



END CAP AVAILABLE

Description:

- Join Sportin' Woody's, Marco's Pizza & Sizzle & Brew
- Tremendous Residential Growth
- Easy Access to SH 249 & Grand Parkway
- Good Visibility, Parking & Signage
- Signalized Intersection

Available Space:

- 1,180 SF - 2,400 SF

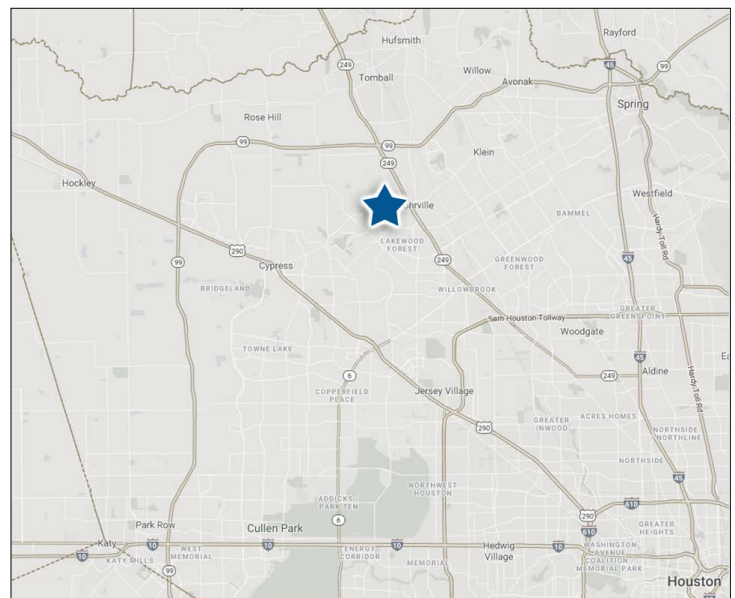
Traffic Counts:

Spring Cypress Rd: 23,373 VPD (TXDOT 2016)

Eldridge Pkwy: 12,806 VPD (TXDOT 2016)

Demographics:

	1 mile	3 mile	5 mile
2020 Population:	12,794	96,693	222,644
Daytime Pop:	11,794	88,479	206,604
Avg HH Income:	\$141,546	\$130,404	\$123,272



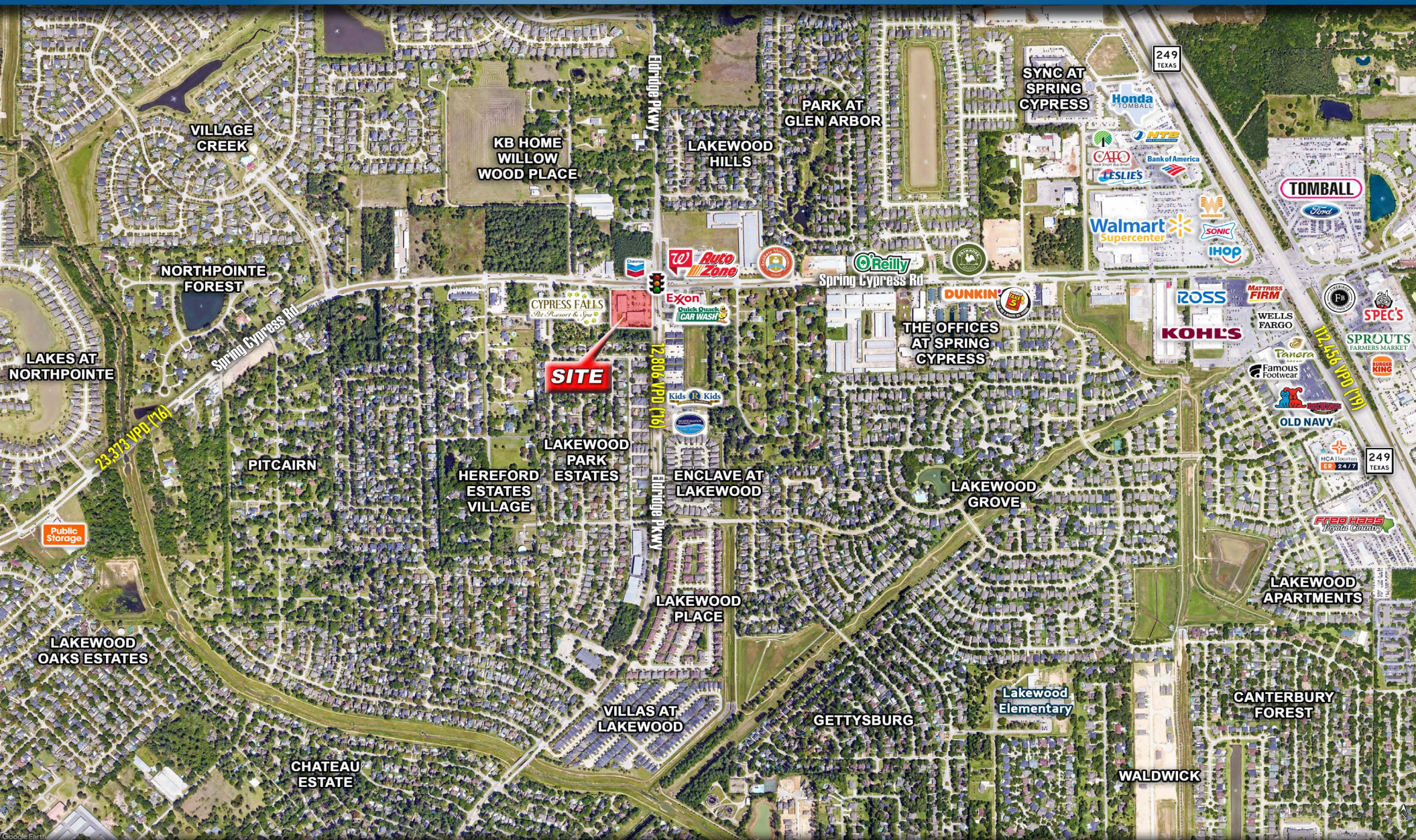
For More Information:

David Werlin

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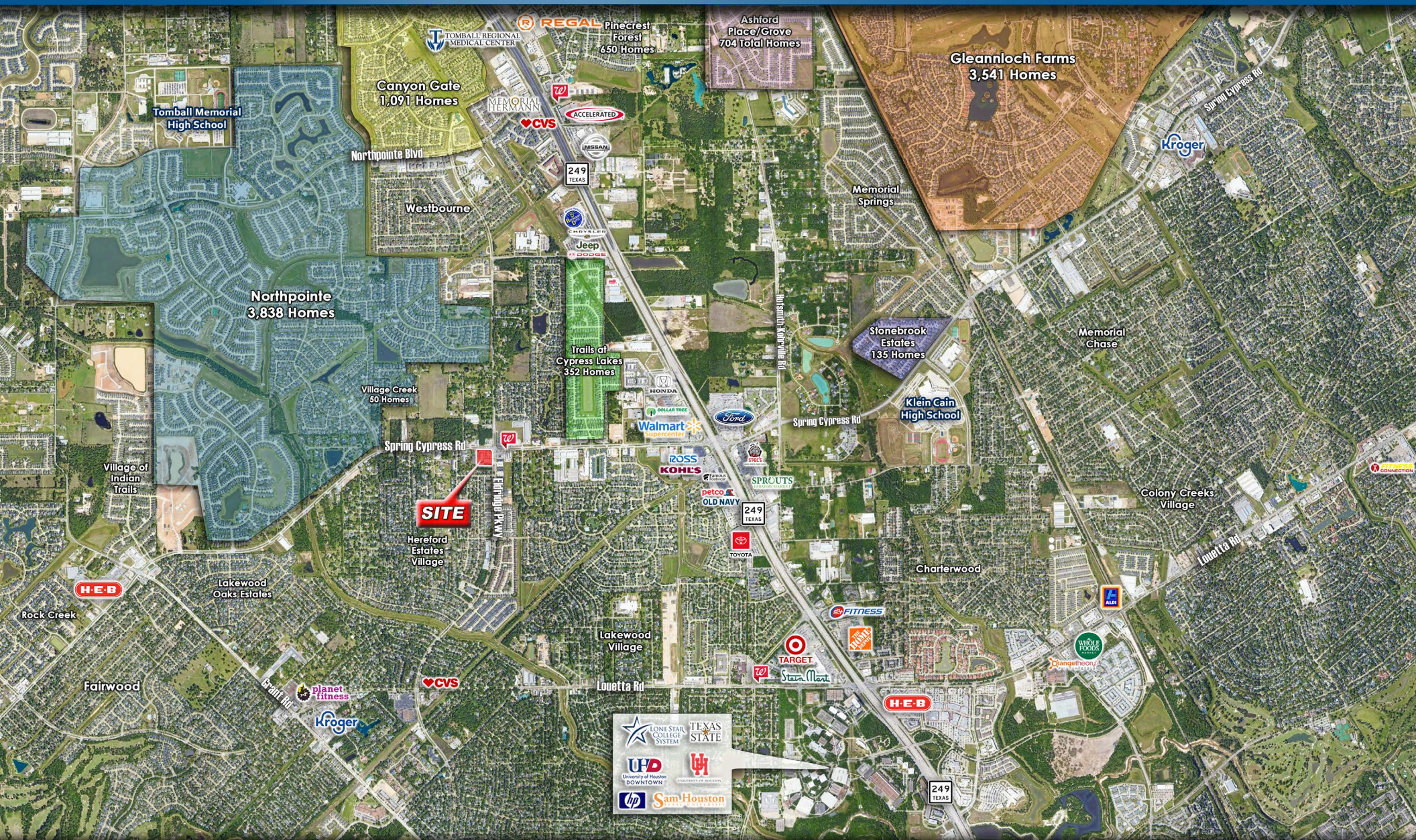
713-627-2711





Eldridge Retail Center

16949 N Eldridge @ Spring Cypress
 Tomball, Texas 77377



Lone Star College System
 Texas State University
 University of Houston Downtown
 University of Houston
 Sam Houston State University
 HP

2020 Population
(3 mi Radius)

96,693

Average HH Income
(3 mi Radius)

\$130,404

Households
(3 mi Radius)

32,400

2025 Population
(3 mi Radius)

104,583

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	6,658	41,849	109,541
2010 Total Population	9,915	74,209	183,231
2020 Total Population	12,794	96,693	222,644
2020 Group Quarters	0	82	359
2025 Total Population	13,384	104,583	239,305
2020-2025 Annual Rate	0.91%	1.58%	1.45%
2020 Total Daytime Population	11,794	88,479	206,604
Workers	5,399	40,466	95,035
Residents	6,395	48,013	111,569
Household Summary			
2000 Households	2,143	13,765	38,072
2000 Average Household Size	3.11	3.04	2.87
2010 Households	3,374	25,180	65,058
2010 Average Household Size	2.94	2.94	2.81
2020 Households	4,282	32,400	78,043
2020 Average Household Size	2.99	2.98	2.85
2025 Households	4,464	34,865	83,392
2025 Average Household Size	3.00	3.00	2.87
2020-2025 Annual Rate	0.84%	1.48%	1.33%
2010 Families	2,795	20,287	49,451
2010 Average Family Size	3.25	3.29	3.25
2020 Families	3,527	25,932	59,358
2020 Average Family Size	3.32	3.35	3.29
2025 Families	3,681	27,876	63,480
2025 Average Family Size	3.33	3.37	3.31
2020-2025 Annual Rate	0.86%	1.46%	1.35%
Housing Unit Summary			
2000 Housing Units	2,197	14,096	39,650
Owner Occupied Housing Units	85.9%	83.9%	75.6%
Renter Occupied Housing Units	11.6%	13.8%	20.4%
Vacant Housing Units	2.5%	2.3%	4.0%
2010 Housing Units	3,481	26,169	68,810
Owner Occupied Housing Units	90.9%	79.6%	71.4%
Renter Occupied Housing Units	6.1%	16.6%	23.2%
Vacant Housing Units	3.1%	3.8%	5.5%
2020 Housing Units	4,334	33,358	81,123
Owner Occupied Housing Units	91.8%	79.1%	70.9%
Renter Occupied Housing Units	7.0%	18.0%	25.3%
Vacant Housing Units	1.2%	2.9%	3.8%
2025 Housing Units	4,502	35,804	86,542
Owner Occupied Housing Units	92.2%	78.8%	70.6%
Renter Occupied Housing Units	7.0%	18.5%	25.8%
Vacant Housing Units	0.8%	2.6%	3.6%
Median Household Income			
2020	\$116,723	\$102,181	\$94,145
2025	\$125,841	\$107,678	\$100,833
Median Home Value			
2020	\$277,820	\$261,667	\$264,537
2025	\$301,528	\$293,871	\$299,718
Per Capita Income			
2020	\$47,996	\$43,956	\$43,423
2025	\$52,979	\$48,323	\$47,745



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.

_____ 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