

Old Spring Retail

702 Spring Cypress Rd, Spring TX 77373



**Located in the Old
Town Spring
Community!**

PROPERTY DETAILS

This property features two 1,575 SF boutique-style retail spaces whose storefront faces Spring Cypress Road and is surrounded by business-promoting high-traffic establishments such as Carl Wunsche High School, churches, sports and dance facilities, and other alluring retail shops.

EXECUTIVE SUMMARY

Total Available SF:	3,150 SF
Size Of Each Building:	1,575 SF
Lease Rate:	\$19.00/SF/Yr + NNN
Class:	Class B
Retail Building Size:	3,150 SF
Sub-market:	Old Town Spring
Parking:	Ample Surface Level Parking
Parking Ratio:	6.66/1,000 SF
Style:	Retail
Traffic Count:	12,224 Per Day



Keen Realty Group, LLC

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Todd Jurek, RPA

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PROPERTY DETAILS

- Move-in-ready with elegant fixtures and chic interior design
- Pylon signage available
- Comfortable, Quiet Environment
- Excellent Access to I-45, Highway 99, and the Hardy Toll Rd
- Old Town Spring is a popular shopping destination, known for its quaint antique shops and unique family-owned boutiques.
- Old Town Spring hosts dozens of festivals throughout the year and is voted one of the top attractions in Texas each year.



Building B Exterior

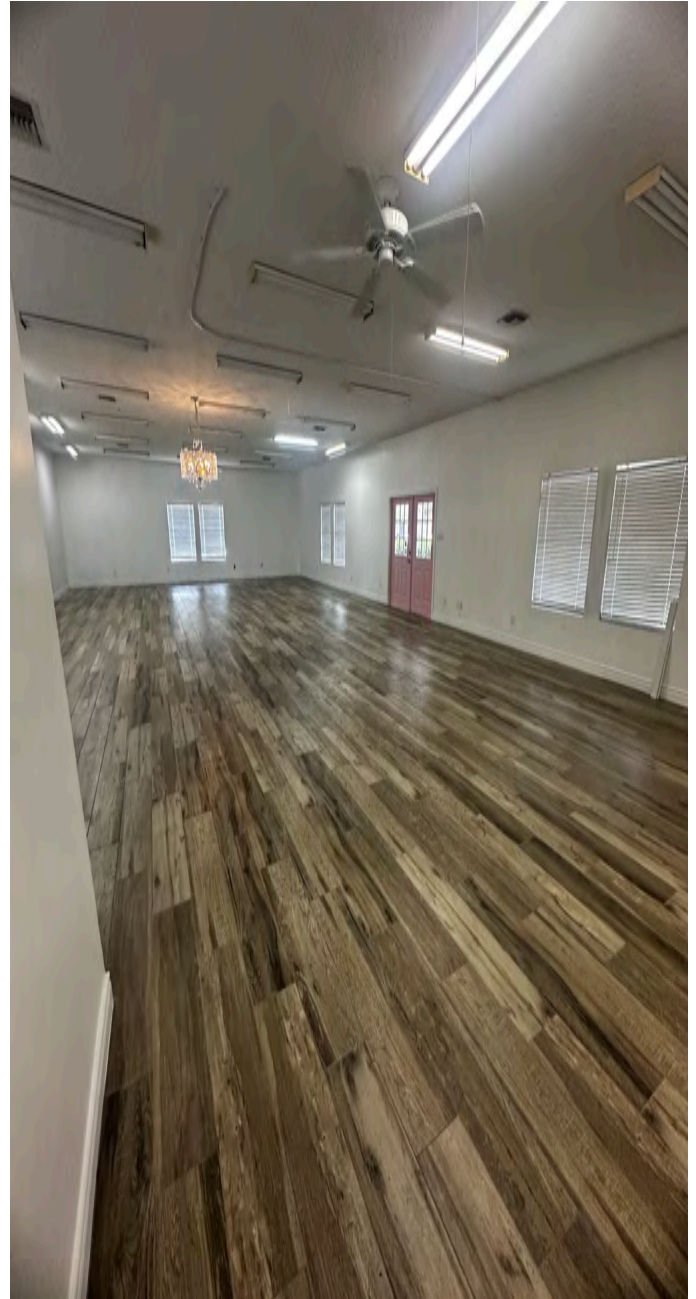


Building A Exterior



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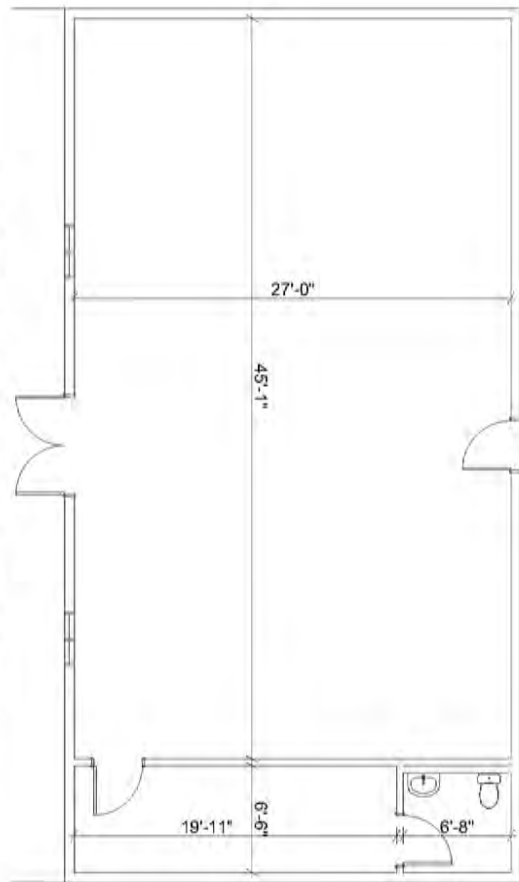
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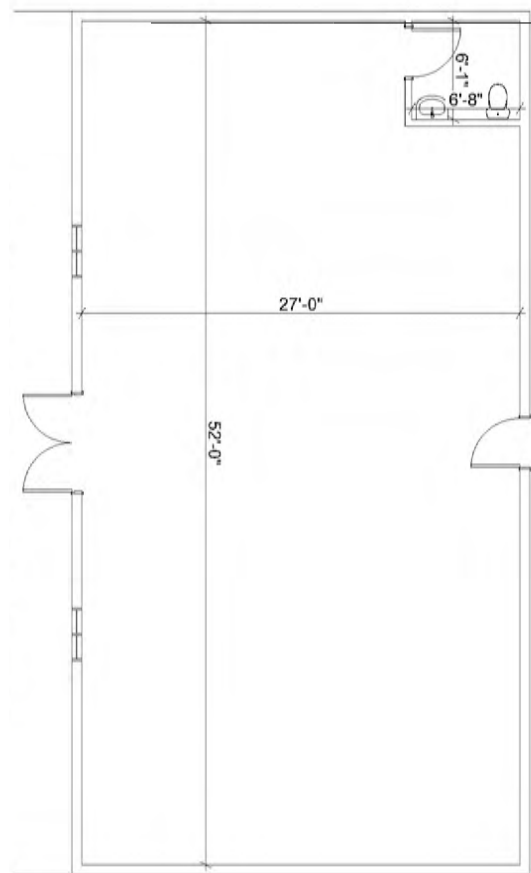


RETAIL SPACES

Building B



Building A



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
Building A	\$19/SF/Yr + NNN	Triple Net	1,575 SF	Building on the right when facing property
Building B (Available June)	\$19/SF/Yr + NNN	Triple Net	1,575 SF	Building on the left when facing property

All measurements are estimated and should be verified independently

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SITE PLAN



DEMOGRAPHICS (within 3 mile radius)

2023 Households - 26,433

Avg Household Income - \$107,748

Total Employees - 24,764

Total Businesses - 2,682

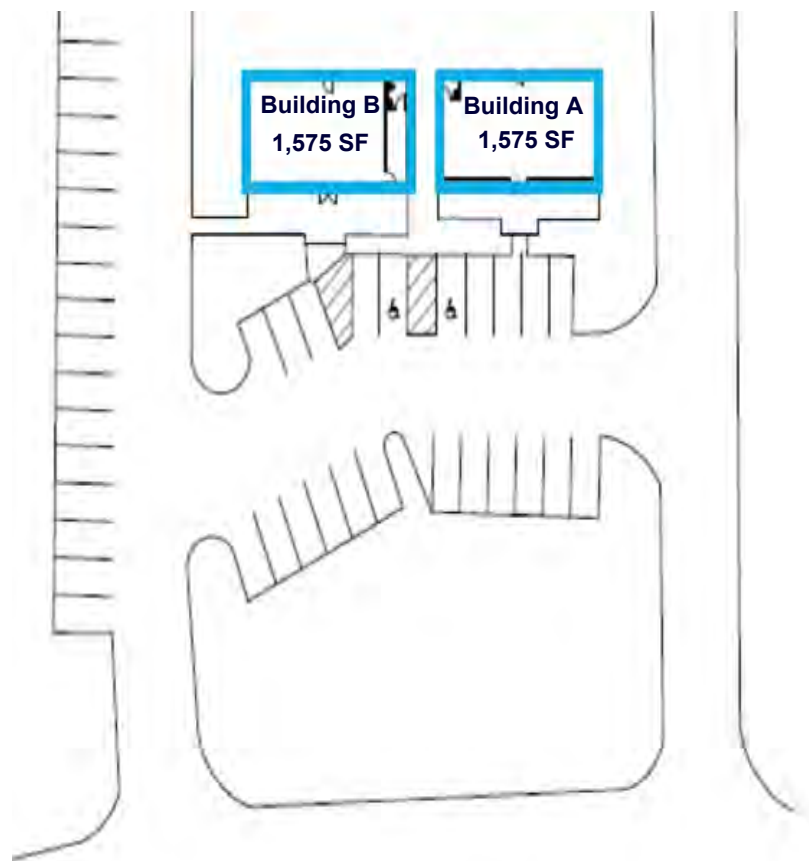
Total Spending - \$949,928,809

Avg Household Spending - \$35,937

Median Home Value - \$198,856

Median Age - 36 Years

Annual Growth 2010-2023 - 2.7%



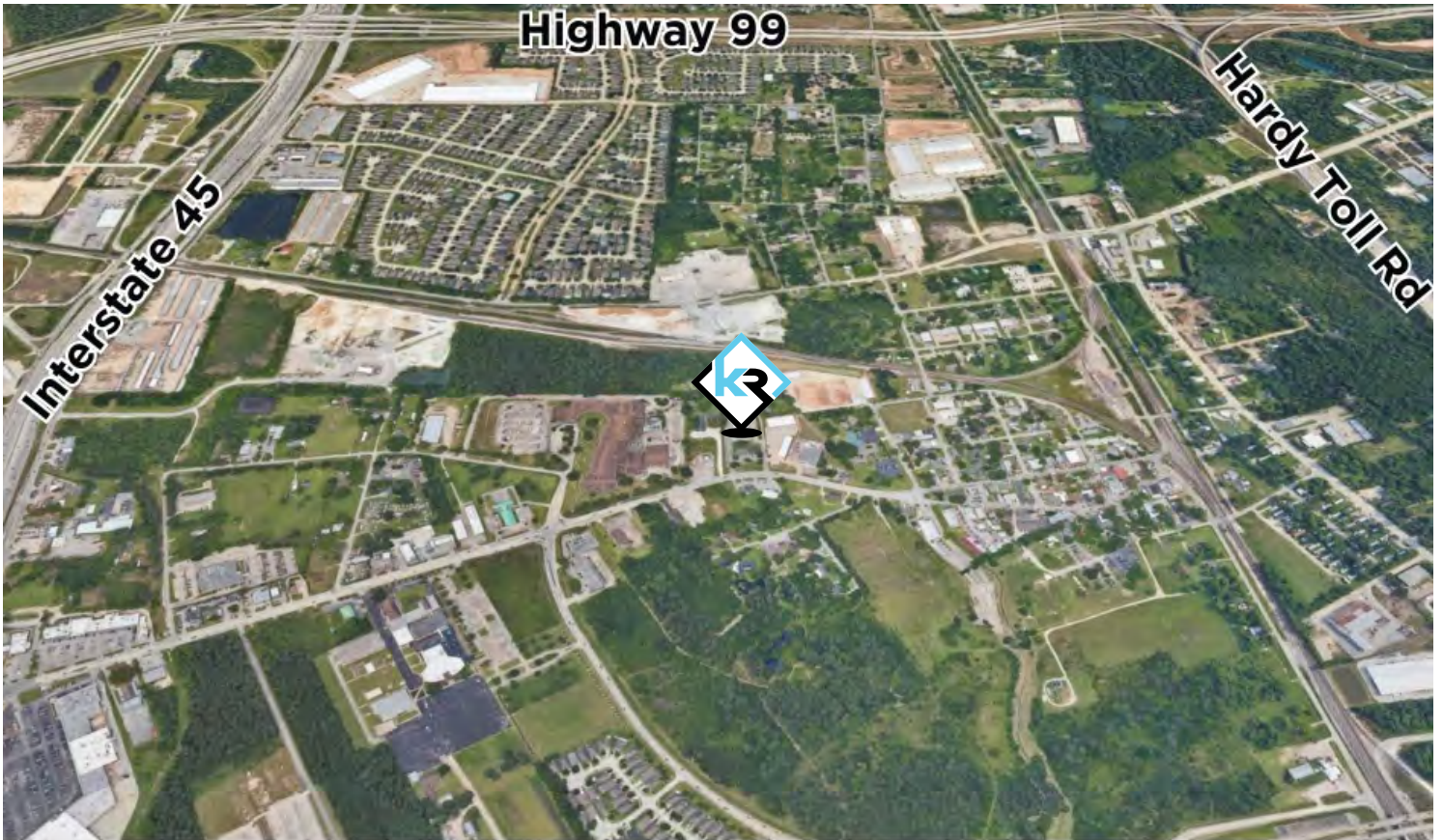


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AERIAL MAP



Spring Historical Museum	0.2 mi
Carl Wunsche Sr. High School	0.4 mi
Interstate 45	0.8 mi
Six Flags Hurricane Harbor Splashtown	1.7 mi
Highway 99	2.1 mi
Downtown Houston	25.7 mi
William P. Hobby Airport	34.8 mi

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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.

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.

KEEN REALTY MANAGEMENT, LLC	9004546	todd@keenrealty.com	346-571-5226
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Todd Michael Jurek	381470	todd@keenrealty.com	346-571-5226
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date