



19320 FM 529

NEW RETAIL DEVELOPMENT AVAILABLE FOR LEASE

PAD SITE AVAILABLE FOR GROUND LEASE

SWQ FM 529 & Greenhouse Rd | Cypress, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address:	19320 FM 529 Cypress, TX 77433
Leasing Availability:	▪ Bldg A: ±11,960 SF (22'-23' Clear Heights) ▪ Bldg B: ±11,960 SF (22'-23' Clear Heights)
Lease Rate:	\$28.00 - \$33.00 PSF + \$12.00 NNN
Pad Site:	±3,000 SF (Ground Lease Opportunity)
Land Price:	\$70,000/yr

HIGHLIGHTS:

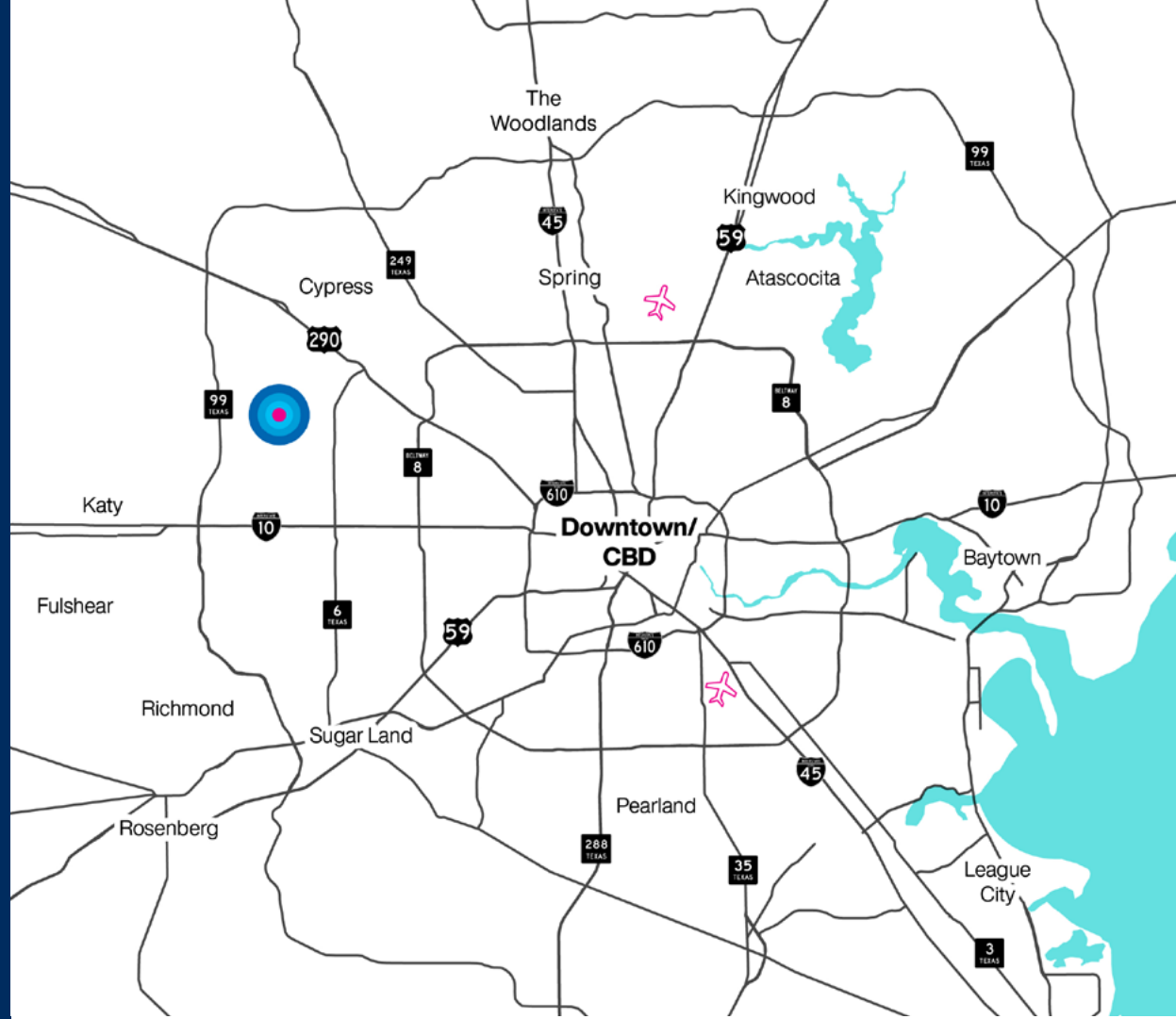
- Estimated delivery: End of October 2026
- Pad site is "pad ready" and no detention required
- There are (2) 2,000 gallon shared grease traps
- Positioned just off the signalized intersection of FM 529 & Greenhouse Rd
- Easy access to the Grand Parkway & Hwy 6
- Surrounded by several residential developments with approximately 121,000 homes within 5 miles

TRAFFIC COUNTS:

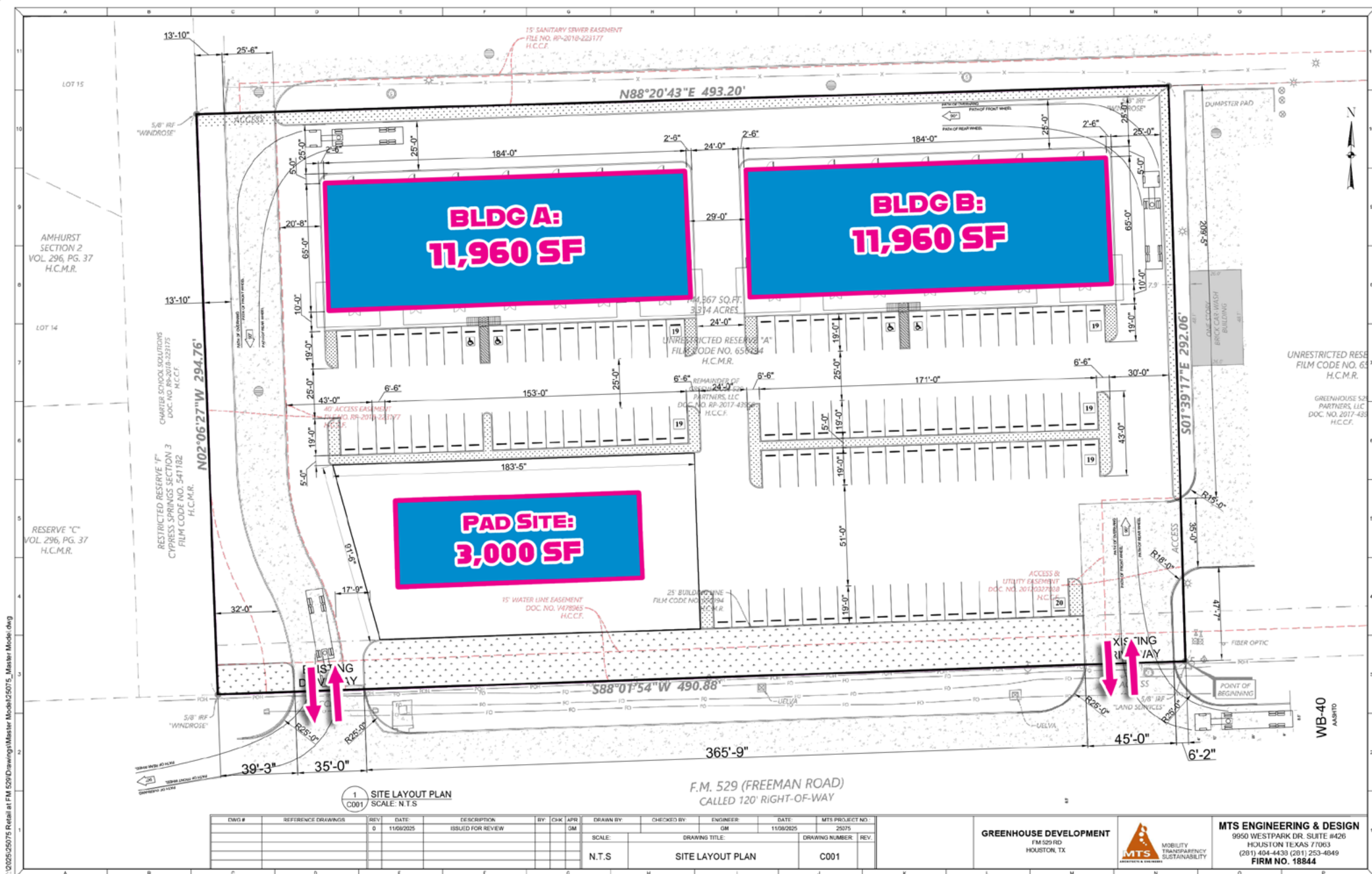
FM 529:	39,089 CPD '25
Greenhouse Rd:	19,987 CPD '22

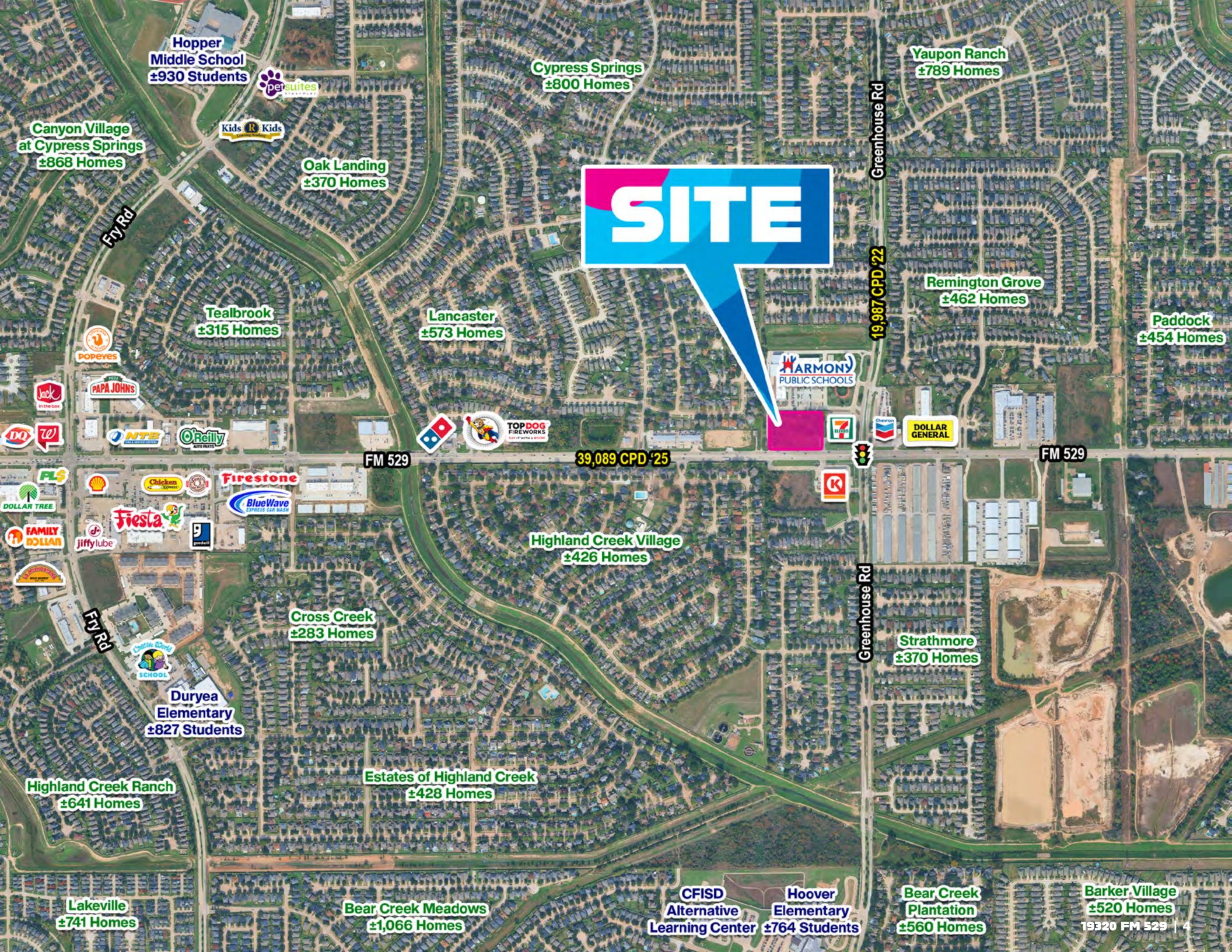
2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	23,914	163,315	361,113
Daytime Pop.	7,380	58,461	141,028
Avg HH Income	\$109,876	\$129,172	\$136,088



SITE PLAN





Hopper
Middle School
±930 Students



Cypress Springs
±800 Homes

Yaupon Ranch
±789 Homes

Canyon Village
at Cypress Springs
±868 Homes

Oak Landing
±370 Homes



Tealbrook
±315 Homes

Lancaster
±573 Homes

Remington Grove
±462 Homes

Paddock
±454 Homes



FM 529

39,089 CPD '25

FM 529

Highland Creek Village
±426 Homes

Cross Creek
±283 Homes

Strathmore
±370 Homes

Duryea
Elementary
±827 Students

Estates of Highland Creek
±428 Homes

Highland Creek Ranch
±641 Homes

CFISD
Alternative
Learning Center ±764 Students

Hoover
Elementary

Bear Creek
Plantation
±560 Homes

Barker Village
±520 Homes

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Lakeville
±741 Homes

Bear Creek Meadows
±1,066 Homes



A collection of logos for various retail stores, including Dick's Sporting Goods, Walmart, Burlington, Target, Hobby Lobby, Michaels, and Marshalls, arranged in a grid-like fashion.



CONSTRUCTION PROGRESS





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.

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.

Blue Ox Brokerage, LLC

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



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PAD SITE AVAILABLE FOR GROUND LEASE

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