I-45
- 5 access points off I-45 feeder road
- Additional access from Holzwarth Road
- Established center with strong national tenants
- Approximately 3.5 miles from the new Exxon Mobil Campus & The Grand Parkway
- Exceptional traffic counts on I-45 north of Highway 99: ~288,408 VPD

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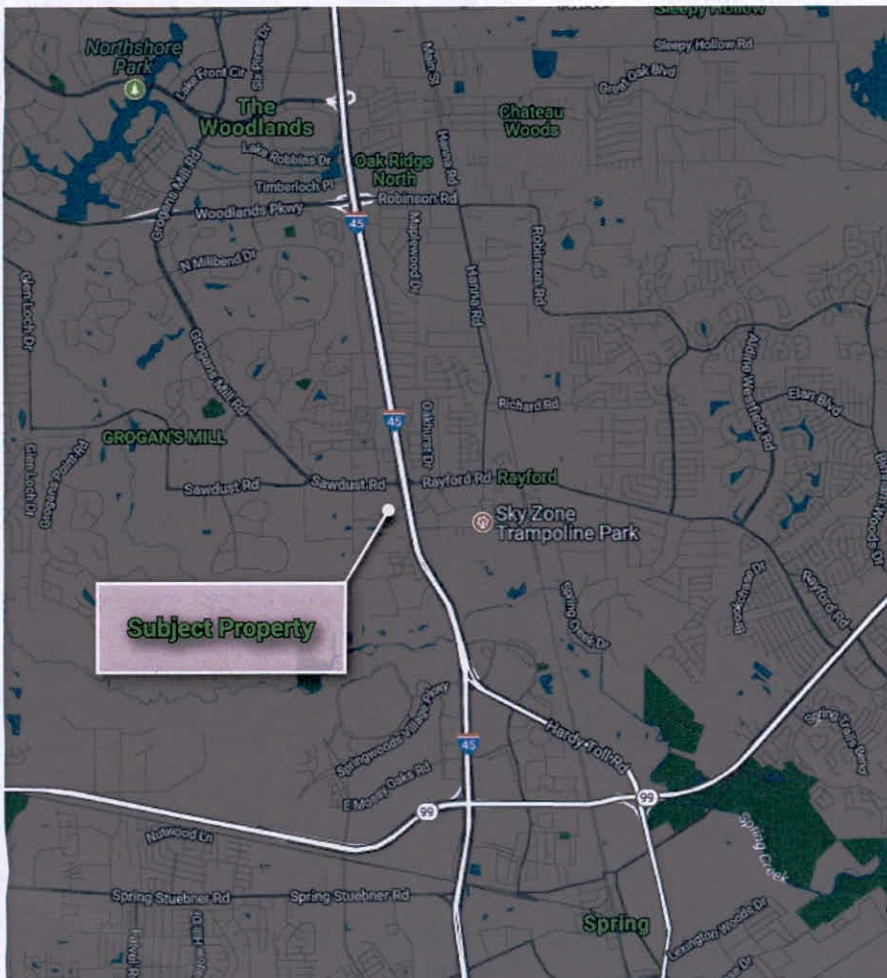
PROPERTY SUMMARY • DEMOGRAPHICS • IABS

Property Attributes

Gross Leasable Area:	~86,949 SF
Site Size:	~7.15 AC
Year Built:	2000
Zoning:	N/A
Parking:	~526 Surface Parking Spaces

Traffic Counts

On I-45 north of Highway 99: ~288,408 VPD
(per TXDOT 2015)



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Aerial

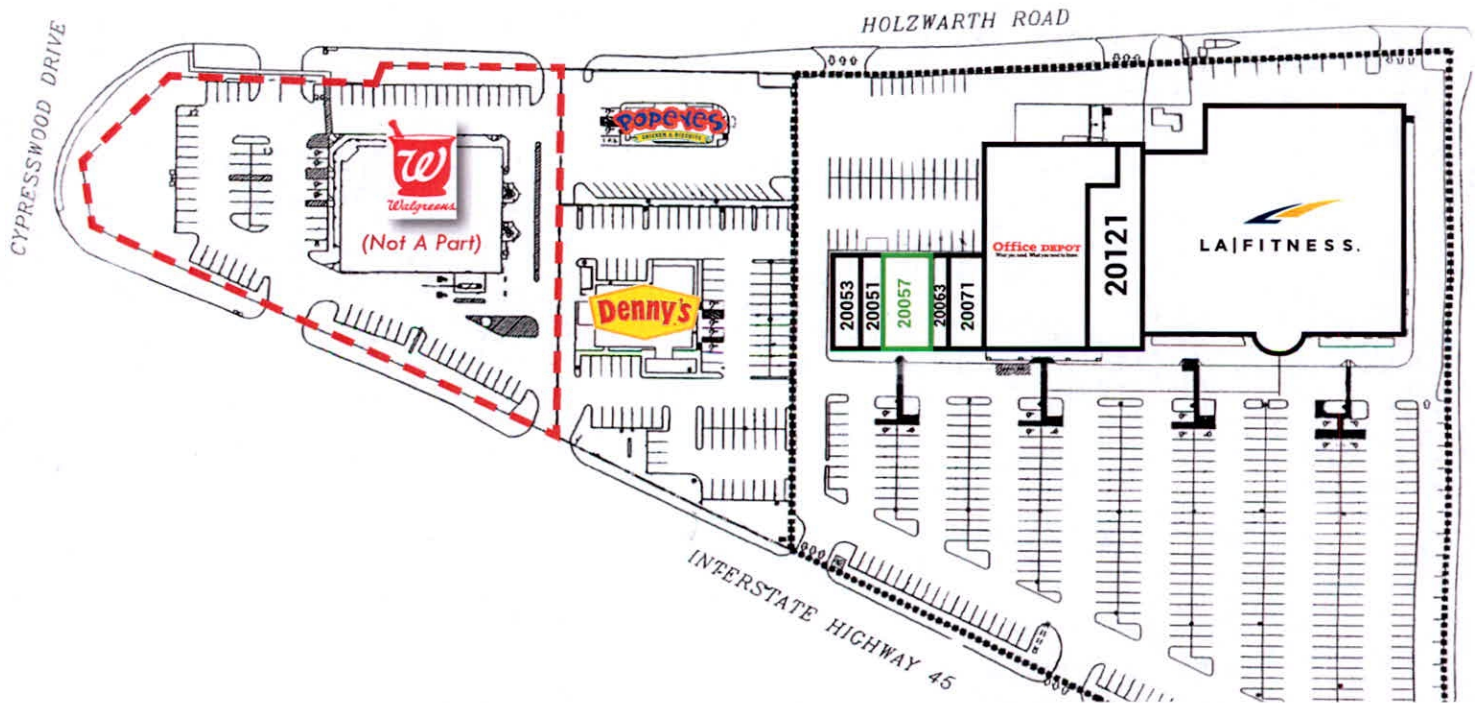


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Site Plan



(Site Plan Is Not To Scale & May Not Accurately Reflect The Property)

Suite	Availability	RSF
20127	LA Fitness	~45,000
20121	TF Supplements	~6,164
20075	Office Depot	~17,888
20071	Rock N Roll Sushi	~2,040
20063	Smoothie Factory	~880
20057	* Occupied But Available (Will Divide)	~3,500
20051	Pizza Hut	~1,600
20053	Bullritos	~2,400

*Space Showing By Appointment Only

Demographic Profile



I-45 FREEWAY
OVER 288,000
VEHICLES PER DAY
(TxDOT AADT 2015)



TOTAL POPULATION OF
OVER 230,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



TOTAL HOUSEHOLDS
OVER 79,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HH INCOME
OVER \$110,000
WITHIN ONE MILE RADIUS
(ESRI 2017)



TOTAL EMPLOYEES
OVER 76,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HOME VALUE
OVER \$213,000
WITHIN ONE MILE RADIUS
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
2017 Total Population	9,880	89,458	230,730
2022 Total Population	11,002	99,162	259,074
2017-2022 Annual Growth Rate	7.44%	3.46%	4.63%
2017 Households	3,553	31,878	79,171
2022 Households	3,938	35,194	88,323
2017 Average Home Value	\$213,087	\$199,453	\$207,760
2022 Average Home Value	\$245,591	\$242,525	\$250,637
2017 Average HH Income	\$110,002	\$87,940	\$90,993
2022 Average HH Income	\$123,139	\$98,070	\$102,499