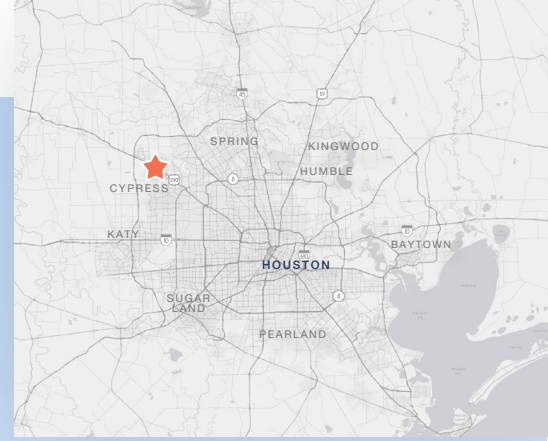


RETAIL FOR LEASE

Barker Cypress Retail

SEC OF BARKER CYPRESS & CYPRESS NORTH HOUSTON



RADKEY JOLINK
713 825 1962
rjolink@jolinkwallace.com

GREG LEE
281 299 5764
glee@jolinkwallace.com


JOLINK WALLACE

PROPERTY HIGHLIGHTS



NEARBY FEATURED RETAILERS



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Population

9,197

84,437

285,898

Avg HH Income

\$123,036

\$157,689

\$142,578

Households

2,942

27,175

93,446

Avg Home Value

\$406,384

\$489,201

\$433,370

PROPERTY DESCRIPTION

- 2,501 SF endcap available (divisible)
- Located at the hard corner of Barker Cypress and Cypress North Houston, a coveted intersection in the major retail corridor of Cypress
- Adjacent co-tenancy with Tim Hortons Coffee and Andy's Frozen Custard
- Shadow anchored by Walmart Neighborhood Market

RADKEY JOLINK
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JOLINK WALLACE

MATERIALS



ACME BRICK
DOVE GRAY
MODULAR - VELOUR



KNOTWOOD METAL SIDING
WHITE ASH
DESIGNATION: (MP.1)



SIoux CITY BRICK
STONINGTON GRAY
MODULAR - VELOUR

EFS PAINT COLORS (SHERWIN WILLIAMS)



GITYSCAPE
(EP.4)

OTHER MISC. FINISHES



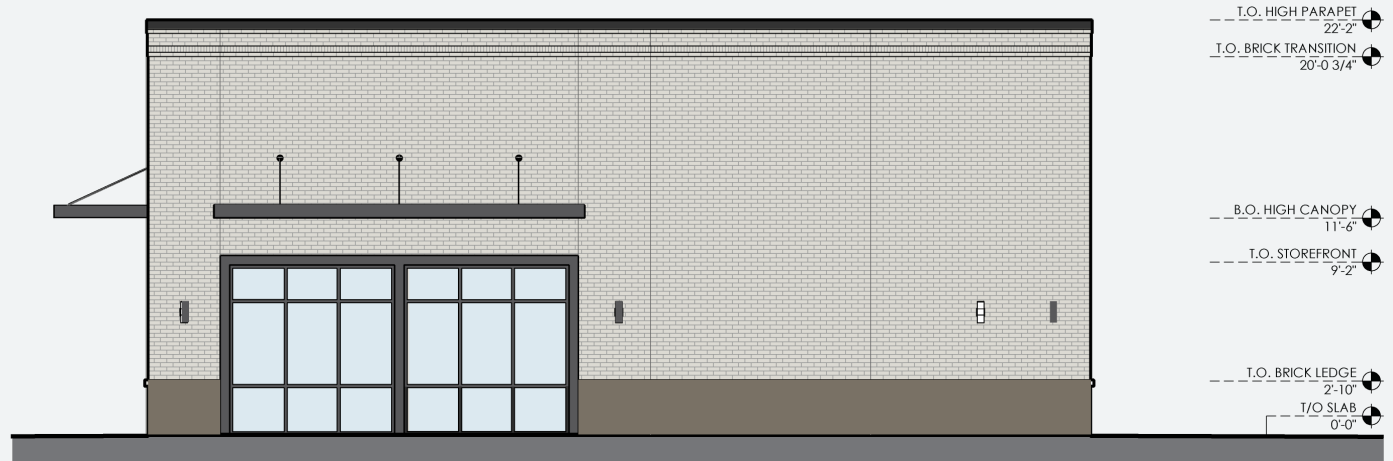
PREFINISHED METAL
BERRIDGE
CHARCOAL GRAY
(PM.1)



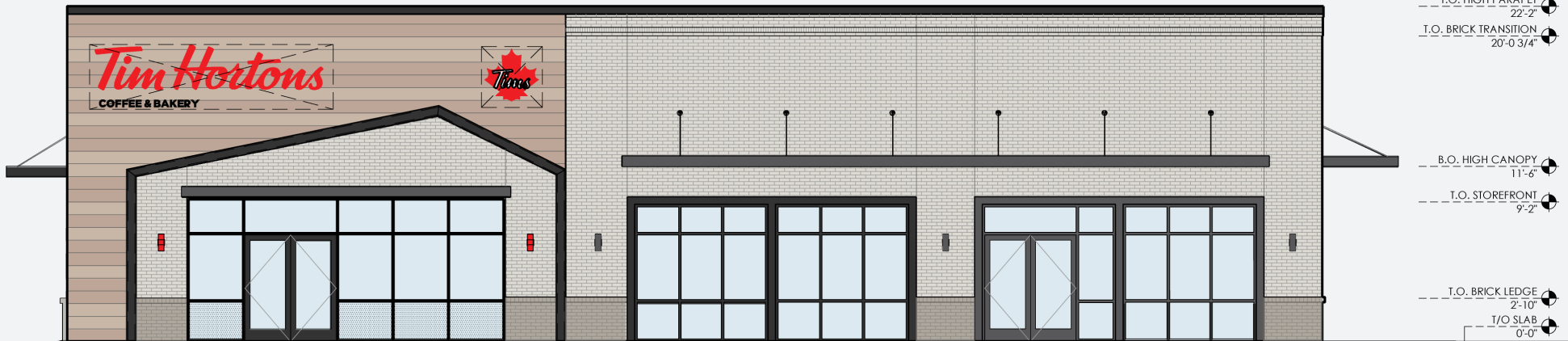
ALUMINUM CANOPY
BLACK ANODIZED
(AC.1)



TIM'S ACCENT COLOR
SHERWIN WILLIAMS
READ RED
(EP.7)



SOUTH FACE



FRONT / WEST FACE

BRUCE WALLACE

713 304 0751

bwallace@jolinkwallace.com

GREG LEE

281 299 5764

glee@jolinkwallace.com



JOLINK WALLACE

TRADE AREA RETAIL



TRADE AREA RESIDENTIAL

3 MILE

SITE

Walmart, **Kroger**, **Target**, **H-E-B**, **Costco**, **Foodtown**, **Aldi**

Schools:

- Pope Elementary: 997 STUDENTS
- Cypress Ranch High School: 3,453 STUDENTS
- Smith Middle School: 1,091 STUDENTS
- Warner Elementary: 1,169 STUDENTS
- Cypress Creek Lakes
- Anthony Middle School: 1,442 STUDENTS
- Rennell Elementary: 1,261 STUDENTS
- Byrd Elementary: 1,141 STUDENTS
- Postma Elementary: 752 STUDENTS
- Lone Star College: 22,182 STUDENTS
- Berry Center of North Houston
- Windhaven
- Copperfield Middle School: 1,424 STUDENTS
- Birkes Elementary: 1,041 STUDENTS
- Copperfield Middle School: 857 STUDENTS
- Fiest Elementary: 857 STUDENTS
- Cypress Falls High School: 3,024 STUDENTS
- Arnold Middle School: 1,380 STUDENTS
- Cy-Fair High School: 3,221 STUDENTS
- Lamkin Elementary: 834 STUDENTS
- Millsap Elementary: 898 STUDENTS
- Woodard Elementary: 990 STUDENTS
- Spillane Middle School: 1,380 STUDENTS
- Cypress Woods High School: 3,467 STUDENTS
- Robison Elementary: 1,434 STUDENTS
- Sampson Elementary: 900 STUDENTS
- Coles Crossing
- Jarvis Road
- Enchanted Valley
- Marks Glen
- Bonaire
- Tower Oaks Meadows
- Wortham
- Oak Cliff Place
- White Oak Falls
- Aberdeen Trails
- Copper Grove
- Copperfield Village
- Copperbrook
- Hempstead Highway
- I-290
- I-675
- Tuckerton Road
- Greenhouse Road
- Queenston Boulevard
- St. George Gate
- Canyon Lakes at Stonegate
- Canyon Lakes Village
- Riata Ranch
- Black Horse Ranch South
- Black Horse Ranch
- Dunham Pointe
- Bridge Land
- Marvida
- Cypress Avalon
- Cypress Mill Park
- Cypress Mill Estates
- Cypress Village
- Stanbury
- Northlake Forest
- Longwood Village
- Spring Cypress Road
- Barker Cypress Road
- Telge Road
- Huffman Road
- Kluge Road
- Northridge Parkway
- Windwood
- Ravensway
- Timberlake Estates
- Cypress Creek Estates



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone