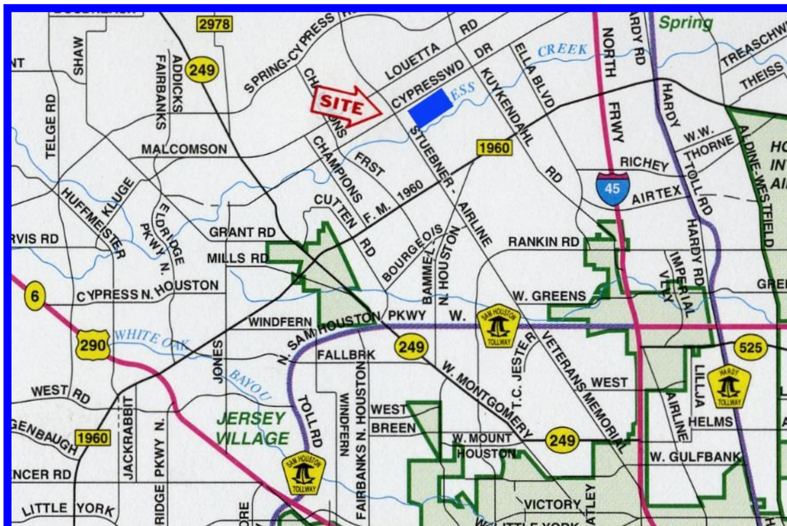
For Lease

Cypresswood Landing

Cypresswood Drive and Stuebner Airline



Demographics

	3-mile Radius	5-Mile Radius	7-Mile Radius
Population 2021	118,823	313,005	572,336
Average HH Income 2021	$119,067	$103,849	$96,569

The Retail Properties Group

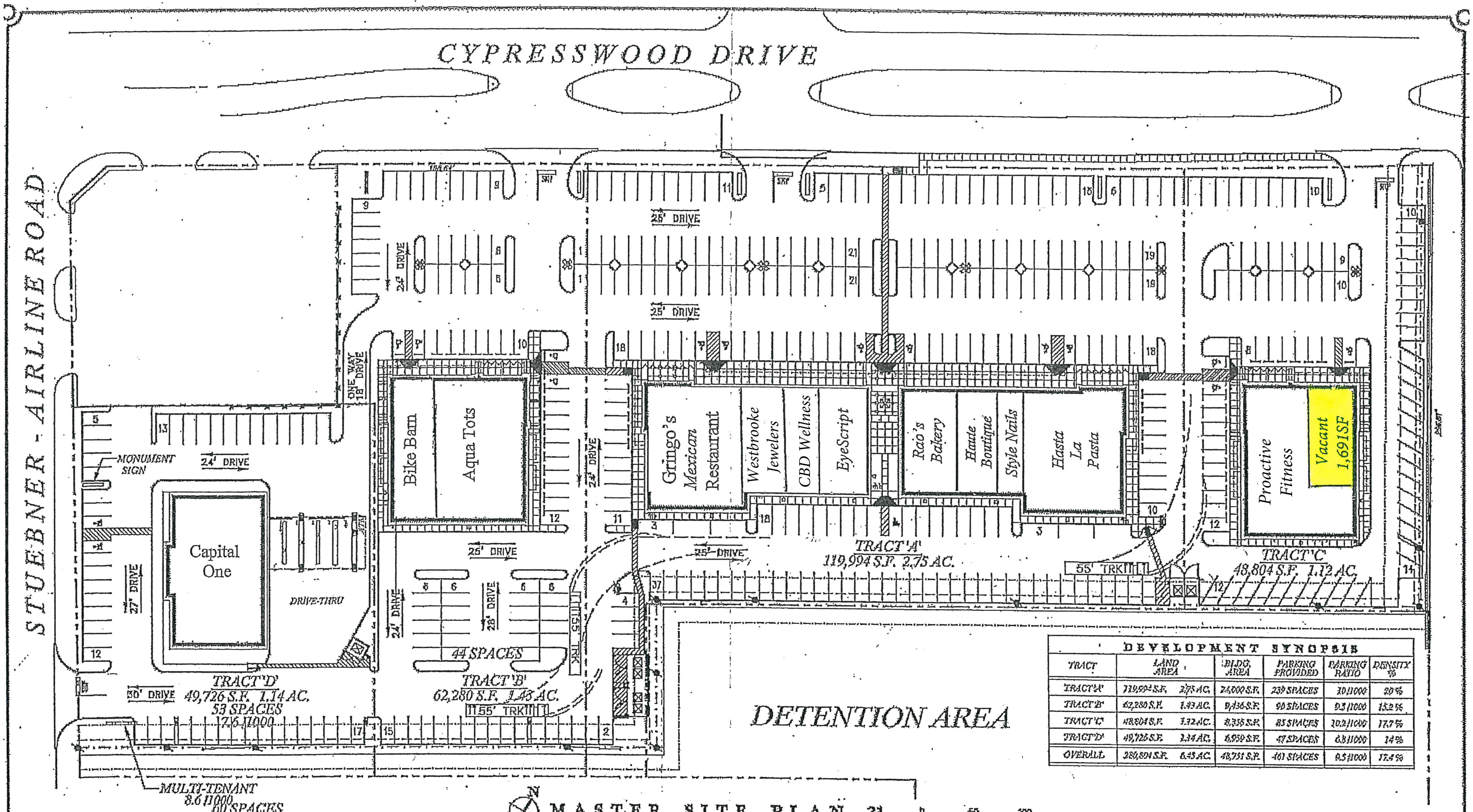
4635 Southwest Freeway, Suite 950 ♦ Houston, Texas 77027 ♦ 713-784-6404 ♦ 713-784-1631

Brad Sondock

bsondock@retailpropertiesgroup.com


GRINGO'S
TEX-MEX
AQUA-TOTS
SWIM SCHOOLS
BIKE BARN
BAKERY
COFFEE
CAFE
EyeScript
Fabulous
TEX-MEX
GRINGO'S
GRINGO'S


EyeScript
BAKERY COFFEE CAFE
Fabulous
TEX-MEX
GRINGO'S
MEXICAN KITCHEN
GRINGO'S
TEXAS
GJM-7559
TEXAS
HMT-0018



DEVELOPMENT SYNOPSIS						
TRACT	LAND AREA		BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
TRACT 'A'	119,994 S.F.	2.75 AC.	24,000 S.F.	239 SPACES	10/1000	20%
TRACT 'B'	62,280 S.F.	1.43 AC.	9,436 S.F.	90 SPACES	9.3/1000	15.2%
TRACT 'C'	48,804 S.F.	1.12 AC.	8,356 S.F.	85 SPACES	10.2/1000	17.7%
TRACT 'D'	49,726 S.F.	1.14 AC.	6,959 S.F.	47 SPACES	6.8/1000	14%
OVERALL	280,804 S.F.	6.45 AC.	48,751 S.F.	461 SPACES	9.5/1000	17.4%

MASTER SITE PLAN 21

02017.01 AUGUST 19, 2004

0 50 100

CYPRESSWOOD LANDING SHOPPING CENTER

CYPRESSWOOD DRIVE @ STEUBNER-AIRLINE ROAD
HOUSTON, TEXAS

COVARRUBIAS ASSOCIATES ARCHITECTS

The Retail Properties Group
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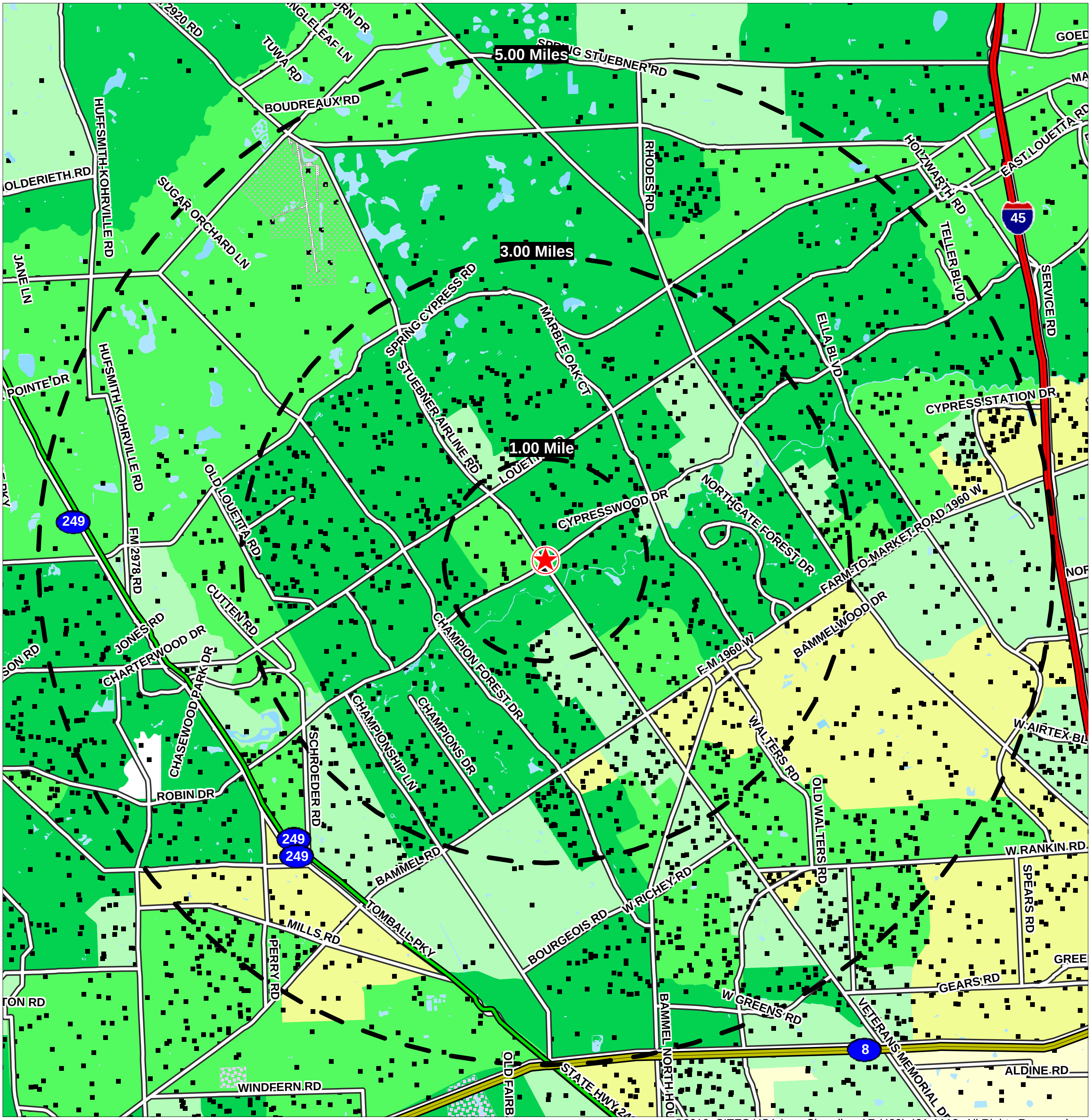
4635 SOUTHWEST FREEWAY, STE 950
HOUSTON, TX 77027 P: 713-784-6404



Lat: 30.0109 Lon: -95.5147 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.

Population Density

One Dot = 100 Persons

Median HH Income

By Block Groups

- $75,000 or more
- $60,000 to $75,000
- $45,000 to $60,000
- $30,000 to $45,000
- Less than $30,000

6925 Cypresswood Dr
Spring, TX 77379

Current Year Estimated

Median Household Income

June 2010

The Retail Properties Group

FOR LEASE

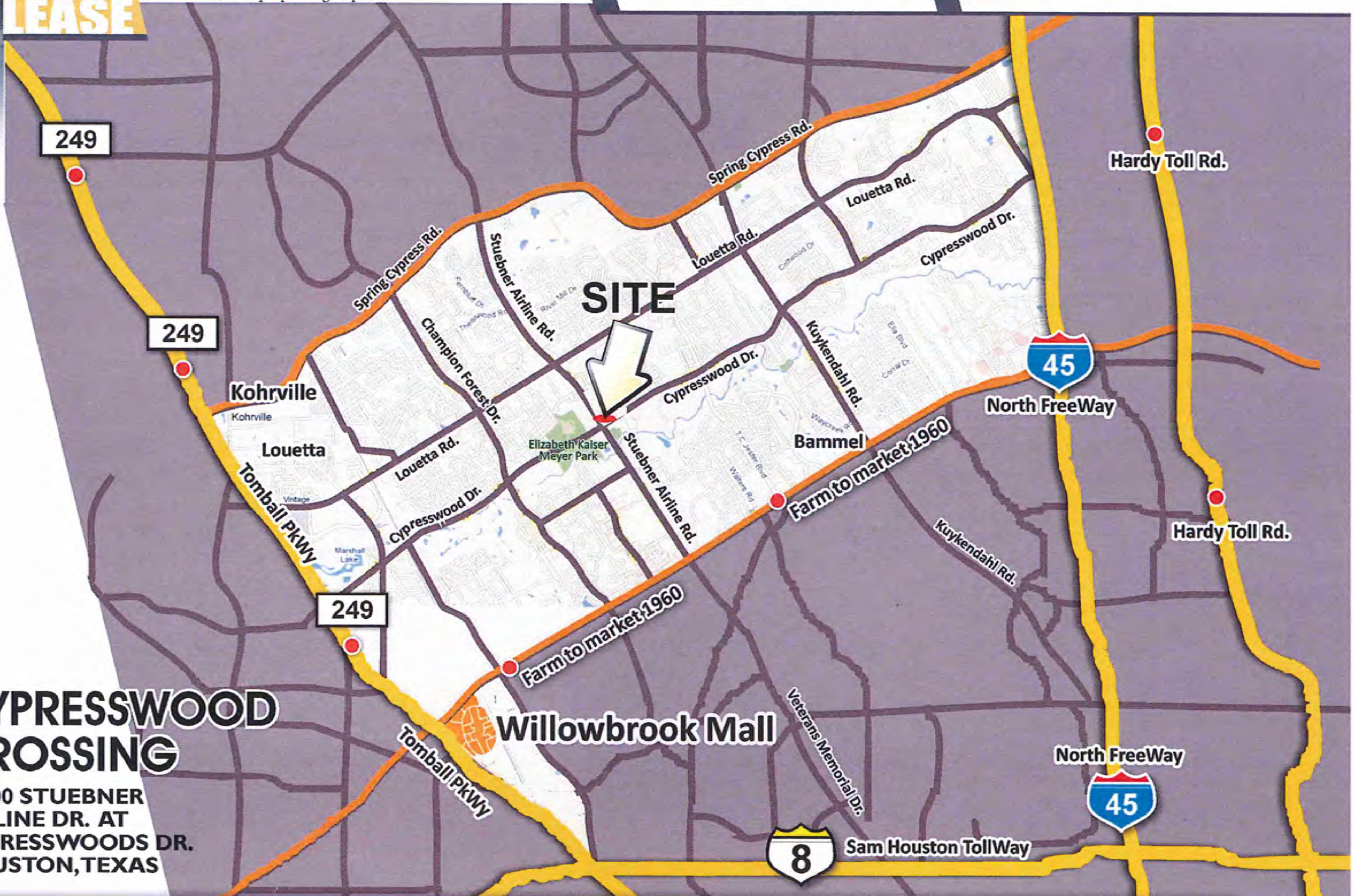
Brad Sondock
(713) 784-6404
bsondock@retailpropertiesgroup.com

- **Size:** 39,397 sf.
- **Available:** 39,397 sf.
- **Parking:** 228 spaces 6/1000

PROPERTY DESCRIPTION

	1 mi.	3 mi.	5 mi.
Population:	7,848	89,461	184,137
Avg. HH Income:	$168,282	$151,424	$116,382

DEMOGRAPHICS (2001 est.)



CYPRESSWOOD CROSSING

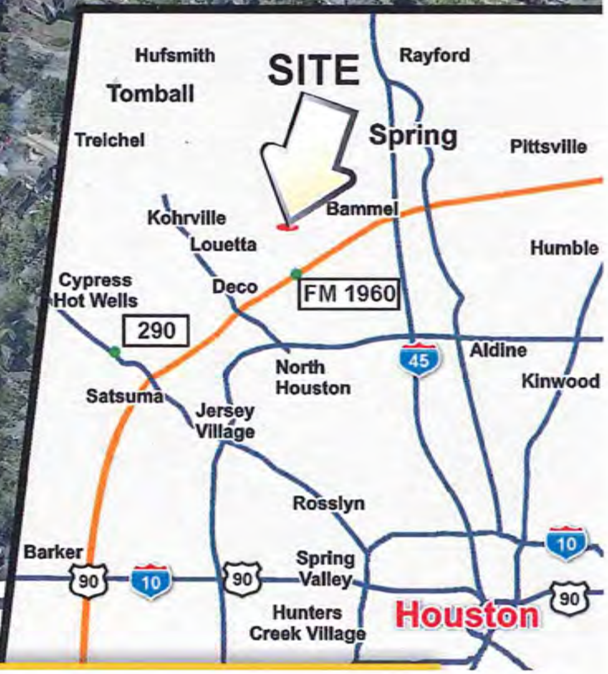
16000 STUEBNER AIRLINE DR. AT CYPRESSWOODS DR. HOUSTON, TEXAS

CYPRESSWOOD CROSSING

16000 STUEBNER AIRLINE DR. AT CYPRESSWOOD DR.
HOUSTON, TEXAS

FOR LEASE

The Retail Properties Group



Brad Sondock / (713) 784-6404 / bsondock@retailpropertiesgroup.com

Executive Summary

15920 Stuebner Airline Rd, Spring, Texas, 77379
Rings: 3, 5, 7 mile radii

Latitude: 30.01068
Longitude: -95.51493

	3 miles	5 miles	7 miles
Population			
2000 Population	88,405	183,538	312,230
2010 Population	99,764	253,942	458,010
2016 Population	109,273	284,213	518,237
2021 Population	118,823	313,005	572,336
2000-2010 Annual Rate	1.22%	3.30%	3.91%
2010-2016 Annual Rate	1.47%	1.82%	2.00%
2016-2021 Annual Rate	1.69%	1.95%	2.01%
2016 Male Population	49.2%	49.0%	49.0%
2016 Female Population	50.8%	51.0%	51.0%
2016 Median Age	38.9	34.8	33.3

In the identified area, the current year population is 518,237. In 2010, the Census count in the area was 458,010. The rate of change since 2010 was 2.00% annually. The five-year projection for the population in the area is 572,336 representing a change of 2.01% annually from 2016 to 2021. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.0.

	3 miles	5 miles	7 miles
Race and Ethnicity			
2016 White Alone	63.5%	56.7%	54.5%
2016 Black Alone	14.1%	18.5%	20.3%
2016 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2016 Asian Alone	10.1%	10.3%	9.0%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	8.2%	10.3%	11.9%
2016 Two or More Races	3.5%	3.6%	3.6%
2016 Hispanic Origin (Any Race)	22.5%	27.7%	32.3%

Persons of Hispanic origin represent 32.3% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.5 in the identified area, compared to 63.5 for the U.S. as a whole.

	3 miles	5 miles	7 miles
Households			
2000 Households	32,551	65,552	110,832
2010 Households	37,832	90,817	157,969
2016 Total Households	41,078	100,555	175,772
2021 Total Households	44,457	110,110	192,784
2000-2010 Annual Rate	1.51%	3.31%	3.61%
2010-2016 Annual Rate	1.33%	1.64%	1.72%
2016-2021 Annual Rate	1.59%	1.83%	1.86%
2016 Average Household Size	2.66	2.82	2.94

The household count in this area has changed from 157,969 in 2010 to 175,772 in the current year, a change of 1.72% annually. The five-year projection of households is 192,784, a change of 1.86% annually from the current year total. Average household size is currently 2.94, compared to 2.89 in the year 2010. The number of families in the current year is 129,688 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

June 08, 2017

Executive Summary

15920 Stuebner Airline Rd, Spring, Texas, 77379
Rings: 3, 5, 7 mile radii

Latitude: 30.01068
Longitude: -95.51493

	3 miles	5 miles	7 miles
Median Household Income			
2016 Median Household Income	$80,492	$72,820	$67,138
2021 Median Household Income	$88,361	$80,107	$76,546
2016-2021 Annual Rate	1.88%	1.93%	2.66%
Average Household Income			
2016 Average Household Income	$110,693	$96,689	$89,677
2021 Average Household Income	$119,067	$103,849	$96,569
2016-2021 Annual Rate	1.47%	1.44%	1.49%
Per Capita Income			
2016 Per Capita Income	$41,543	$34,352	$30,491
2021 Per Capita Income	$44,454	$36,678	$32,596
2016-2021 Annual Rate	1.36%	1.32%	1.34%

Households by Income

Current median household income is $67,138 in the area, compared to $54,149 for all U.S. households. Median household income is projected to be $76,546 in five years, compared to $59,476 for all U.S. households

Current average household income is $89,677 in this area, compared to $77,008 for all U.S. households. Average household income is projected to be $96,569 in five years, compared to $84,021 for all U.S. households

Current per capita income is $30,491 in the area, compared to the U.S. per capita income of $29,472. The per capita income is projected to be $32,596 in five years, compared to $32,025 for all U.S. households

	3 miles	5 miles	7 miles
Housing			
2000 Total Housing Units	34,212	69,068	116,943
2000 Owner Occupied Housing Units	22,582	43,446	70,858
2000 Renter Occupied Housing Units	9,969	22,106	39,973
2000 Vacant Housing Units	1,661	3,516	6,112
2010 Total Housing Units	41,668	99,365	173,616
2010 Owner Occupied Housing Units	25,288	58,855	101,975
2010 Renter Occupied Housing Units	12,544	31,962	55,994
2010 Vacant Housing Units	3,836	8,548	15,647
2016 Total Housing Units	44,398	107,512	188,543
2016 Owner Occupied Housing Units	26,015	61,676	108,326
2016 Renter Occupied Housing Units	15,063	38,879	67,446
2016 Vacant Housing Units	3,320	6,957	12,771
2021 Total Housing Units	47,324	116,151	204,191
2021 Owner Occupied Housing Units	27,832	66,809	118,135
2021 Renter Occupied Housing Units	16,625	43,301	74,649
2021 Vacant Housing Units	2,867	6,041	11,407

Currently, 57.5% of the 188,543 housing units in the area are owner occupied; 35.8%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 173,616 housing units in the area - 58.7% owner occupied, 32.3% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 3.73%. Median home value in the area is $172,037, compared to a median home value of $198,891 for the U.S. In five years, median value is projected to change by 2.45% annually to $194,153.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

June 08, 2017

Approved by the Texas Real Estate Commission for Voluntary Use

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.