

CAPITAL ONE CYPRESS

SEC HEMPSTEAD HWY. (US 290) | CYPRESS, TX

FORMER BANK BUILDING FOR LEASE



AREA OVERVIEW

Freestanding former bank building available for lease at the SEC corner of Hempstead Hwy. (US 290) and Spring Cypress in Cypress, an upscale, affluent suburb located approx. 20 miles northwest of Houston. Situated in a prime spot shadow-anchored by several high profile retailers such as Target, TJ Maxx, and Office Depot, the site benefits from its strategic location along the US 290 thoroughfare on a signalized hard corner with excellent visibility and convenient access. Other advantages include its close proximity to the 106-acre Methodist hospital development (currently under construction) as well as the heavy exposure generated from the surrounding array of single-family residences, multi-family units, and multiple national & chain tenants such as Lowes, Chili's, Firestone, Home Depot, Hobby Lobby and numerous other shops, restaurants, and banks.

PROPERTY HIGHLIGHTS

- **AVAILABLE:** ±7,000 sf freestanding former Capital One bank building
- Prime location in the city of Cypress, one of Houston's most affluent areas with a strong and diverse demographic profile
- Situated on a signalized hard corner with excellent accessibility from the feeder of 290
- Shared common access with the surrounding neighboring retailers with convenient ingress/egress and ample surface parking
- Monument signage opportunity along the US 290 frontage road
- Close proximity to SH 99 (Grand Pkwy), SH 6, and SH 249 (Tomball Pkwy.)



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CAPITAL ONE CYPRESS

SEC HEMPSTEAD HWY. & SPRING CYPRESS RD. | CYPRESS, TX

OVERVIEW



📍 SITE SUMMARY

LOCATION:	Southeast corner of Hempstead Hwy. & Spring Cypress Rd. 25907 Hempstead Hwy. Cypress, Texas 77429-1099
COUNTY:	Harris County
AVAILABLE:	±7,000 sf freestanding, former bank building
ZONING:	No zoning requirements but subject to the City of Houston code ordinances; ideal for a variety of uses such as retail, office, medical, and restaurant
MARKET:	Cypress, Fairfield, Bridgelands
SIGNAGE:	Building & monument signage available
LEASE RATE:	Please call for current lease & triple net rates

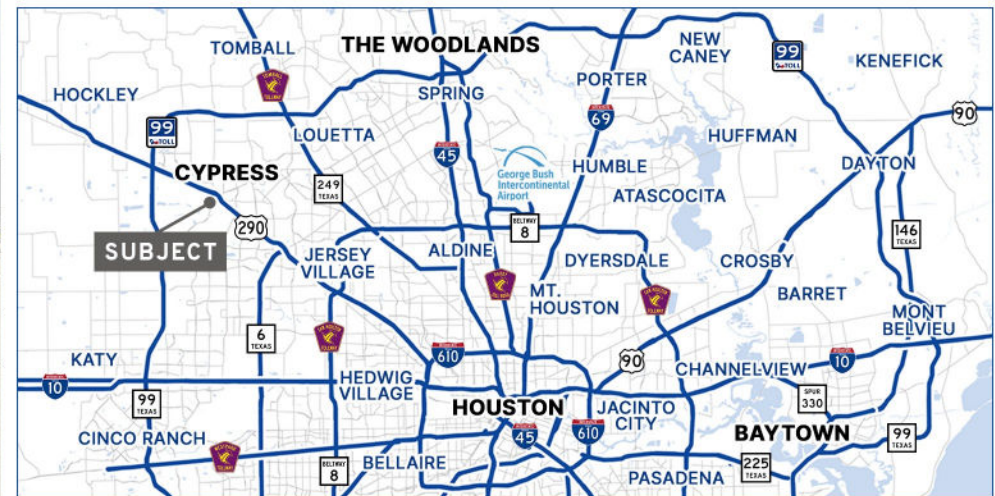
DEMOGRAPHICS

 2024 POPULATION	1 MILE:	5,173	 2024 HOUSEHOLDS	1 MILE:	1,936	 2024 HH INCOME	1 MILE:	\$139,997
	3 MILE:	86,258		3 MILE:	27,076		3 MILE:	\$157,324
	5 MILE:	195,791		5 MILE:	62,091		5 MILE:	\$159,270

TRAFFIC COUNTS

 2024 VPD	US 290 (NORTHWEST FWY.)	92,009 vpd
	HEMPSTEAD HWY. (@ SPRING CYPRESS)	17,335 vpd
	SPRING CYPRESS RD. (@ FRONTAGE RD.)	12,304 vpd

AREA MAP



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SITE PHOTOS



CAPITAL ONE CYPRESS

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SITE PLAN



CAPITAL ONE CYPRESS

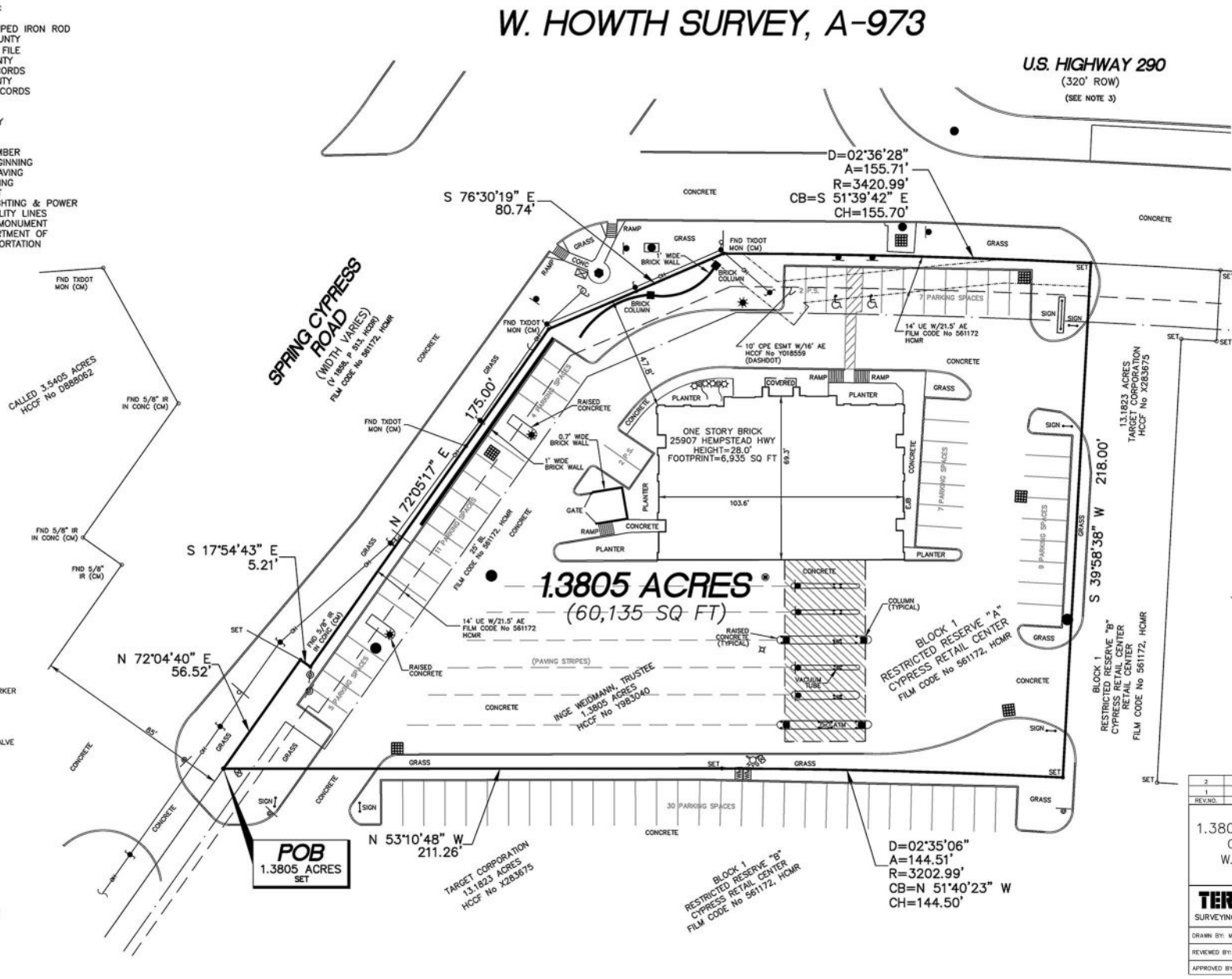
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SURVEY

ABBREVIATIONS LEGEND:
 FND.....FOUND
 SET.....SET 5/8" CAPPED IRON ROD
 HCCF No.....HARRIS COUNTY
 CLERK'S FILE
 HCMR.....HARRIS COUNTY
 MAP RECORDS
 HCDR.....HARRIS COUNTY
 DEED RECORDS
 V.....VOLUME
 P.....PAGE
 ROW.....RIGHT OF WAY
 IR.....IRON ROD
 IP.....IRON PIPE
 A.....ABSTRACT NUMBER
 POB.....POINT OF BEGINNING
 CONC.....CONCRETE PAVING
 ASPH.....ASPHALT PAVING
 SQ FT.....SQUARE FEET
 HL&P.....HOUSTON LIGHTING & POWER
 OH.....OVERHEAD UTILITY LINES
 (CM).....CONTROLLING MONUMENT
 TXDOT.....TEXAS DEPARTMENT OF
 TRANSPORTATION

SYMBOL LEGEND

- STREET LIGHT
- UTILITY POLE
- ← GUY ANCHOR
- ☒ TRAFFIC SIGNAL BOX
- ELECTRIC MANHOLE
- SIGN
- TRAFFIC SIGNAL POLE
- METER POLE
- FIBER OPTIC CABLE MARKER
- TELEPHONE PEDESTAL
- STOP SIGN
- IRRIGATION CONTROL VALVE
- WATER VALVE
- GRATE INLET
- MANHOLE
- LIGHT STANDARD
- FLAG POLE
- GROUND LIGHT
- BOLLARD
- SAMPLE WELL
- CLEAN OUT
- IRRIGATION STAND PIPE
- WATER METER
- HANDI-CAP PARKING
- COVERED AREA



2	UPDATED SURVEY	01/05/17	M.P.
1	ADDRESS, COMMENTS	12/20/16	M.P.
REV.	DESCRIPTION	DATE	APP.
LAND TITLE SURVEY 1.3805 ACRES (60,135 SQ FT) CYPRESS RETAIL CENTER W. HOWTH SURVEY, A-973 HARRIS COUNTY, TEXAS			
TERRA		3000 WILCREST - SUITE 210 HOUSTON, TEXAS 77042	
SURVEYING CO., INC.		(713) 993-0327 FAX: (713) 993-8231	
DRAWN BY: M.P.	SCALE: 1" = 30'	KEY MAP: 367E	
REVIEWED BY: ER	DATE: 12/20/16	PROJECT NO: 161000016B	
APPROVED BY: M.P.	FIELD BOOK: TARG290	SHEET 1 OF 1	



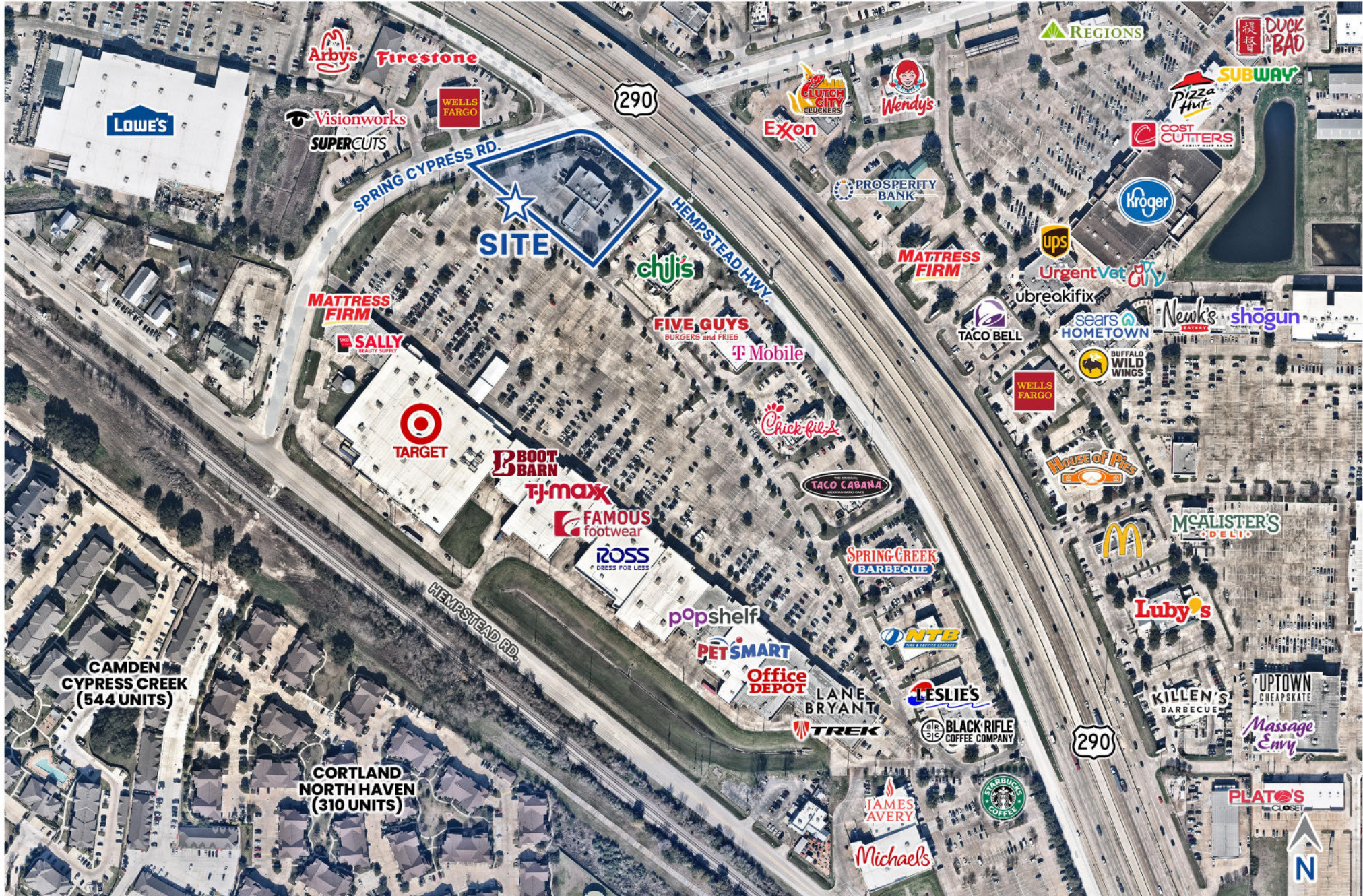
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AERIAL





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.

CRESTVIEW REALTY, LLC

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(214) 343-4477

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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