

FOR LEASE: CYPRESS ROSE HILL @ GRAND PARKWAY

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



Various Key Retailers

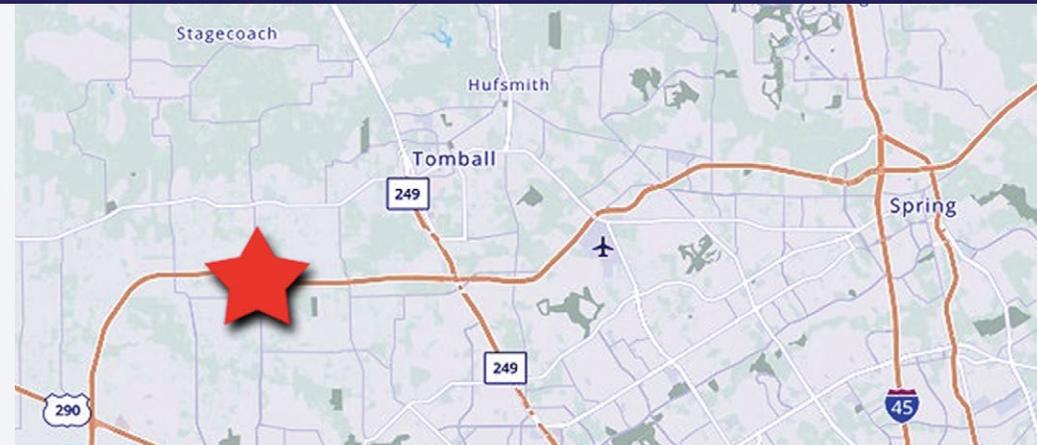


Home Growth in 3-Mile Trade Area

- 7,500+ new homes planned for Trade Area.
- Top-quality builders developing in the area: **Perry Homes, Pulte Homes, David Weekley, TriPointe, Brightland Homes, Toll Brothers.**
- Multiple master-planned communities adding significant rooftops, creating exponential growth in demand for retail and other services.

Retail & Pads For Lease: FUTURE HEB AT INTERSECTION

- Regional intersection between Hwy 290 and Hwy 249
- Tomball Super Campus with 10,000 seat football stadium, Elementary and Middle School on NWC of intersection
- NEC Adjacent to 12.4 acre tract sold to H-E-B
- Retail Buildings Approx. Delivery Q2 2026 on Northeast Corner
- Chick Fil A and Whataburger OPEN since Q4 2023 on NEC
- End Caps Available on Northeast Corner, Depths: 85'
- Pad Sites Available on Northeast/Southeast Corners
- 1,000+ Multi-Family units planned at intersection



CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619

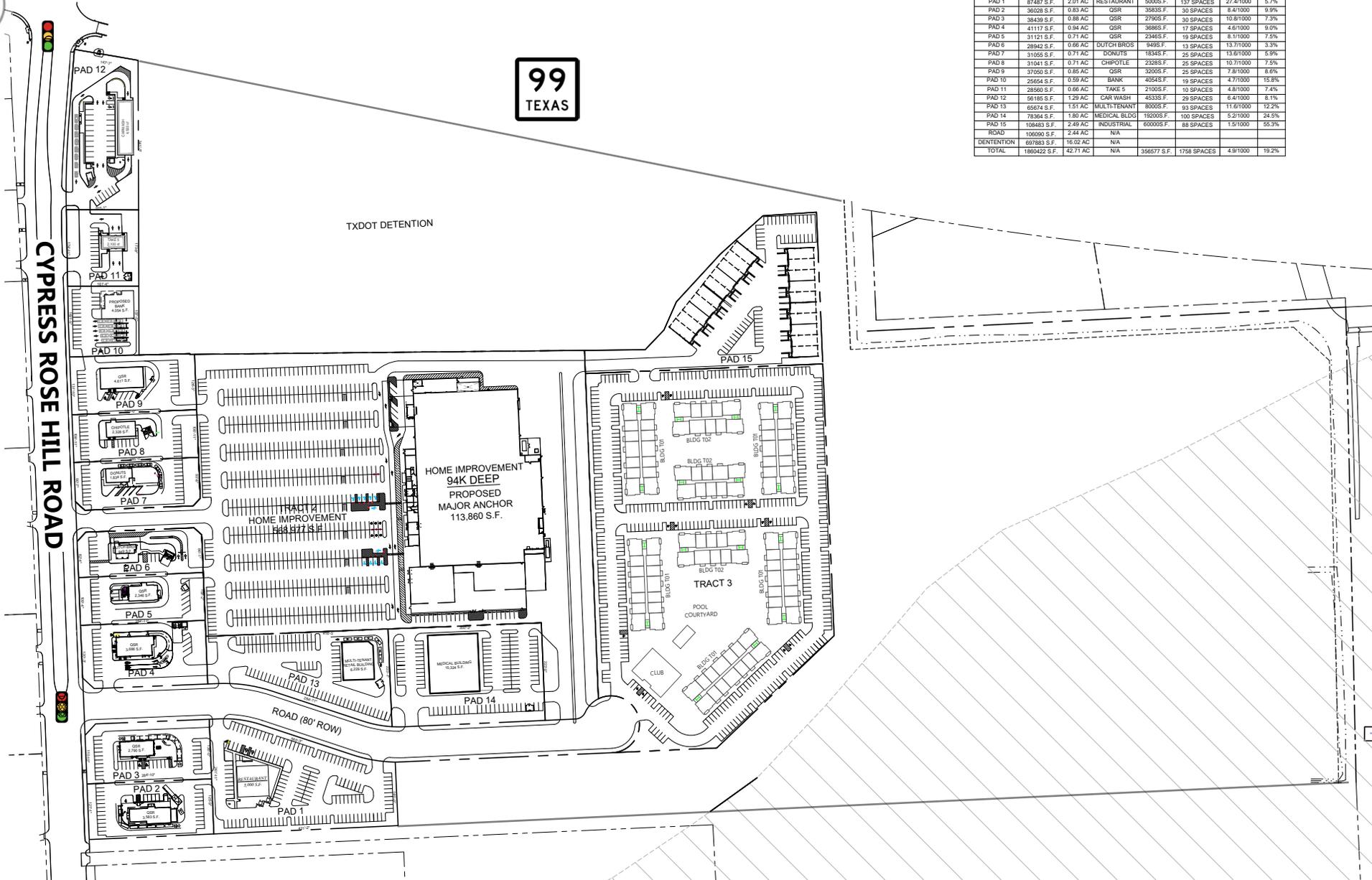


SPACE	TENANT	SIZE
200	AVAILABLE	3,200
210	AVAILABLE	1,530
220	AT&T PRIME	1,530
230	SPORT CLIPS	1,530
240	AVAILABLE	1,530
250	AVAILABLE	1,730
260	PACIFIC DENTAL	3,400
300	MILANO NAILS	4,500
310	CYPRESS WINE & LIQUOR	2,550
320	PRIME IV	1,700
330	AVAILABLE	1,530
340	AVAILABLE	1,530
350	AVAILABLE	1,700
360	PIZZA TO GO LOI	1,700
370	NATIONAL POOL USER	2,634
380	AVAILABLE	3,200
400	SMOOTHIE KING	1,700
410	MEDICAL LOI	1,700
420	AVAILABLE	2,600
430	AVAILABLE	2,600
440	AVAILABLE	4,000

CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



DEVELOPMENT SYNOPSIS							
TRACT	LAND AREA	ACRES	BUILDING TYPE	BUILDING AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
TRACT 2	602743 S.F.	13.84 AC	DEPT STORE	1138965 F.	721 SPACES	6.31/1000	18.9%
TRACT 3	426389 S.F.	9.79 AC	MULTI-FAMILY	1191145 F.	377 SPACES	3.21/1000	27.9%
PAD 1	87487 S.F.	2.01 AC	RESTAURANT	50005 F.	137 SPACES	27.4/1000	5.7%
PAD 2	36020 S.F.	0.83 AC	QSR	36633 F.	30 SPACES	8.4/1000	9.9%
PAD 3	38439 S.F.	0.88 AC	QSR	27908 F.	30 SPACES	10.8/1000	7.3%
PAD 4	41117 S.F.	0.94 AC	QSR	36865 F.	17 SPACES	4.6/1000	9.0%
PAD 5	31121 S.F.	0.71 AC	QSR	23465 F.	19 SPACES	8.1/1000	7.5%
PAD 6	28942 S.F.	0.66 AC	DUTCH BROS	9485 F.	13 SPACES	13.7/1000	3.3%
PAD 7	31055 S.F.	0.71 AC	DORIS	18355 F.	25 SPACES	13.5/1000	5.9%
PAD 8	31041 S.F.	0.71 AC	CHPTOLE	23285 F.	25 SPACES	10.7/1000	7.5%
PAD 9	37050 S.F.	0.85 AC	QSR	32005 F.	25 SPACES	7.8/1000	8.6%
PAD 10	25654 S.F.	0.59 AC	BANK	45545 F.	19 SPACES	4.7/1000	15.8%
PAD 11	28560 S.F.	0.66 AC	TANE 5	21055 F.	10 SPACES	4.8/1000	7.4%
PAD 12	25185 S.F.	1.29 AC	CAR WASH	45355 F.	29 SPACES	8.4/1000	8.1%
PAD 13	65674 S.F.	1.51 AC	MULTI-TENANT	80005 F.	93 SPACES	11.8/1000	12.2%
PAD 14	78364 S.F.	1.80 AC	MEDICAL BLDG	182005 F.	100 SPACES	5.2/1000	24.5%
PAD 15	108483 S.F.	2.49 AC	INDUSTRIAL	600005 F.	88 SPACES	1.5/1000	55.3%
ROAD	116090 S.F.	2.64 AC	N/A				
DETENTION	697593 S.F.	16.02 AC	N/A				
TOTAL	1860422 S.F.	42.71 AC	N/A	356577 S.F.	1758 SPACES	4.9/1000	19.2%



Richard E. Buxbaum
Leasing Contact

📞 832-978-9497
✉️ rb@radevp.com

RADIUS DEVELOPMENT
White Unicorn Investments, LLC

CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



MCGRATH
REAL ESTATE PARTNERS

H-E-B
(FUTURE)

H-E-B
FUTURE GAS



(FUTURE)

RETAIL 1



LEASE

RETAIL 2

RETAIL 3

MEDICAL/
RETAIL

VPG VERTIQUE
PROPERTY GROUP

CYPRESS ROSE HILL ROAD



Richard E. Buxbaum
Leasing Contact

📞 832-978-9497
✉️ rb@radevp.com

RADIUS DEVELOPMENT
White Unicorn Investments, LLC

CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



MCGRATH
REAL ESTATE PARTNERS

H-E-B
(FUTURE)

H-E-B
FUTURE GAS

RETAIL 1

RETAIL 2

RETAIL 3

WHATASBURGER

Chick-fil-A

STARBUCKS COFFEE
LEASE

CYPRESS ROSE HILL ROAD

99
TEXAS

CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



LOCATION

Located in Harris County

4.5 miles to nearest existing Grocery Anchors

5.75 Miles to the Grand Parkway/290 Intersection

4.75 Miles to Newquest Development at Hwy 249/99

11 miles along Grand Parkway to The Woodlands

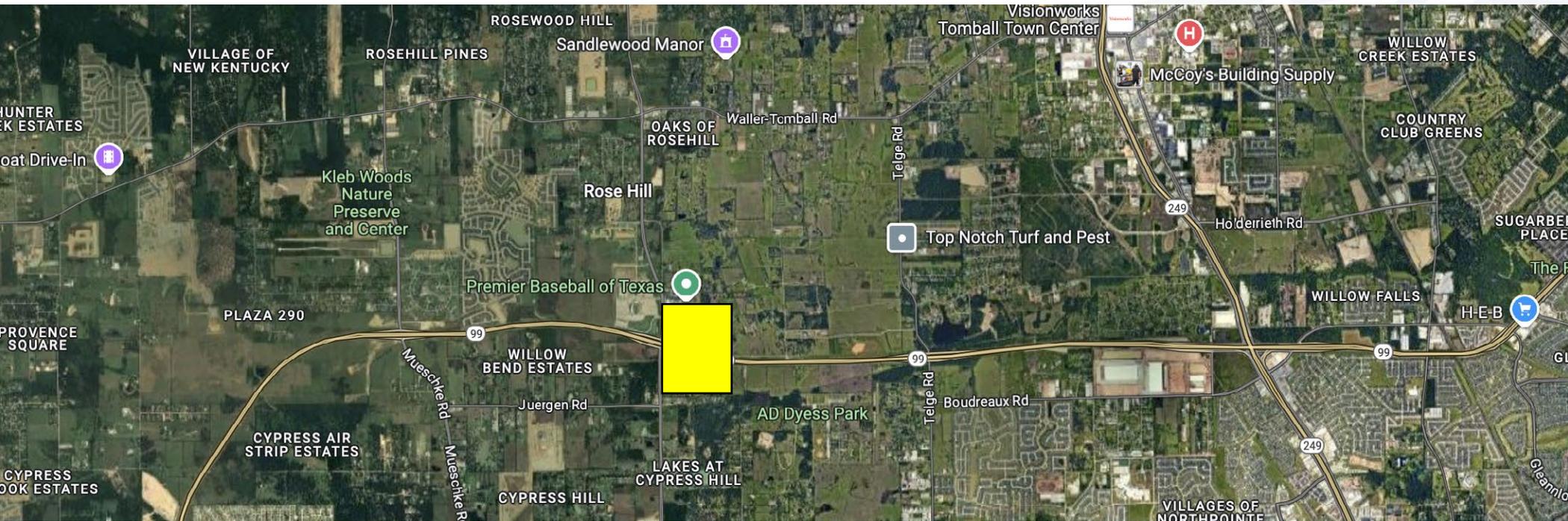


TOMBALL ISD CAMPUSES

150 AC Tomball ISD Super Campus at NWC of intersection

Tomball ISD is constructing an additional new 205 AC Campus on Juergen Rd, approx. 1.5 miles to the southwest

205 AC campus will consist of Elementary School, Intermediate School and High School



Richard E. Buxbaum
Leasing Contact

📞 832-978-9497
✉️ rb@radevp.com

RADIUS DEVELOPMENT
White Unicorn Investments, LLC

CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619

	1 mile	2 miles	3 miles	5 miles
Population Summary				
2010 Total Population	179	1,674	5,799	60,773
2020 Total Population	410	2,977	10,233	95,104
2020 Group Quarters	0	3	8	284
2024 Total Population	424	6,578	14,364	101,812
2024 Group Quarters	0	3	8	297
2029 Total Population	467	7,762	18,202	114,030
2024-2029 Annual Rate	1.95%	3.37%	4.85%	2.29%
2024 Total Daytime Population	463	5,231	12,120	78,083
Workers	240	1,748	4,325	27,177
Residents	223	3,483	7,795	50,906
Household Summary				
2024 Households	151	2,383	4,836	32,817
2024 Average Household Size	2.81	2.76	2.97	3.09
2029 Households	169	2,852	6,123	37,232
2029 Average Household Size	2.76	2.72	2.97	3.05
2024-2029 Annual Rate	2.28%	3.66%	4.83%	2.56%
2024 Families	125	1,946	3,926	26,654
2024 Average Family Size	3.04	2.90	3.18	3.47
2029 Families	138	2,276	4,929	30,096
2029 Average Family Size	2.96	2.82	3.18	3.43
2024-2029 Annual Rate	2.00%	3.18%	4.66%	2.46%
Housing Unit Summary				
2024 Housing Units	154	2,648	5,233	34,410
Owner Occupied Housing Units	92.9%	86.4%	83.3%	82.0%
Renter Occupied Housing Units	5.2%	3.6%	9.1%	13.4%
Vacant Housing Units	1.9%	10.0%	7.6%	4.6%
2029 Housing Units	172	3,140	6,622	39,159
Owner Occupied Housing Units	94.2%	85.6%	82.5%	82.1%
Renter Occupied Housing Units	4.7%	5.2%	10.0%	13.0%
Vacant Housing Units	1.7%	9.2%	7.5%	4.9%
2024 Households by Income				
Household Income Base	151	2,383	4,836	32,817
<\$15,000	2.0%	3.6%	3.5%	3.7%
\$15,000 - \$24,999	1.3%	1.4%	1.6%	2.6%
\$25,000 - \$34,999	3.3%	2.4%	3.9%	3.0%
\$35,000 - \$49,999	6.6%	6.9%	7.1%	4.9%
\$50,000 - \$74,999	16.6%	16.2%	14.6%	11.0%
\$75,000 - \$99,999	4.6%	6.3%	9.9%	11.6%
\$100,000 - \$149,999	23.8%	24.3%	20.2%	23.4%
\$150,000 - \$199,999	24.5%	22.8%	19.9%	20.2%
\$200,000+	16.6%	16.1%	19.5%	19.5%
Average Household Income	\$145,021	\$142,109	\$146,356	\$149,168

CYPRESS ROSE HILL @ GRAND PARKWAY

FOR LEASE

📍 NEC & SEC Grand Parkway & Cypress Rose Hill Road in Tomball, TX 77377 | Household Income 3 Mile: \$128,619



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.

Radius Realty Advisors. LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

548976

License No.

richard@radiusadvisors.com

Email

832-978-9497

Phone

Richard E. Buxbaum

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
IABS 1-0



Richard E. Buxbaum
Leasing Contact

📞 **832-978-9497**
✉️ rb@radevp.com

RADIUS DEVELOPMENT
White Unicorn Investments, LLC