

SPRING CYPRESS & TELGE

SHOPPING CENTER FOR LEASE

FOR LEASE



15014 SPRING CYPRESS RD - CYPRESS, TEXAS 77429

PROPERTY INFORMATION

- This neighborhood center is located in the heart of one of the hottest residential growth areas
- Newly lighted intersection
- High income area with great population density
- Ready to go dental office 2,275 sf & nail salon

ECONOMIC INFORMATION

- Please call to discuss

EST. POPULATION

2009 Postal Count Data

- 1 mile: 10,472
- 3 miles: 63,833
- 5 miles: 164,261

EST. MEDIAN HH INCOME

2008 AGS Demographic Data

- 1 mile: \$108,949
- 3 miles: \$104,905
- 5 miles: \$93,174

TRAFFIC COUNTS

2008 TxDOT ADT

- Spring Cypress W of Telge 4,540 cpd
- Telge S of Spring Cypress 12,720 cpd

CONTACT:

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Page Partners

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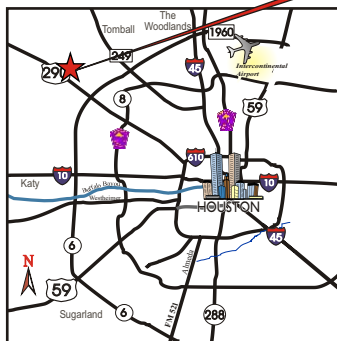
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SITE

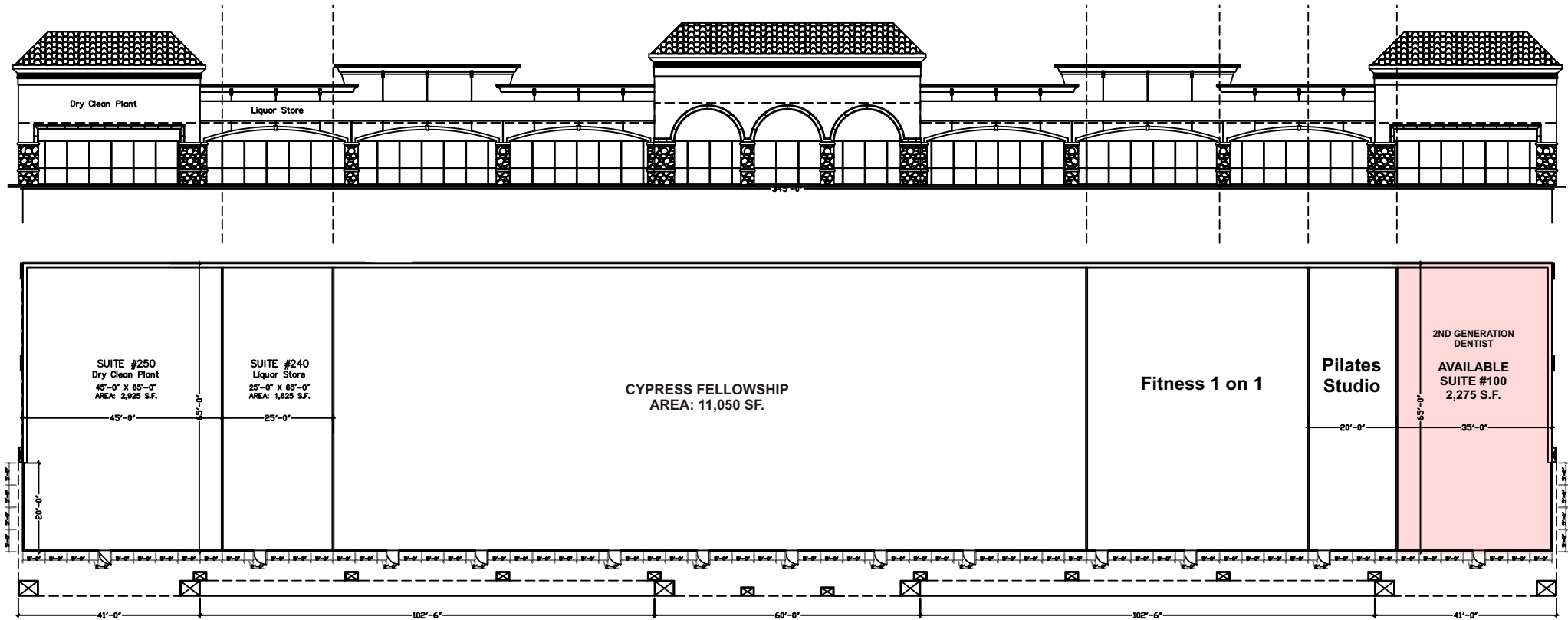


Harris Co. Key Map Pg. 327



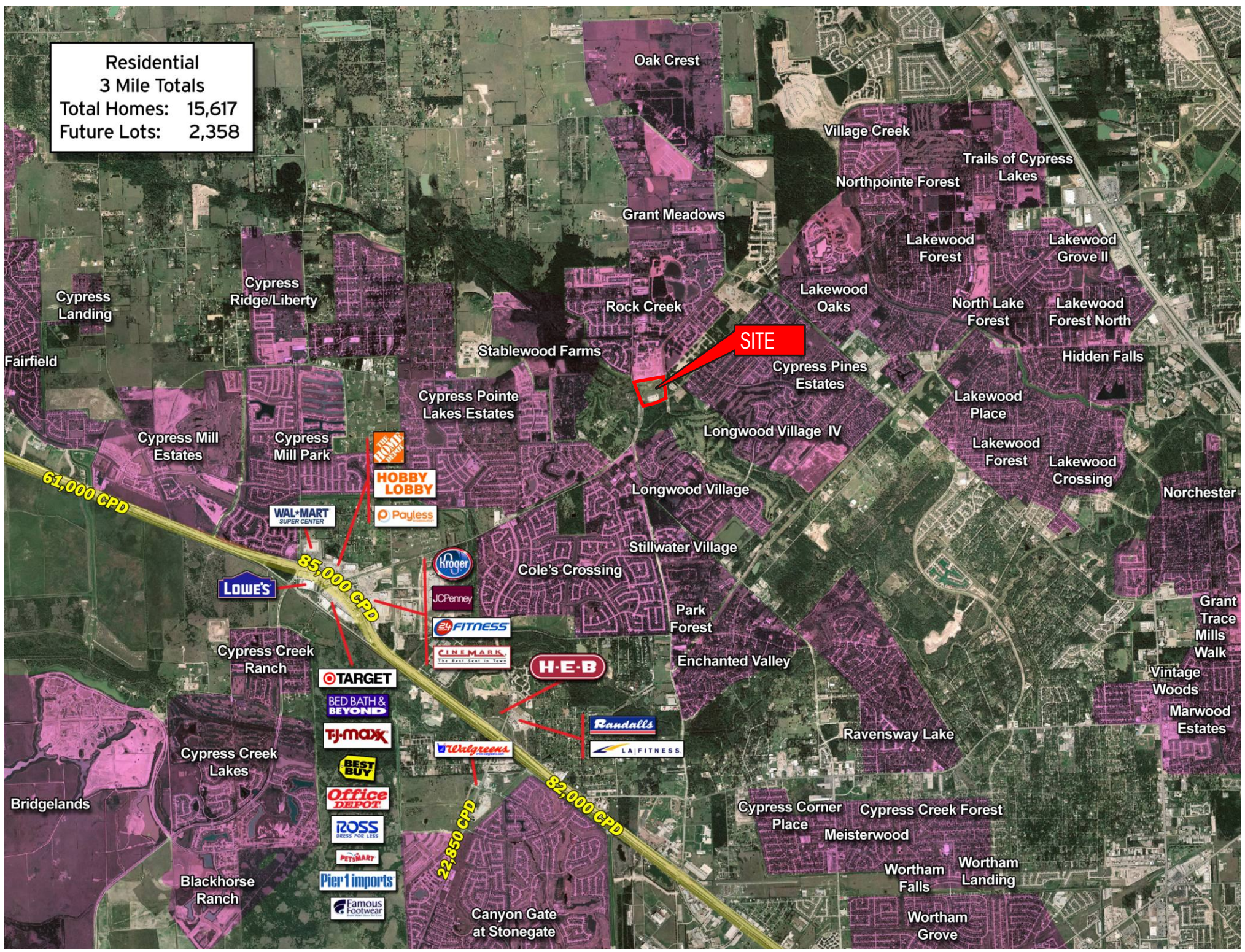
SPRING CYPRESS & TELGE

SHOPPING CENTER FOR LEASE



15014 Spring Cypress
Houston, TX 77429

Residential
 3 Mile Totals
 Total Homes: 15,617
 Future Lots: 2,358



61,000 CPD

85,000 CPD

82,000 CPD

22,850 CPD

LOWE'S

WAL-MART
SUPER CENTER

THE HOME DEPOT
 HOBBY LOBBY
 Payless

Kroger
 JCPenney
 24 FITNESS
 CINEMARK
 THE BEST SEAT IN THE HOUSE

H-E-B

TARGET

BED BATH & BEYOND

TJ-MAXX

BEST BUY

Office DEPOT

ROSS
DRESS FOR LESS

PETSMART

Pier 1 imports

Famous Footwear

Randalls

LA FITNESS

SITE

Oak Crest

Village Creek

Trails of Cypress
Lakes

Northpointe Forest

Grant Meadows

Lakewood
Forest

Lakewood
Grove II

Cypress
Landing

Cypress
Ridge/Liberty

Rock Creek

Lakewood
Oaks

North Lake
Forest

Lakewood
Forest North

Fairfield

Stablewood Farms

Cypress Pines
Estates

Hidden Falls

Cypress Mill
Estates

Cypress
Mill Park

Cypress Pointe
Lakes Estates

Longwood Village IV

Lakewood
Place

Lakewood
Crossing

Longwood Village

Lakewood
Forest

Lakewood
Crossing

Norchester

Stillwater Village

Cole's Crossing

Park Forest

Enchanted Valley

Grant Trace
Mills
Walk

Cypress Creek
Ranch

Cypress Creek
Lakes

Vintage
Woods

Marwood
Estates

Bridgelands

Blackhorse
Ranch

Canyon Gate
at Stonegate

Ravensway Lake

Cypress Corner
Place

Cypress Creek Forest

Meisterwood

Wortham
Falls

Wortham
Landing

Wortham
Grove

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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Page 1 of 1

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