



CYPRESS STATION | 211-235 FM 1960 RD W, HOUSTON, TX 77090

Features

- Located at the Southwest corner of I-45 and FM 1960
- 2 Junior Box Availabilities
- Pad site opportunity w/access from 1960
- Visibility from I-45

FOR LEASE

TOTAL SF: 61,325
AVAILABLE SF: 65,864
MIN CONTIGUOUS SF: 236
MAX CONTIGUOUS SF: 28,371

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Bammel and FM 1960	15,431 VPD	Population		19,767	111,848	290,547
I-45 and FM 1960	55,030 VPD	Total Households		7,787	39,210	99,549
		Average HH Income		\$58,154	\$88,077	\$93,755
		Daytime Population		22,633	101,528	246,500

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Area Retailers & Businesses



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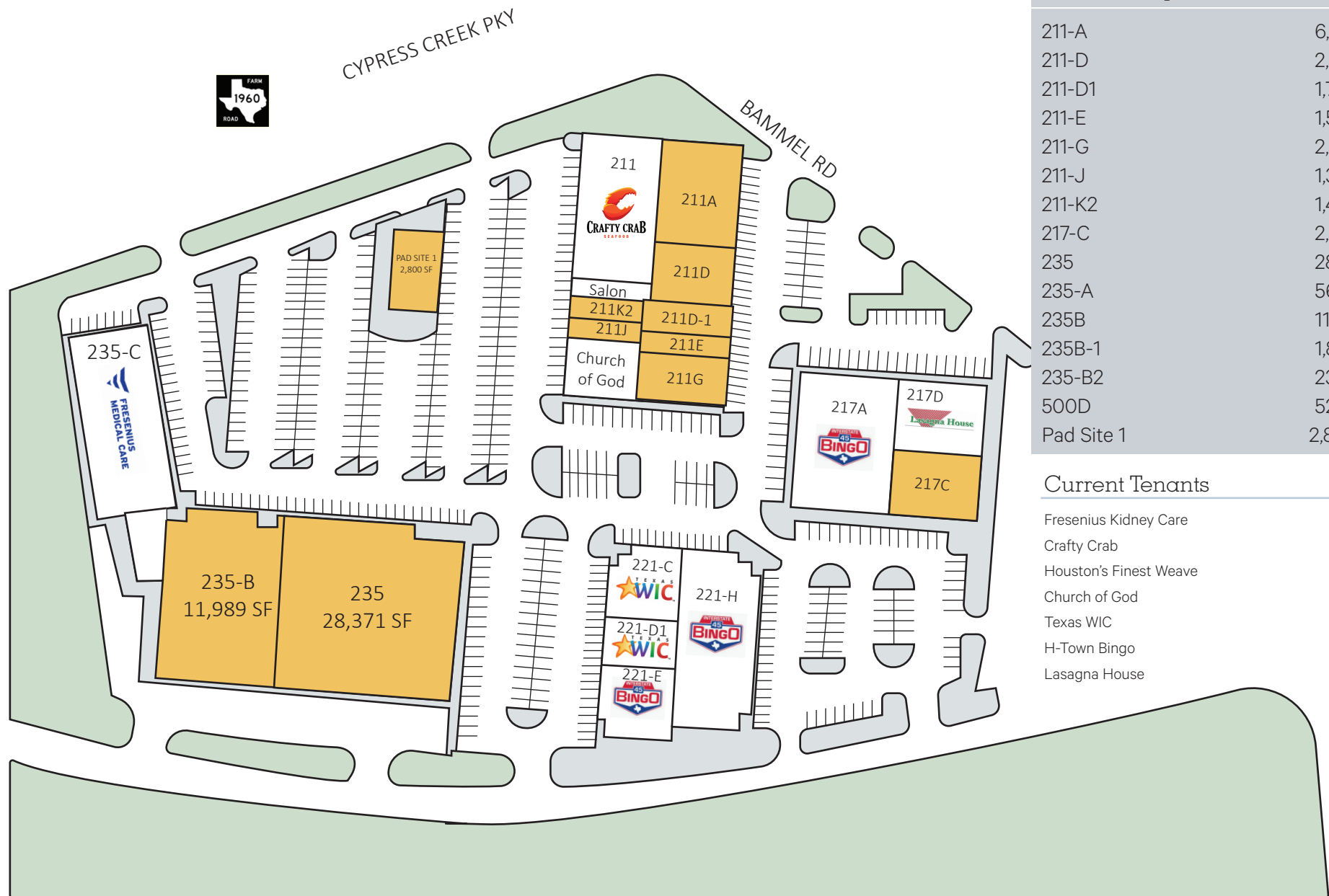
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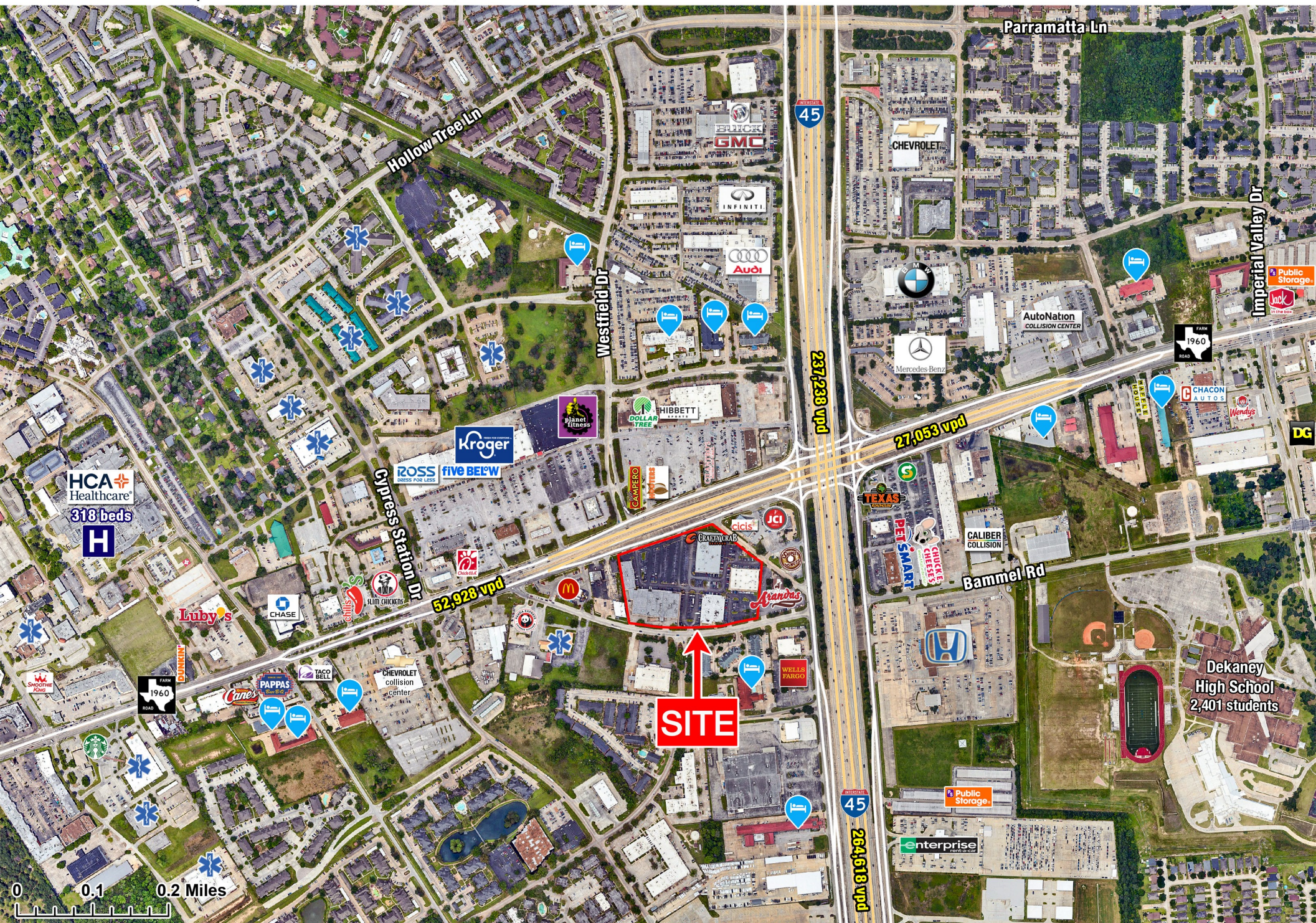


Available Space

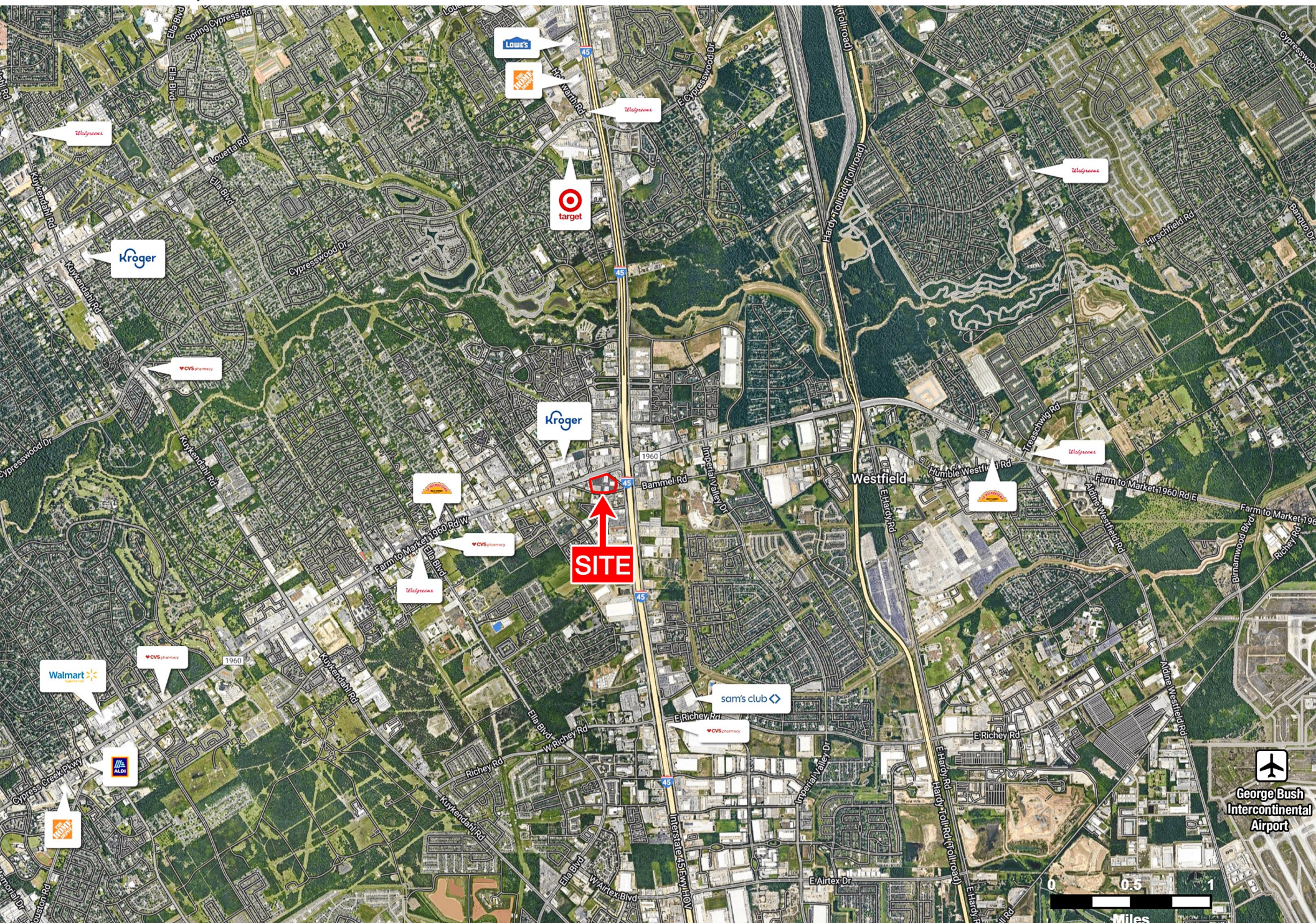
211-A	6,669 sf
211-D	2,231 sf
211-D1	1,769 sf
211-E	1,555 sf
211-G	2,304 sf
211-J	1,300 sf
211-K2	1,413 sf
217-C	2,334 sf
235	28,371 sf
235-A	565 sf
235B	11,989 sf
235B-1	1,802 sf
235-B2	236 sf
500D	526 sf
Pad Site 1	2,800 sf

Current Tenants

Fresenius Kidney Care	9,271 sf
Crafty Crab	7,344 sf
Houston's Finest Weave	840 sf
Church of God	3,924 sf
Texas WIC	4,800 sf
H-Town Bingo	11,331 sf
Lasagna House	5,035 sf



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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

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- 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:

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LICENSE HOLDER CONTACT INFORMATION:

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