



NewQuest
PROPERTIES®



For Lease



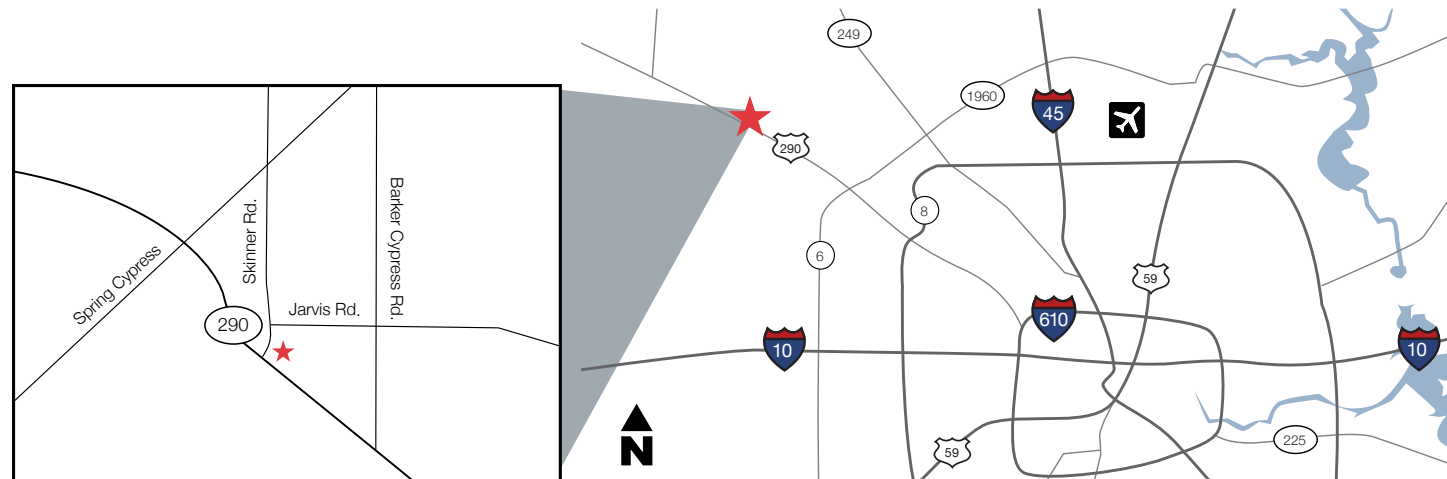
CYPRESS  VILLAGE
S T A T I O N

NEC of Hwy. 290 & Skinner Rd. | Houston, Texas

Heather Nguyen | Rebecca Le | NewQuest.com | 281.477.4300

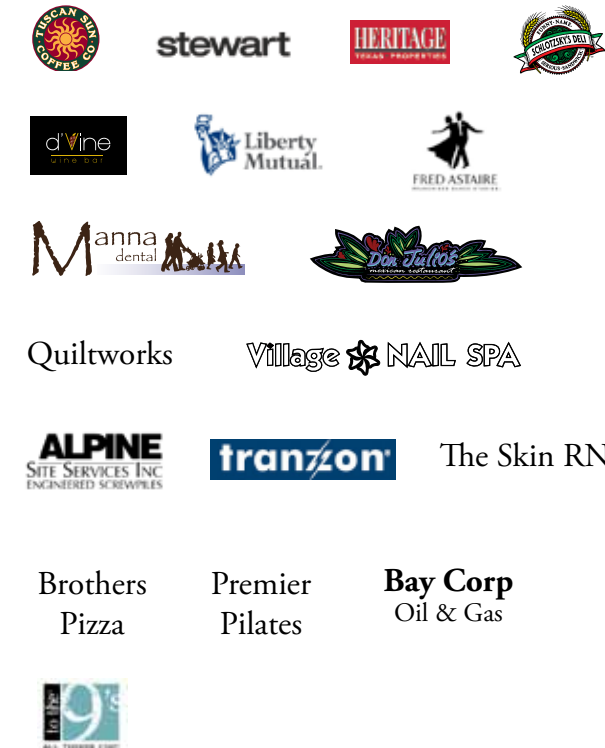


LOCATION



MERCHANTS

TENANTS



AREA RETAILERS



PROPERTY DESCRIPTION

Cypress Village Station, the first transit-oriented, mixed use development in Houston, is located at the northeast corner of Highway 290 and Skinner Road in Cypress, Texas. The development combines 100,000 square feet of retail and office space, a Metro 1,500 space parking structure, and 273 high-end residential lofts by Greystar Development, creating a vibrant and dynamic destination to live, shop, and ride Metro. By combining innovative retail, commercial, and residential spaces, Cypress Village Station has become the first life-centric development to the trade area.

Special Features:

Building is designed to be LEED certified. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, established by the United States Green Building Council, is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance.

Project Size:	Retail:	79,550 SF
	Residential:	273 units
	Metro Parking Structure:	1,500 spaces

Available:	Retail Space:	1,050 – 15,480 SF
	Freestanding building:	3,933 SF & 5,434 SF
	Built out office suites:	795 SF, 900 SF & 1,000 SF

Traffic Counts:	92,000 cars per day on US 290 W. of Skinner Rd.
	94,000 cars per day on US 290 E. of Skinner Rd.
	Source: TXDOT

Housing:	Annual housing starts:	1,192
	Annual housing closings:	1,247
	Source: Metrostudy—as of 2 nd quarter 2011	

CONTACT

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RETAIL AERIAL



TARGET

LOWE'S

Walmart

THE HOME DEPOT

Kroger

TJ-maxx
ROSS
DRESS FOR LESS
PET SMART
Pier 1 imports
BED BATH & BEYOND
Famous Footwear

CINEMARK
The Best Seat in Town

BEST BUY

Skinner Rd.

Robison Elementary

JCPenney

Spillane Middle School

24 FITNESS

Highway 290

GREYSTAR

METRO

Jarvis



SITE PLAN

STATE HIGHWAY 290

FRONTAGE ROAD

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 'I'	331,019	7.60	107,442	379	3.53	32.46
TOTAL	331,019	7.60	107,442	379	3.53	32.46

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP119 DATE: 08.11.11

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
FIRST FLOOR		
1	QUILTWORKS	5,362 S.F.
1A	LEZ & KIRBY	1,514 S.F.
2	DON JULIOS MEXICAN REST.	4,501 S.F.
3	STEWART TITLE	3,077 S.F.
4	SCHLOTZSKYS	2,074 S.F.
CORRIDOR/STAIRS & ELEVATOR		1,772 S.F.
SECOND FLOOR		
5	HERITAGE TEXAS	4,000 S.F.
6	MANNA DENTAL	2,825 S.F.
7	C&T MORTGAGE	1,500 S.F.
8	DON JULIOS MEXICAN REST.	3,400 S.F.
9	SALON SZA SZA	1,565 S.F.
10	FRED ASTAIRE DANCE STUDIOS	3,700 S.F.
CORRIDOR/STAIRS & ELEVATOR		1,497 S.F.
TOTAL		36,787 S.F.

RETAIL BUILDING 3		
NO.	NAME	LEASE AREA
1	PROPOSED TUESDAY MORNING	8,959 S.F.
2	PROPOSED HOUSTON CAPITAL	1,296 S.F.
3	SUCCESS DRIVING ACADEMY	900 S.F.
4	AVAILABLE	1,416 S.F.
5	DIVINE WINE BAR	2,590 S.F.
TOTAL		15,161 S.F.

RETAIL BUILDING 3A		
NO.	NAME	LEASE AREA
1	ALPINE SITE SERVICES	795 S.F.
2	TRINSCORE	795 S.F.
3	AVAILABLE	900 S.F.
4	AVAILABLE	900 S.F.
5	ANN TAILOR ALTERATIONS	795 S.F.
6	DAY CORP. RESOURCES	795 S.F.
7	AVAILABLE	795 S.F.
8	TRANSON AUCTION RESOLUTIONS	900 S.F.
9	FLASHBOX SHOP	1,000 S.F.
TOTAL		7,675 S.F.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
FIRST FLOOR		
1	TUSCAN SUN COFFEE CO.	1,757 S.F.
2	BROTHERS PIZZA PARLOR	2,486 S.F.
3	AVAILABLE	5,101 S.F.
4	TO THE 9S	2,175 S.F.
5	PREMIER PLATES	3,044 S.F.
6	THE SKIN RN	1,202 S.F.
7	VILLAGE NAIL SPA	1,402 S.F.
8	LIBERTY MUTUAL	3,733 S.F.
STAIRS/ELEVATOR		750 S.F.
SECOND FLOOR		
9	AVAILABLE	2,223 S.F.
10	PROPOSED OIL & GAS OFFICE	6,855 S.F.
11	AVAILABLE	3,000 S.F.
12	AVAILABLE	3,259 S.F.
STAIRS/ELEVATOR		628 S.F.
TOTAL		37,615 S.F.

AVAILABLE

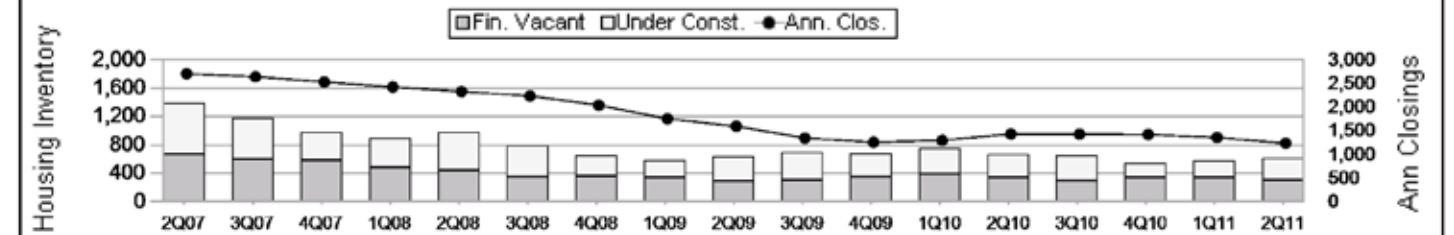




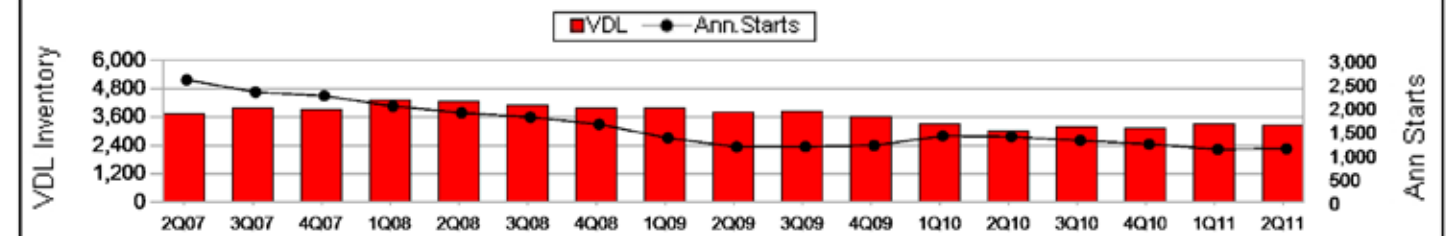
Historical Housing Activity Summary Cypress Village Station - 5 Mile Radius

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
2Q07	566	2,719	117	663	719	1,499	6.6	695	2,648	3,756	17.0	5,519	2,766
3Q07	700	2,656	122	599	581	1,302	5.9	503	2,390	4,004	20.1	6,004	2,603
4Q07	620	2,546	131	583	395	1,109	5.2	427	2,311	3,924	20.4	5,566	2,514
1Q08	555	2,441	125	485	412	1,022	5.0	468	2,093	4,312	24.7	5,378	2,703
2Q08	468	2,343	129	448	530	1,107	5.7	553	1,951	4,262	26.2	4,536	2,457
3Q08	608	2,251	121	355	434	910	4.9	411	1,859	4,124	26.6	4,906	1,979
4Q08	421	2,052	117	362	287	766	4.5	277	1,709	3,995	28.1	4,923	1,780
1Q09	270	1,767	93	341	239	673	4.6	177	1,418	3,983	33.7	4,835	1,089
2Q09	307	1,606	94	287	349	730	5.5	364	1,229	3,813	37.2	4,678	780
3Q09	360	1,358	88	307	390	785	6.9	415	1,233	3,843	37.4	4,324	952
4Q09	332	1,269	80	358	319	757	7.2	304	1,260	3,628	34.6	4,267	893
1Q10	310	1,309	81	393	359	833	7.6	381	1,464	3,325	27.3	4,444	765
2Q10	441	1,443	77	349	320	746	6.2	345	1,445	3,023	25.1	4,546	575
3Q10	358	1,441	73	300	351	724	6.0	336	1,366	3,189	28.0	4,120	632
4Q10	322	1,431	76	348	203	627	5.3	225	1,287	3,121	29.1	4,012	700
1Q11	248	1,369	77	346	229	652	5.7	273	1,179	3,320	33.8	3,765	1,135
2Q11	319	1,247	79	312	300	691	6.6	358	1,192	3,266	32.9	3,465	1,435

Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



POSTAL COUNT

Delivery Statistics as of 06/11

	Highway 290 & Skinner Rd.	2.00 Mi	3.00 Mi	5.00 Mi
Demographic Adjustment	Summary Data			
	Census 2000 Households	1,775	4,052	20,879
	Route Active Residential Count	8,381	18,619	53,609
	Census 2000 Average Persons per Household	3.06	3.06	3.02
	Census 2000 Population	5,457	12,442	63,229
	Recalculated Route Lower range	25,656	56,952	162,031
	Active Population Upper range	25,766	57,174	162,345
	Census Households vs Route Residential Count	372.16%	359.54%	156.76%
Residential Demographics	Origination Data			
	Active Residential Delivery	7,918	17,549	52,177
	Active Residential Box	462	1,068	1,430
	Active Residential Count	8,381	18,618	53,608
	Additional Active General Delivery Count	0	1	1
	Total Active Residential Count	8,381	18,619	53,609
	Additional Possible General Delivery Count	0	1	1
	Total Possible Residential Count	8,433	18,739	53,866
	Census 2000 Households	1,775	4,052	20,879
	Population in households	5,434	12,393	63,107
	1-person household	9.56%	9.58%	12.12%
	2-person household	31.22%	31.09%	29.35%
	3-person household	22.46%	22.68%	21.66%
	4-person household	23.63%	23.59%	23.61%
	5-person household	9.00%	9.04%	9.51%
	6-or-more person household	4.12%	4.02%	3.74%
	Population in Group Quarters	23	48	122
Total Housing Units	1,864	4,253	21,660	
Occupied housing units	95.21%	95.27%	96.39%	
Owner-occupied housing units	94.91%	94.46%	86.40%	
Renter-occupied housing units	5.09%	5.54%	13.60%	
Business Demos	Drop Site Business or Family Served Count	279	385	927
	Active Business Deliveries	882	1,605	2,816
	Possible Business Deliveries	886	1,613	2,831
	Active Versus Possible Business Deliveries	0.40%	0.51%	0.51%

2000 Census Block Group Data and Custom Sites USA Geography, (Census 2000 numbers may deviate from Block Group geography based reports) .

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2010 Estimates & 2015 Projections

	Highway 290 & Skinner Rd.	2.00 Mi	3.00 Mi	5.00 Mi
Population	2010 Estimated Population	17,372	41,833	133,068
	2015 Projected Population	19,985	47,745	152,007
	2000 Census Population	5,453	12,417	63,253
	1990 Census Population	2,151	4,889	35,623
	Historical Annual Growth 1990 to 2010	35.4%	37.8%	13.7%
	Projected Annual Growth 2010 to 2015	3.0%	2.8%	2.8%
2010 Median Age 32.7	32.4	32.7		
Households	2010 Estimated Households	5,680	13,717	43,998
	2015 Projected Households	6,783	16,248	52,137
	2000 Census Households	1,774	4,043	20,888
	1990 Census Households	694	1,575	11,603
	Historical Annual Growth 1990 to 2010	35.9%	38.6%	14.0%
Projected Annual Growth 2010 to 2015	3.9%	3.7%	3.7%	
Population By Race	2010 Estimated White	90.5%	89.7%	88.3%
	2010 Estimated Black or African American	5.0%	5.5%	6.0%
	2010 Estimated Asian & Pacific Islander	3.4%	3.7%	4.5%
	2010 Estimated American Indian & Native Alaskan	0.4%	0.5%	0.5%
	2010 Estimated Other Races	0.6%	0.6%	0.6%
2010 Estimated Hispanic	23.4%	23.6%	24.3%	
Income	2010 Estimated Average Household Income	\$ 104,699	\$ 103,173	\$ 98,602
	2010 Estimated Median Household Income	\$ 89,025	\$ 88,716	\$ 85,617
	2010 Estimated Per Capita Income	\$ 34,391	\$ 33,968	\$ 32,687
Education (Age 25+)	2010 Elementary 3.0%	3.2%	3.7%	
	2010 Some High School	5.6%	5.4%	5.5%
	2010 High School Graduate	24.8%	24.2%	23.8%
	2010 Some College	20.6%	20.6%	21.0%
	2010 Associates Degree Only	6.6%	6.7%	6.5%
	2010 Bachelors Degree Only	29.2%	29.9%	29.1%
2010 Graduate Degree	10.1%	9.9%	10.3%	
Business	Number of Businesses	399	909	2,450
	Total Number of Employees	4,689	10,406	26,204
	Employee Population per Business	11.8	11.5	10.7
	Residential Population per Business	43.6	46.0	54.3

2000 Census Block Group Data and Custom Sites USA Geography, (Census 2000 numbers may deviate from Block Group geography based reports) .



LEASING TENANT REPRESENTATION DEVELOPMENT LAND BROKERAGE INVESTMENT SALES PROPERTY MANAGEMENT

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