

**SITE**

Andre Elementary  
±939 Students

Longenbaugh Rd

Fidelis Cypress Creek Apartments  
±350 Units

24,703 CPD '21

Cy-Springs High School  
±2,600 Students

Rich's CAR WASH  
Chevron

7 ELEVEN

BROOKLYN PIZZERIA

CALIBER COLLISION

12,786 CPD '21

Cue Luxury Apartments  
±251 Units

Prose Canopy Apartments  
±266 Units

ITALIANI  
BLAZE PIZZA  
STARBUCKS  
TAKE 5

**SHOPPES AT CYPRESS CREEK**  
**PAD SITES AVAILABLE FOR SALE OR GROUND LEASE**  
**NEW CONSTRUCTION RETAIL CENTER FOR LEASE**

SWC of Fry Rd & Longenbaugh Rd | Houston, TX





# PROPERTY INFORMATION:

**Address:** SWC Fry Rd & Longenbaugh Rd  
Houston, TX 77433

**Pads:  
(For Sale or Ground Lease)** ±0.50 AC - ±4.00 AC

**Lease Space:** ±5,000 SF - ±15,000 SF

**Price:** Call For Pricing

## HIGHLIGHTS:

- Retail space and pad sites available
- Located at a signalized intersection
- Detention in place
- Easy access to the Grand Parkway
- Adjacent to 3 CFISD schools: Cypress Springs High School (±2,600 students), Andre Elementary (±939 students) and Hopper Middle School (±1,047 students)
- Surrounded by several residential developments including Marvida, a master-planned community with approximately 30,000 lots at completion

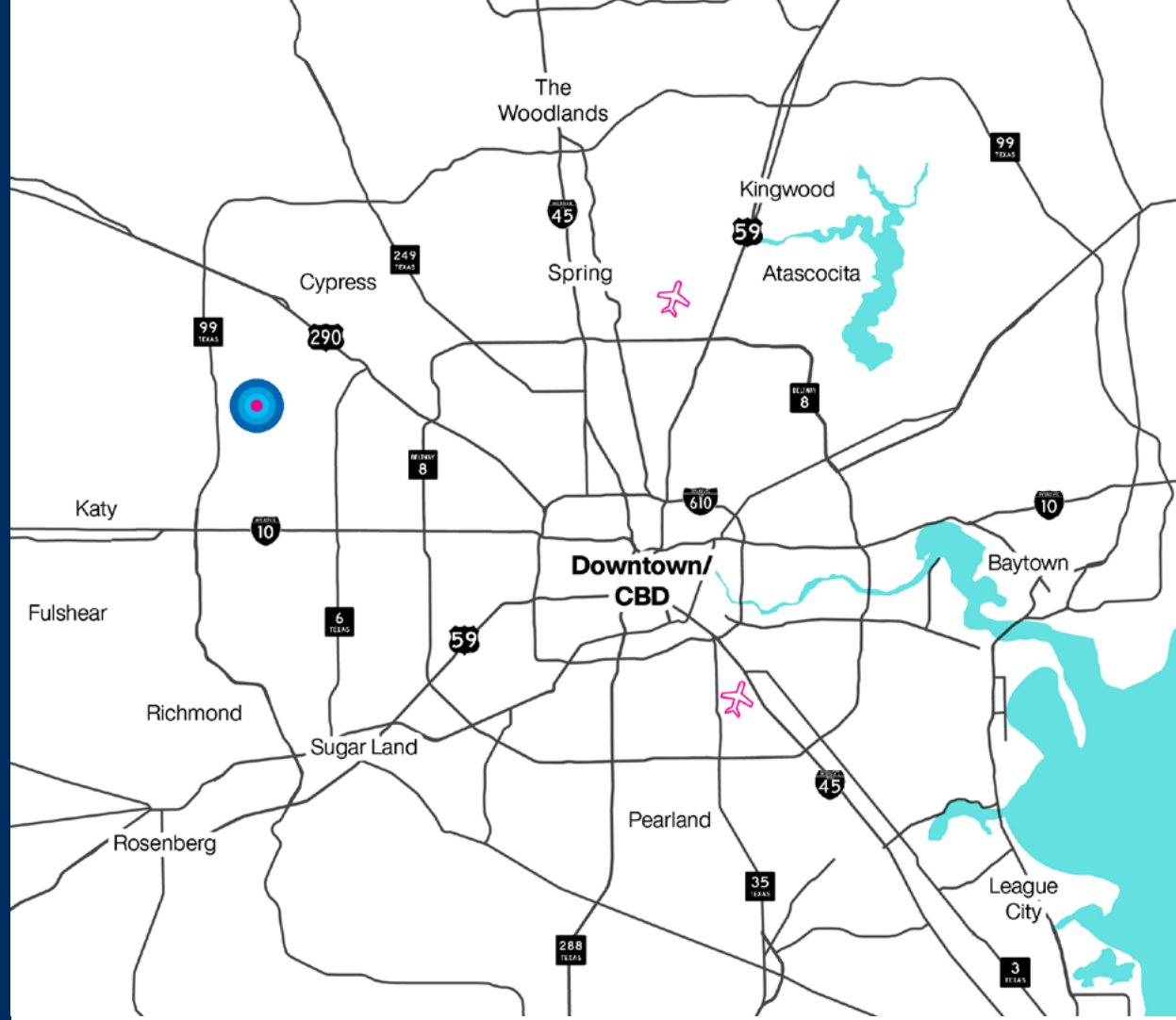
## TRAFFIC COUNTS:

**Fry Rd:** 24,703 CPD '21

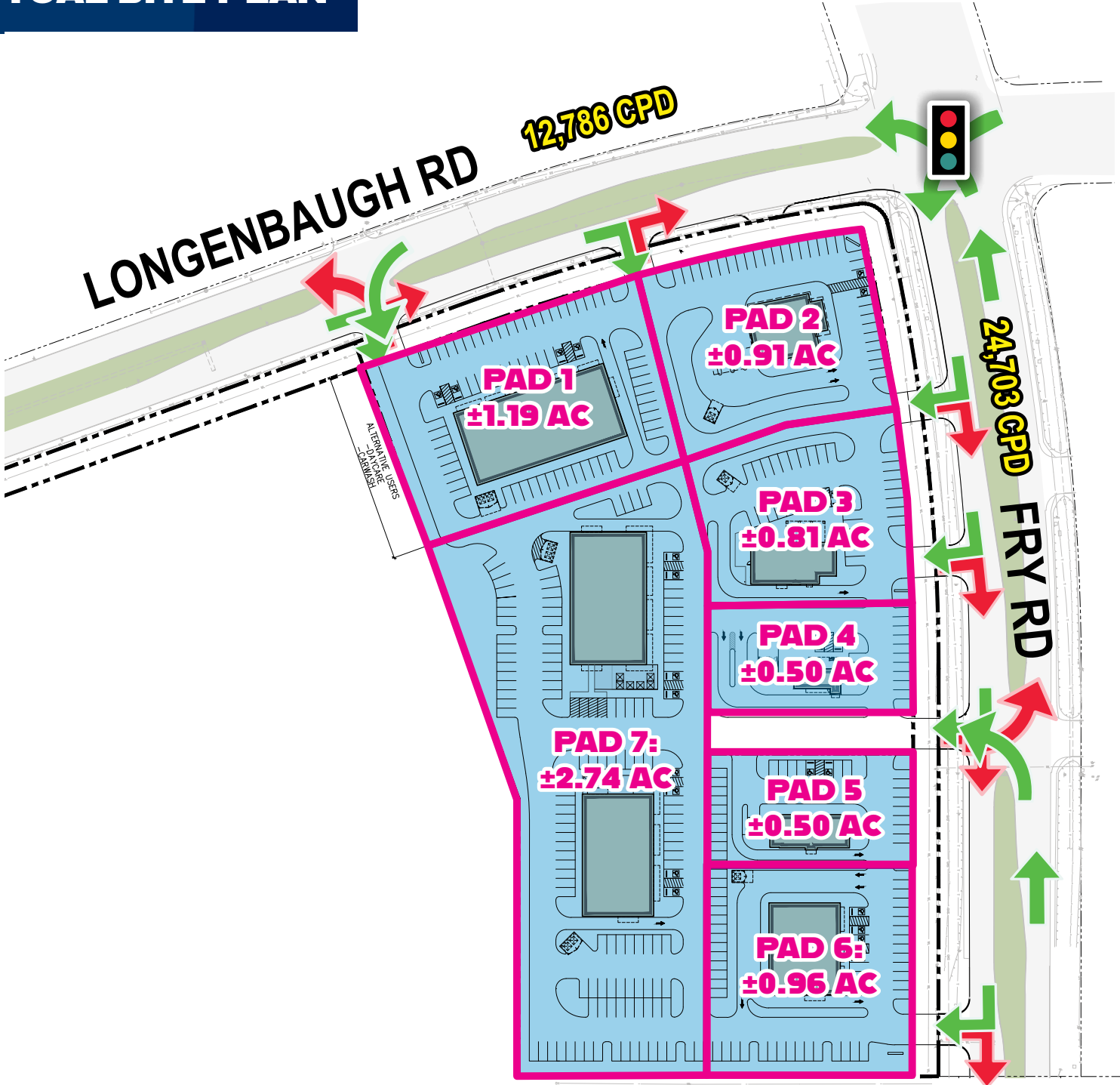
**Longenbaugh Rd:** 12,786 CPD '21

## DEMOGRAPHICS:

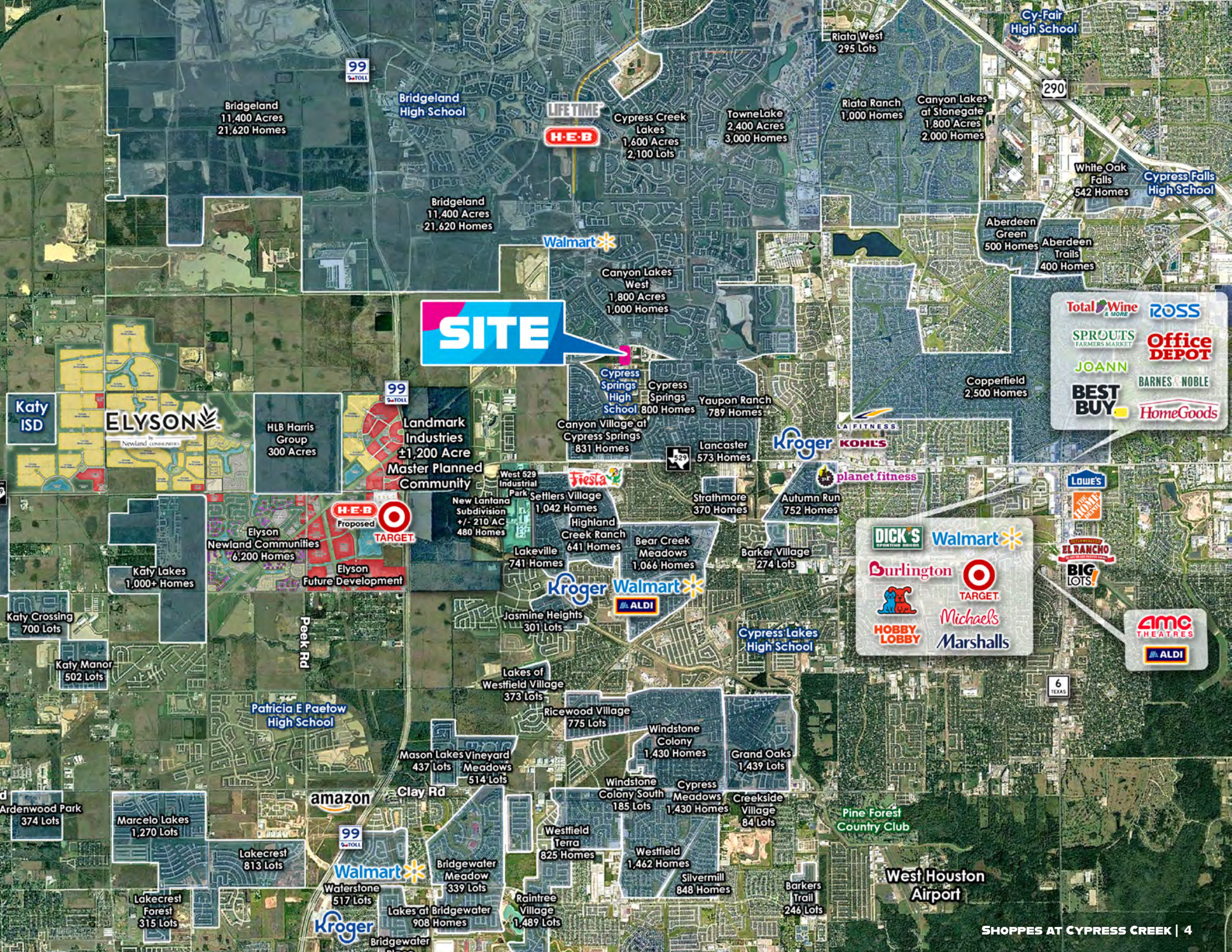
	1 Mile	3 Miles	5 Miles
Population	14,577	112,386	281,461
Daytime Pop.	5,232	39,772	105,407
Avg HH Income	\$135,251	\$139,716	\$131,585



# CONCEPTUAL SITE PLAN







Bridgeland  
11,400 Acres  
21,620 Homes

Bridgeland  
High School



Cypress Creek  
Lakes  
1,600 Acres  
2,100 Lots

TowneLake  
2,400 Acres  
3,000 Homes

Riata West  
295 Lots

Riata Ranch  
1,000 Homes

Canyon Lakes  
at Stonegate  
1,800 Acres  
2,000 Homes

Cy-Fair  
High School

290

White Oak  
Falls  
542 Homes

Cypress Falls  
High School

**SITE**



Canyon Lakes  
West  
1,800 Acres  
1,000 Homes

Aberdeen  
Green  
500 Homes

Aberdeen  
Trails  
400 Homes

Total Wine & More ROSS

SPROUTS FARMERS MARKET Office DEPOT

JOANN BARNES & NOBLE

BEST BUY HomeGoods

Katy  
ISD



HLB Harris  
Group  
300 Acres

Landmark  
Industries  
±1,200 Acre  
Master Planned  
Community

99

Cypress  
Springs  
High  
School  
800 Homes

Yaupon Ranch  
789 Homes

Canyon Village at  
Cypress Springs  
831 Homes

529

Lancaster  
573 Homes



planet fitness

Copperfield  
2,500 Homes



BIG  
LOTS!



DICK'S SPORTING GOODS Walmart

Burlington TARGET

HOBBY LOBBY Michaels

Marshall's

Elyson  
Newland Communities  
6,200 Homes



Elyson  
Future Development

West 529  
Industrial  
Park

Settlers Village  
1,042 Homes

Highland  
Creek Ranch  
641 Homes



Strahlmore  
370 Homes

Bear Creek  
Meadows  
1,066 Homes

Barker Village  
274 Lots

Cypress Lakes  
High School

Katy Crossing  
700 Lots

Katy Manor  
502 Lots

Peek Rd

Patricia E Paeff  
High School

Jasmine Heights  
301 Lots

Lakes of  
Westfield Village  
373 Lots

Ricewood Village  
775 Lots

Windstone  
Colony  
1,430 Homes

Grand Oaks  
1,439 Lots

Mason Lakes Vineyard  
437 Lots  
Meadows  
514 Lots

Windsone  
Colony South  
185 Lots

Cypress  
Meadows  
1,430 Homes

Creekside  
Village  
84 Lots

Ardenwood Park  
374 Lots

Marcelo Lakes  
1,270 Lots

Lakecrest  
813 Lots

Lakecrest  
Forest  
315 Lots



99



Clay Rd

Bridgewater  
Meadow  
339 Lots

Westfield  
Terra  
825 Homes

Westfield  
1,462 Homes

Silvermill  
848 Homes

Barkers  
Trail  
246 Lots

Pine Forest  
Country Club

West Houston  
Airport



**SITE**

Public Storage

Andre Elementary  
±939 Students

Rich's CAR WASH

Chevron

7 ELEVEN

BROOKLYN PIZZERIA

CALIBER COLLISION

12,786 CPD '21

Cue Luxury Apartments  
±251 Units

Prose Canopy Apartments  
±266 Units

Longenbaugh Rd

Fidelis Cypress Creek Apartments  
±350 Units

24,703 CPD '21

Cy-Springs High School  
±2,600 Students

ITALIAN ICE  
BLAZE PIZZA  
Starbucks  
TAKE 5





# 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.

### **Blue Ox Brokerage, LLC**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

### **Joshua Jacobs**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

### **Jack Savery Duncan Brooks Shanklin III**

Sales Agent/Associate's Name

### **9009549**

License No.

### **448255**

License No.

License No.

### **612871 618418**

License No.

### **jj@blueoxgroup.com**

Email

### **jj@blueoxgroup.com**

Email

Email

### **js@blueoxgroup.com bs@blueoxgroup.com**

Email

### **713.804.7777**

Phone

### **713.230.8882**

Phone

Phone

### **713.814.4930 713.966.2738**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



**SITE**

Andre  
Elementary  
±939 Students

Longenbaugh Rd

Fidelis Cypress Creek  
Apartments  
±350 Units

24,703 CPD '2

7  
ELEVEN

BROOKLYN  
PIZZERIA

CALIBER  
COLLISION

12,786 CPD '21

Cue Luxury  
Apartments  
±251 Units

Prose Canopy  
Apartments  
±266 Units

# SHOPPES AT CYPRESS CREEK PAD SITES AVAILABLE FOR SALE OR GROUND LEASE NEW CONSTRUCTION RETAIL CENTER FOR LEASE

SWC of Fry Rd & Longenbaugh Rd | Houston, TX

**Brooks Shanklin** | 713.966.2738  
bs@theblueoxgroup.com

**Jack Savery** | 713.814.4930  
js@theblueoxgroup.com



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)