

FOR LEASE

Hillcrest at Spring Cypress

9702 Spring Cypress Rd | Spring, TX 77379



XAG Properties
6115 FM 359 | Richmond, TX 77406
www.xaggroup.com
(346) 843-1281

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±1,900 SF
Available



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Available Now

- $\pm 1,550$ SF
- $\pm 1,900$ SF
- $\pm 1,574$ SF

Call For Pricing

±1,900 \$/k Available

±1,574 SF
±1,550 SF
Available



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Property Information

3 Spaces Available ±1,550 SF ±1,574 SF ±1,900 SF

Rental Rate

Call for Pricing

Property Features

- Prime retail space in the heart of Spring, TX—surrounded by national brands, thriving neighborhoods, and top-rated schools, with excellent visibility and easy access from Spring Cypress Drive.
- ±1,900 SF (2nd gen yoga studio).
- ±1,574 SF shell condition unit.
- ±1,550 SF end-cap with a drive-thru (former Sip Soda).

Demographics & Population

Population 2024	1 mile	11,555
	3 mile	100,218
	5 mile	268,687

Household Income

1 mile	\$147,220
3 miles	\$138,776
5 miles	\$131,587

Traffic Count

Tomball Pkwy	104,146 VPD
Spring Cypress Rd	53,496 VPD
Champion Forest Dr.	12,376 VPD



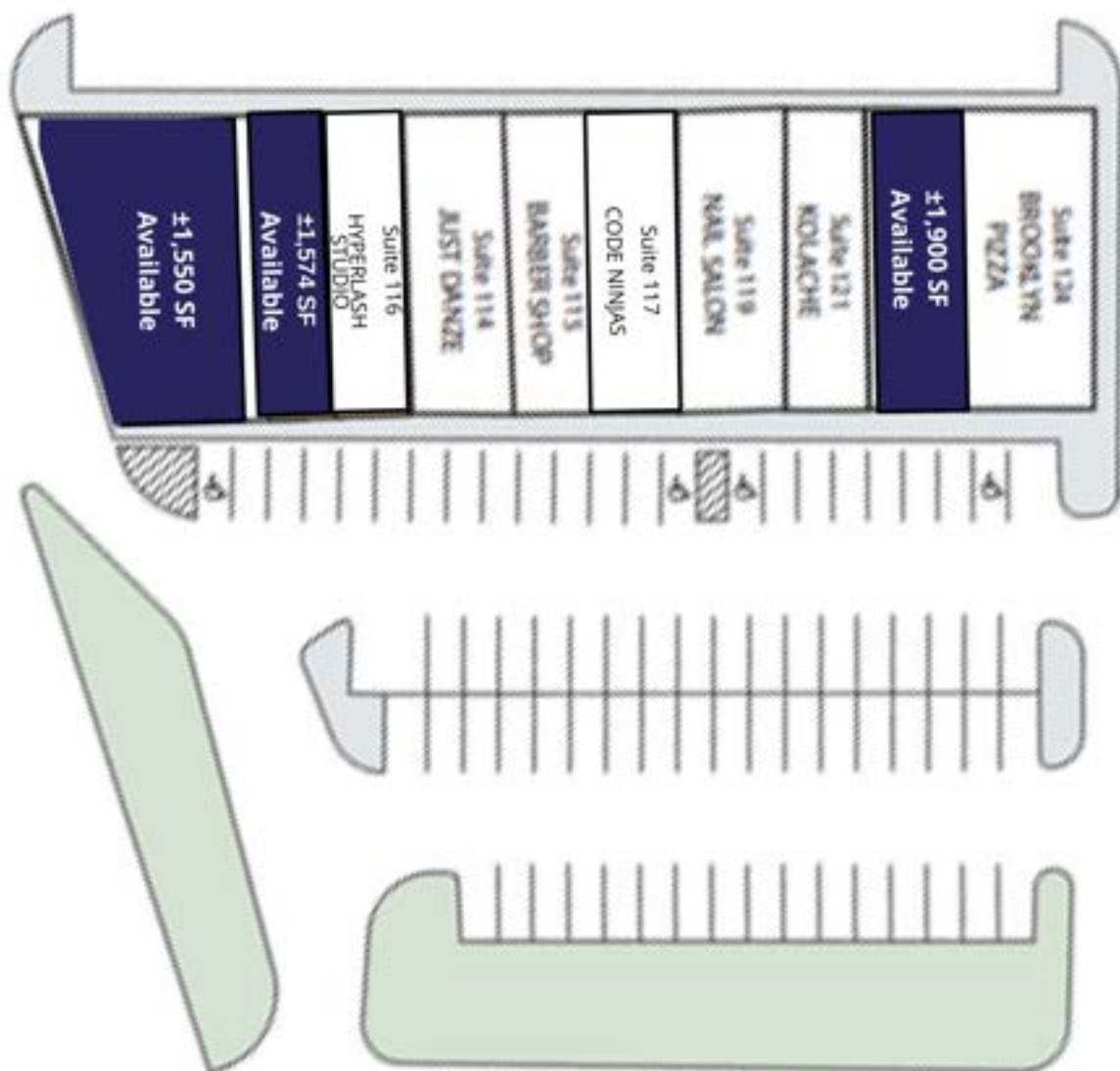
Major Area Retailers



SITE PLAN

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SPRING CYPRESS DR

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Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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:

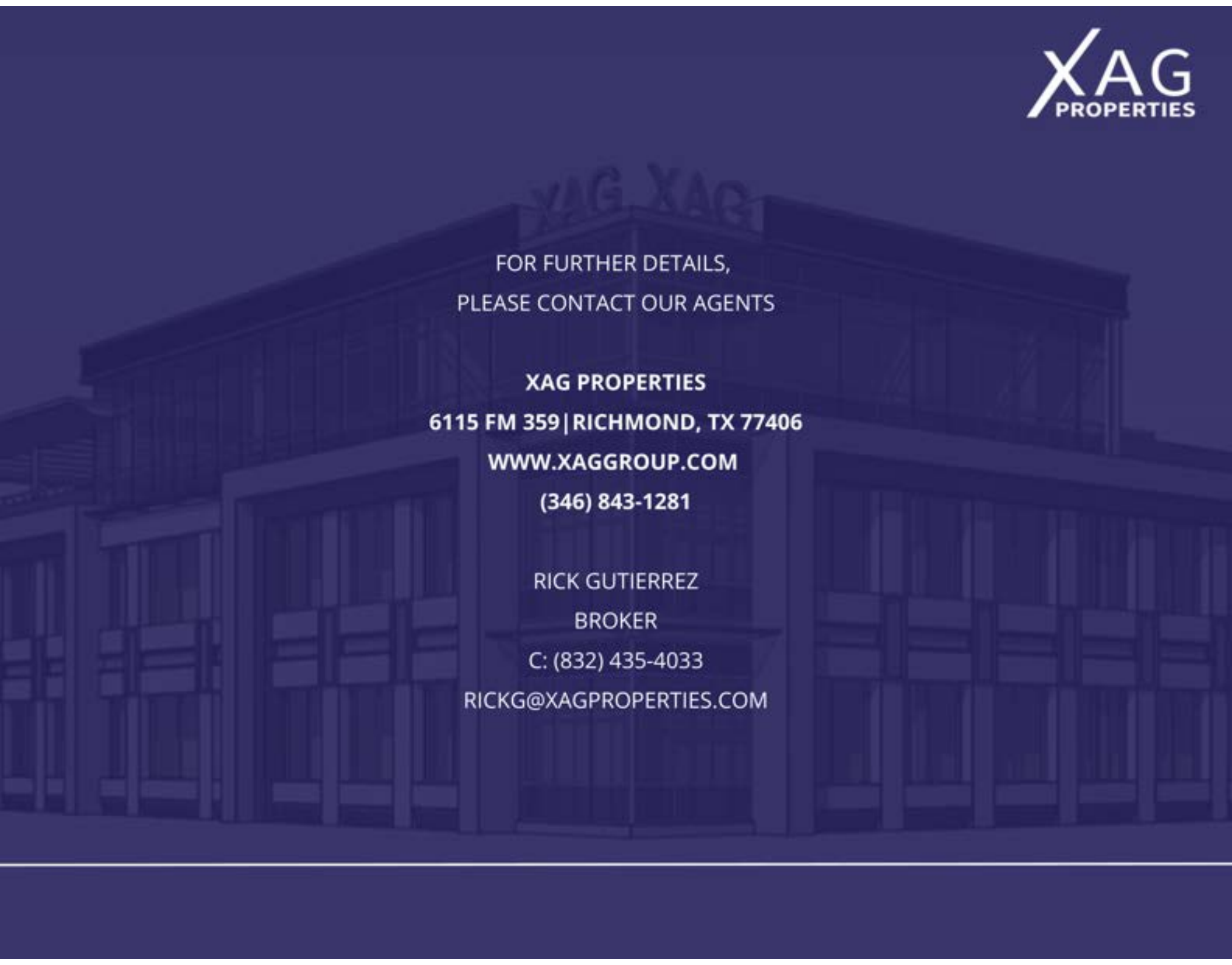
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

XAG Properties, LLC	9009836	info@xagproperties.com	346-843-1281
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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

The background of the entire slide is a dark, monochromatic photograph of a modern, multi-story office building with a grid-like facade of windows. The building is slightly out of focus, and the overall color scheme is a deep blue or purple. The text is overlaid on this background.

FOR FURTHER DETAILS,
PLEASE CONTACT OUR AGENTS

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