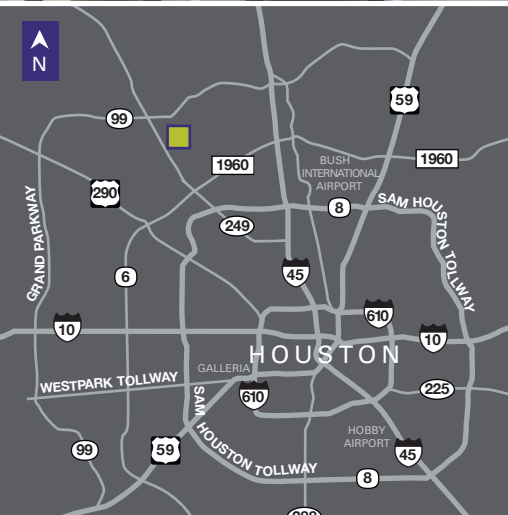


► FAIRFIELD COUNTRY SHOPS ■ CYPRESS, TX

15201 Mason Rd ■ Cypress, Texas 77433

► STRATEGICALLY POSITIONED AT THE MAIN ENTRANCE INTO FAIRFIELD COMMUNITY ◀



CITY MAP

OCCUPANCY DETAILS

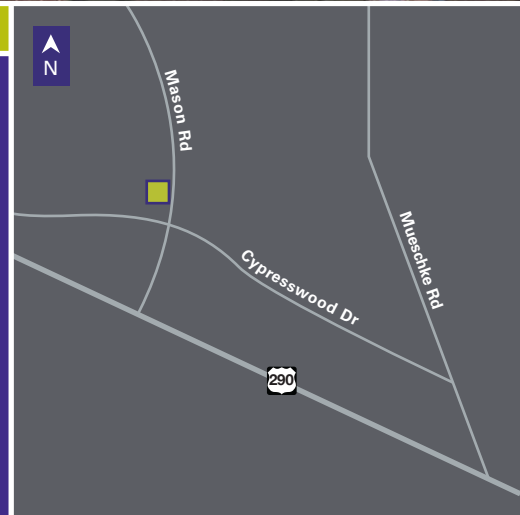
SPACE AVAILABLE

Fully Leased Center

ANCHOR TENANTS

Domino's Pizza

Subway



LOCATION DETAIL

4500 BISSENET ST ■ SUITE 200
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com

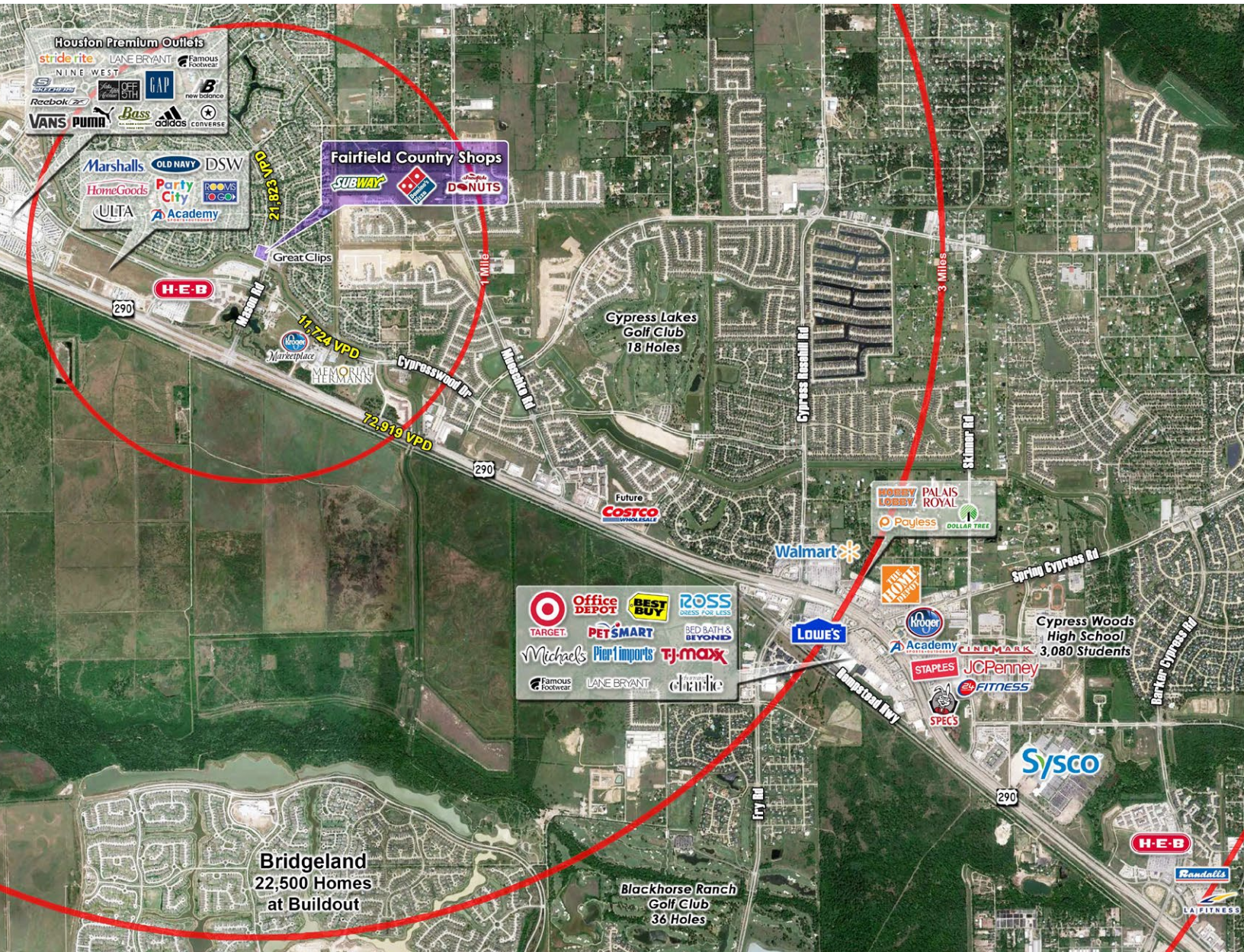


FOR LEASING INFORMATION
JULIA ALSTON
713.693.1408 ■ jalston@frpltd.com

FAIRFIELD COUNTRY SHOPS ■ AERIAL MAP

15201 Mason Rd ■ Cypress, Texas 77433

AVERAGE HOUSEHOLD INCOME OF OVER \$130,000 WITHIN A ONE MILE RADIUS



POPULATION ESTIMATE

1 mile	10,382
3 miles	49,798
5 miles	103,611

Mason Rd north of Cypresswood Dr
21,823 vpd

Mason Rd south of Cypresswood Dr
21,852 vpd

Cypresswood Dr east of Mason Rd
11,724 vpd

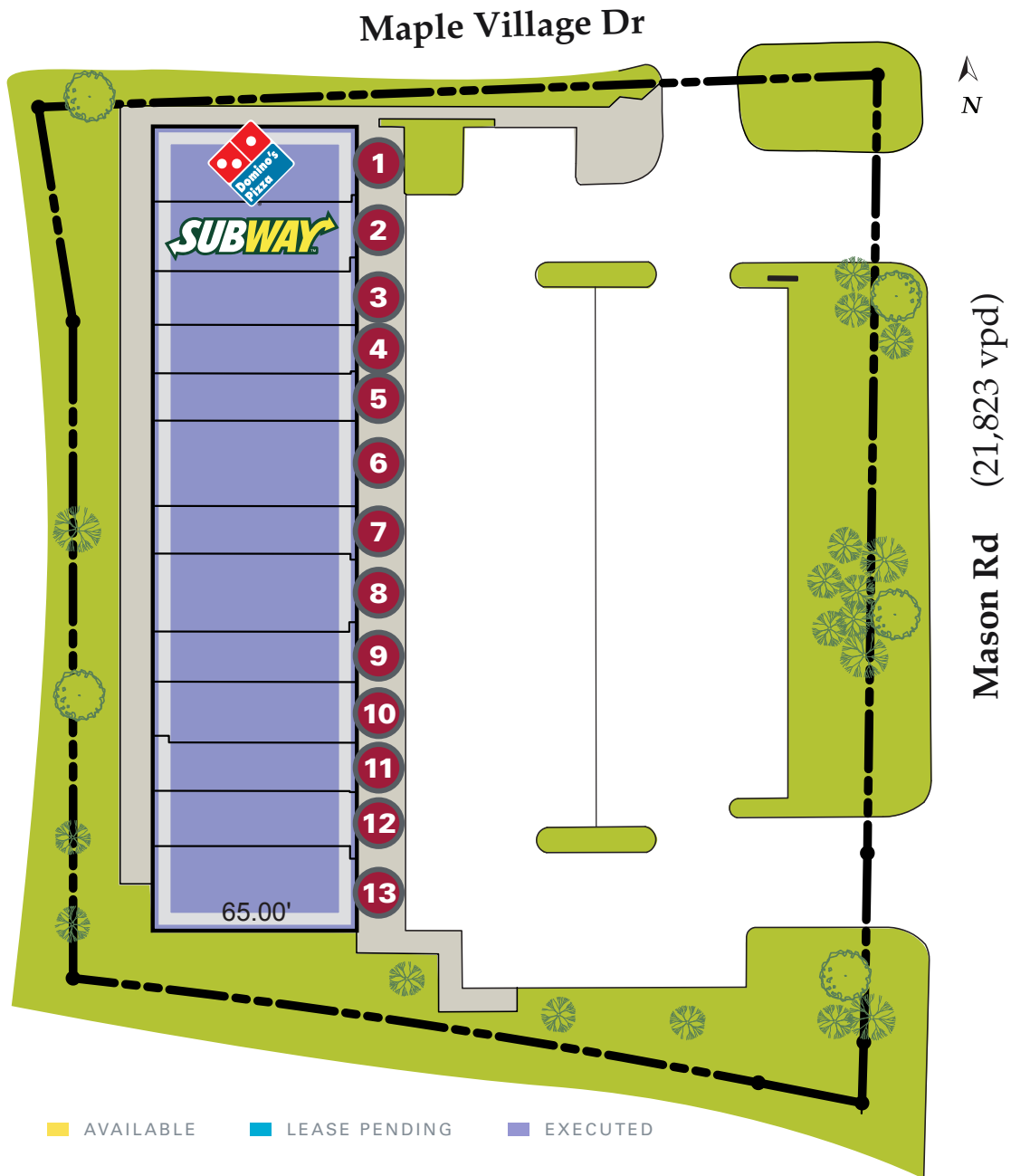
AVERAGE HOUSEHOLD INCOME

1 mile	\$131,942
3 miles	\$131,677
5 miles	\$125,698



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#	TENANT (ADDRESS)	SQUARE FEET
1.	Domino's Pizza (15201 Mason Rd #100)	1,500
2.	Subway (15201 Mason Rd #200)	1,430
3.	Snowflake Donuts (15201 Mason Rd #300)	1,100
4.	The Liquor Shoppe (15201 Mason Rd #400)	1,000
5.	M Cleaners (15201 Mason Rd #500)	1,000
6.	Black Belt Academy (15201 Mason Rd #600)	1,600
7.	Vitrum Smoke Shop (15201 Mason Rd #700)	1,000
8.	Physical Therapy (15201 Mason Rd #800)	1,600
9.	Lenient Nails (15201 Mason Rd #900)	1,000
10.	Post Boxes Etc (15201 Mason Rd #1000)	1,230
11.	King's Crown Grooming (15201 Mason Rd #1050)	1,000

#	TENANT (ADDRESS)	SQUARE FEET
12.	Nyam Nyam Café (15201 Mason Rd #1100)	1,300
13.	Family Physicians (15201 Mason Rd #1200)	1,625
TOTAL GLA		16,385

Lat/Lon: 29.995/-95.7389

Fairfield Country Shops Cypress, TX 77433	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	10,382	49,798	103,611
2026 Projected Population	11,317	54,230	114,063
2020 Census Population	10,891	56,484	107,137
2010 Census Population	6,753	31,297	60,047
Projected Annual Growth 2021 to 2026	1.8%	1.8%	2.0%
Historical Annual Growth 2010 to 2021	4.9%	5.4%	6.6%
2021 Median Age	33.3	33.2	33.3
Households			
2021 Estimated Households	3,238	15,668	32,813
2026 Projected Households	3,615	17,432	36,862
2020 Census Households	3,400	17,785	34,081
2010 Census Households	2,069	9,773	18,927
Projected Annual Growth 2021 to 2026	2.3%	2.3%	2.5%
Historical Annual Growth 2010 to 2021	5.1%	5.5%	6.7%
Race and Ethnicity			
2021 Estimated White	62.8%	59.4%	56.0%
2021 Estimated Black or African American	10.1%	11.3%	12.3%
2021 Estimated Asian or Pacific Islander	6.0%	6.7%	7.8%
2021 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2021 Estimated Other Races	20.4%	21.8%	23.2%
2021 Estimated Hispanic	23.8%	25.7%	27.2%
Income			
2021 Estimated Average Household Income	\$131,942	\$131,677	\$125,698
2021 Estimated Median Household Income	\$109,346	\$110,965	\$110,858
2021 Estimated Per Capita Income	\$41,148	\$41,436	\$39,821
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.0%	2.4%
2021 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.5%	3.0%
2021 Estimated High School Graduate	15.6%	17.4%	16.9%
2021 Estimated Some College	23.3%	20.5%	19.5%
2021 Estimated Associates Degree Only	9.2%	8.9%	9.2%
2021 Estimated Bachelors Degree Only	34.1%	33.2%	32.7%
2021 Estimated Graduate Degree	13.7%	15.6%	16.3%
Business			
2021 Estimated Total Businesses	281	1,556	3,337
2021 Estimated Total Employees	1,561	9,308	21,240
2021 Estimated Employee Population per Business	5.6	6.0	6.4
2021 Estimated Residential Population per Business	37.0	32.0	31.0



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



INFORMATION ABOUT BROKERAGE SERVICES



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.

IABS 1-0



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09/16/20



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