



**WILLIAMSBURG**  
ENTERPRISES



# CYPRESS MARKETPLACE

+/- 30,000 SF SHOPPING CENTER ADJACENT TO DOMINANT H-E-B | Q2 2023 DELIVERY

NWC OF US 290 & BARKER CYPRESS | CYPRESS, TX 77429

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**ENTRANCE TO COLES CROSSING COMMUNITY  
(11K+ RESIDENTS)**



**CY-WOODS HIGH SCHOOL  
(3,300+ STUDENTS)**

**ADJACENT METHODIST  
106-ACRE, \$1B  
DEVELOPMENT WILL  
HAVE 400 HOSPITAL BEDS  
(2024 DELIVERY)**



**243.1K VISITS ANNUALLY  
TO SHADOW ANCHORED  
AT-HOME**

**PRESTIGE  
AT BARKER CYPRESS  
318 MF UNITS**

**1.4M ANNUAL VISITS &  
OVER \$1.6 MILLION IN  
WEEKLY SALES AT  
SHADOW ANCHORED H-E-B**

**VENTERRA  
LIVING  
370 MF UNITS**



**290 HIGHWAY 290 | 124,920 VPD**

**BARKER CYPRESS RD. | 29,030 VPD**

**ACCESS VIA  
OVERPASS**

**42,878 VPD  
ACCESS OVERPASS**





# SITE PLAN

AVAILABLE LEASE PENDING

1	RESTAURANT	4,000 SF
2	BEAUTY CONCEPT	1,500 SF
3	AVAILABLE FOR LEASE	5,677 SF
4	CRAWFISH CAFE	3,500 SF
5	AVAILABLE FOR LEASE	4,099 SF
6	HOLLYWOOD FEED	4,000 SF
7	GREAT CLIPS	1,200 SF
8	SPARTAN NAILS	5,380 SF
9	AVAILABLE FOR LEASE	1.74 AC







# CYPRESS MARKETPLACE



**FAMILY-FRIENDLY, OPEN COURTYARD  
FOR ALL TENANTS**



**FREE-TO-USE ELECTRIC VEHICLE  
CHARGING STATIONS**



**3,000-GALLON GREASE TRAPS  
AVAILABLE FOR EACH BUILDING**



**ENTRANCE TO COLES CROSSING  
MASTER-PLANNED COMMUNITY**



**GROUND-UP DEVELOPMENT WITH  
HIGH-END FEATURES & FINISHES**

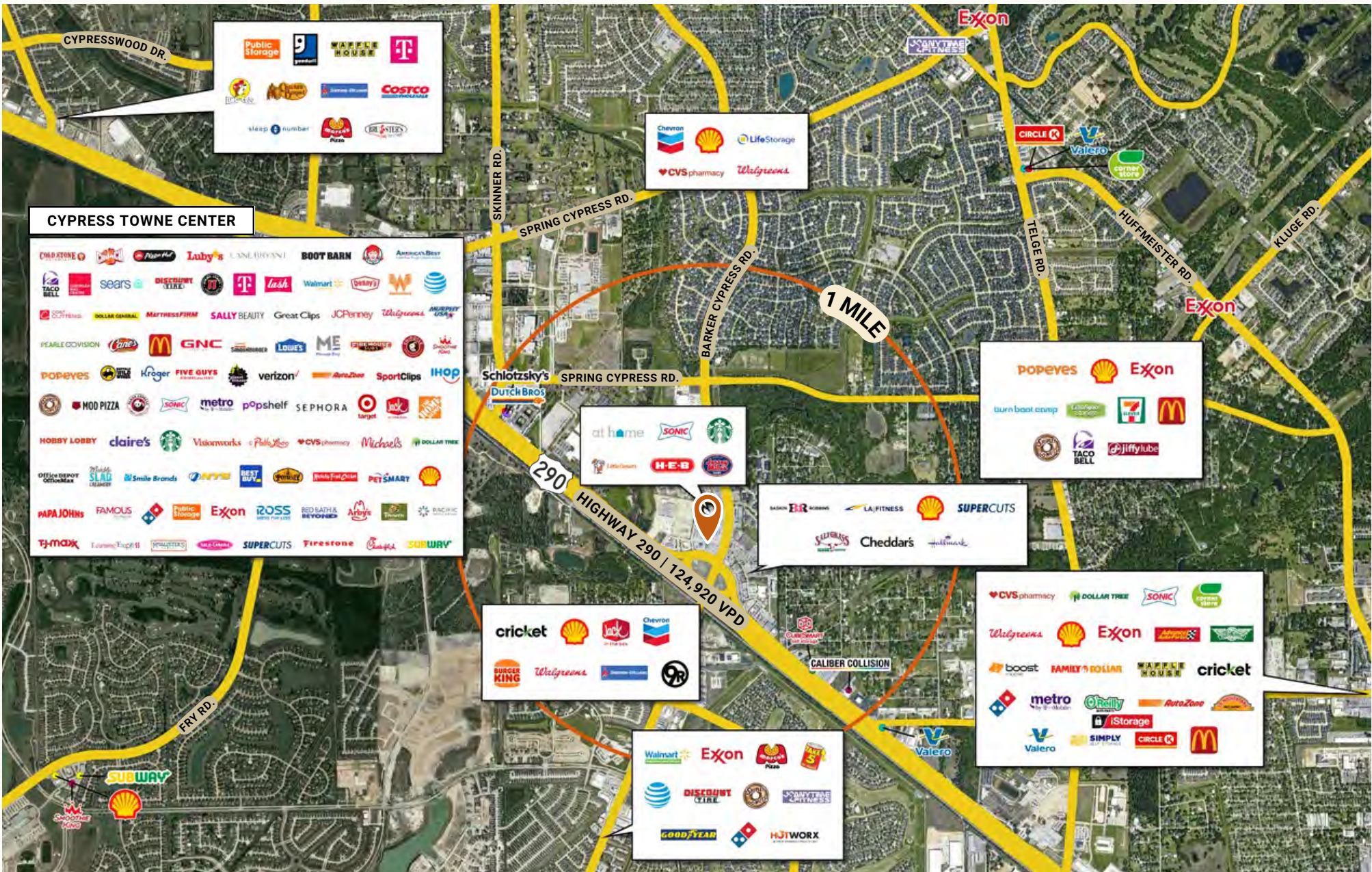


**ABUNDANT PARKING FIELD  
(14.18/1,000 PARKING RATIO)**

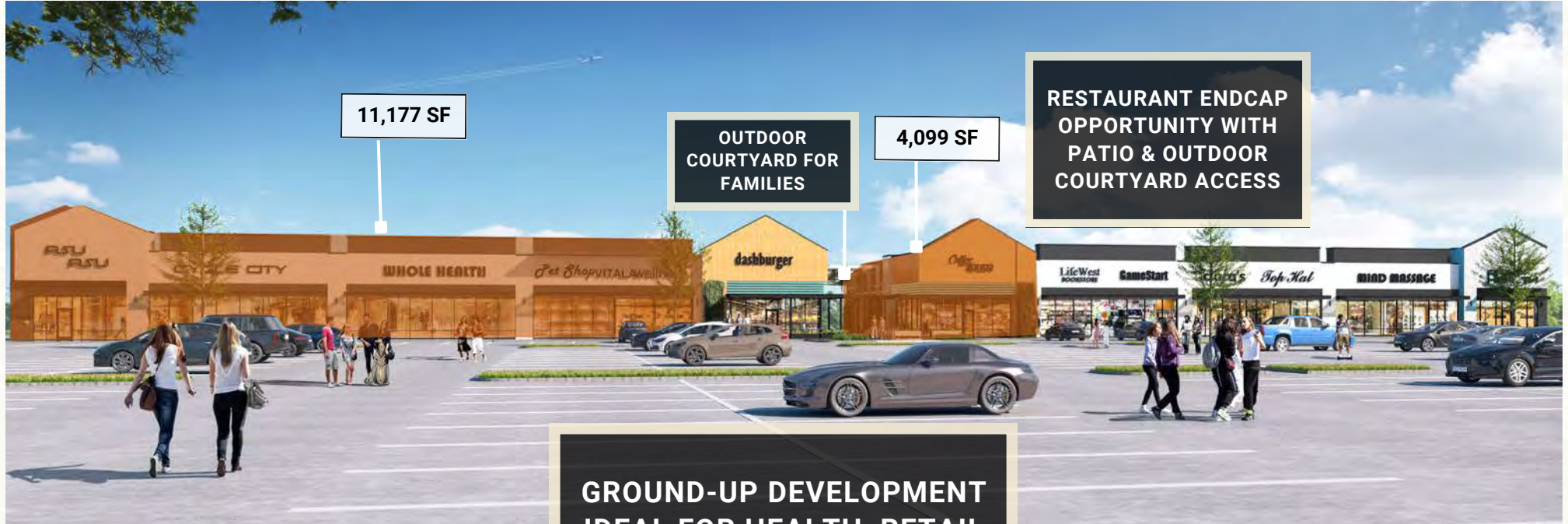
**AVAILABLE SPACE:  
SUITES FROM 1,600 - 11,177 SF  
+ PAD OPPORTUNITY**



# SURROUNDING RETAIL









DATA FROM COSTAR - DEC. 2022



## CYPRESS, TX



CYPRESS IS A **DOMINANT TRADE AREA**, WHICH **RANKS 50TH** IN THE **TOP 100 INCOME AREAS** IN THE U.S.



**\$285,726** **MEDIAN HOME VALUE** WITHIN 1 MILE



**COLES CROSSING** MASTER-PLANNED COMMUNITY - ONE OF THE **FASTEST-GROWING COMMUNITIES** IN TEXAS



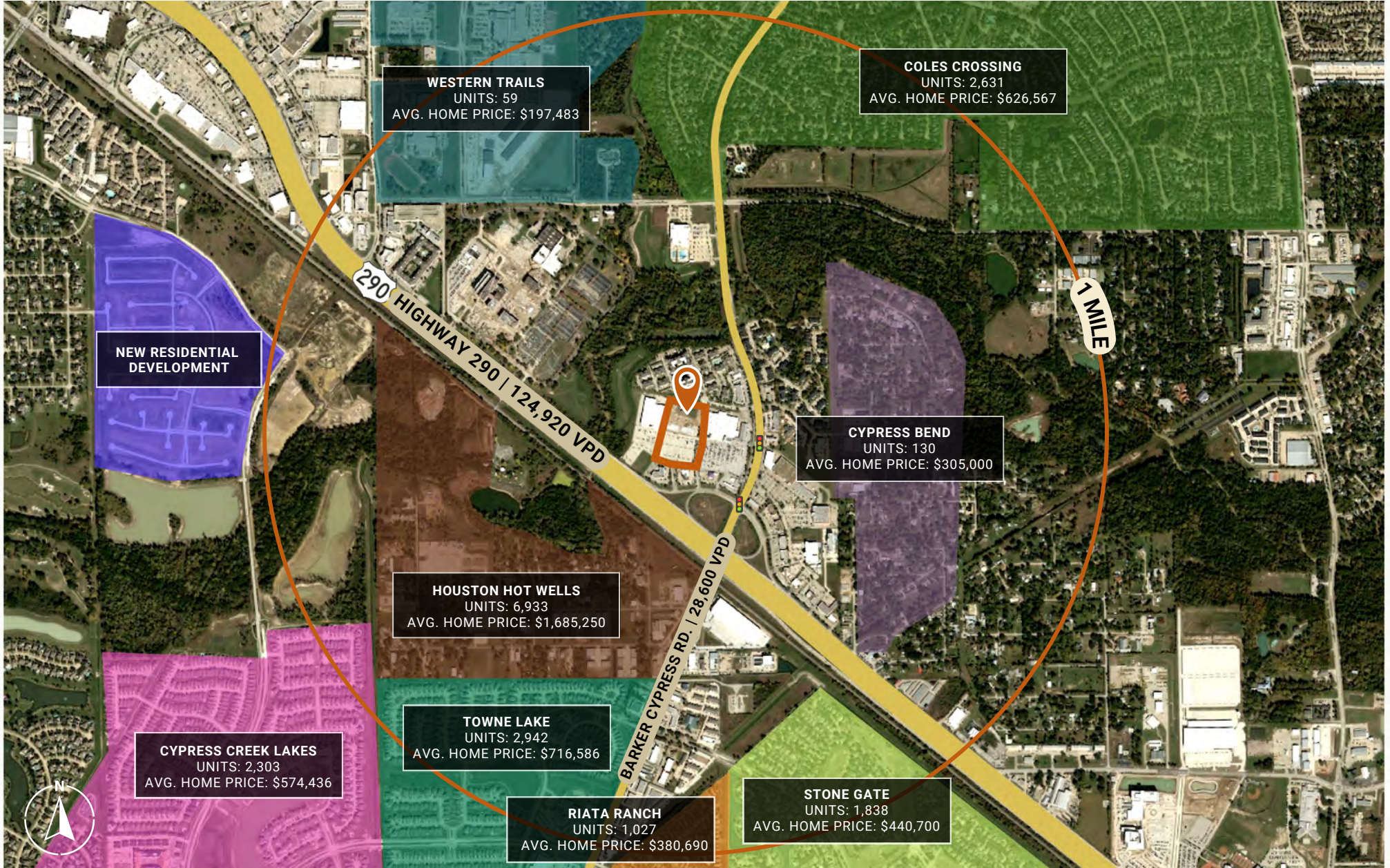
**AVERAGE HOUSEHOLD INCOME** OF **\$107,370** WITHIN 1 MILE



SEVERAL MASTER-PLANNED COMMUNITIES WITH **6,900+ NEW CONSTRUCTION HOMES** PLANNED



# SURROUNDING RESIDENTIAL





# DEMOGRAPHICS

DATA FROM COSTAR - DEC. 2022



POPULATION	1 MILE	3 MILES	5 MILES
CURRENT POPULATION	5,621	78,851	235,987
2010 POPULATION	3,929	55,871	168,880
2027 POP. PROJECTION	5,991	83,908	250,846
POPULATION GROWTH	3.6%	3.4%	3.3%
MEDIAN AGE	36	35	35.3

INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$107,370	\$132,304	\$126,269
MEDIAN HH INCOME	\$77,576	\$107,521	\$102,698

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
WHITE	4,413	57,068	169,176
HISPANIC ORIGIN	1,197	17,804	57,811
ASIAN/PACIFIC ISLANDER	558	9,483	27,827
BLACK/AFRICAN AMERICAN	466	9,964	31,895
OTHER RACES	143	1,834	5,546

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
CURRENT HOUSEHOLDS	2,026	26,296	79,957
2010 HOUSEHOLDS	1,342	18,166	56,728
2027 HH. PROJECTION	2,172	28,066	85,085
HH GROWTH '22-'27	1.4%	1.3%	1.3%
HH GROWTH '10-'22	4.4%	4.0%	3.7%
OWNER OCCUPIED HH	1,439	23,624	69,339
RENTER OCCUPIED HH	733	4,442	15,746
AVG. HH SIZE	2.8	3	3
TOTAL CONSUMER SPEND	\$70.8M	\$1.1B	\$3.2B



## OUR STORY:

FOUNDED IN 2009, OUR PORTFOLIO NOW CONSISTS OF OVER **TWO MILLION-SQUARE FEET OF RETAIL, MULTIFAMILY, AND INDUSTRIAL PROPERTIES.**

## OUR FIRM:

WE ARE A **FULLY INTEGRATED REAL ESTATE INVESTMENT FIRM** THAT SPECIALIZES IN THE ACQUISITION, DEVELOPMENT, LEASING, AND MANAGEMENT OF A RAPIDLY GROWING COMMERCIAL REAL ESTATE PORTFOLIO.

## OUR MISSION:

WE SEEK TO **ADD VALUE TO THE PROPERTIES WE MANAGE AND THE COMMUNITIES THEY SERVE.** WE ARE A FOR PROFIT ENTERPRISE, BUT PROUDLY MANAGE A LARGE ANNUAL PHILANTHROPIC BUDGET THAT SUPPORTS EDUCATION AND COMMUNITY INVOLVEMENT.



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