



SIZE

102,758 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	10,158	111,380	239,346
<b>Households</b>	3,596	38,935	86,996
<b>Median HH Income (\$)</b>	90,521	101,982	92,209

MAJOR TENANT(S)

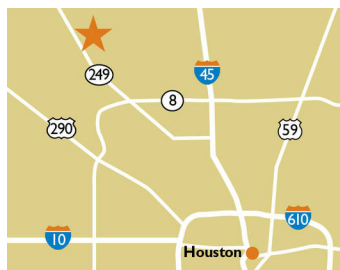
Sprouts Farmers Market  
 Spec's Liquor  
 Valley Ranch BBQ  
 Wolfies Bar and Grill

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

22506 Tomball Parkway | Houston, TX 77070

PROPERTY HIGHLIGHTS

- Anchored by Sprouts, a leading fresh format grocer
- Additional National and Regional tenants include Valley Ranch BBQ, Burger King, Spec's, Firehouse Subs, State Farm Insurance, and Wolfies Bar and Grill
- Located in Houston, Texas with a population exceeding 111,300 in a three-mile radius with an average household income greater than \$124,800
- The center is located on State Highway 249 & Spring Cypress Road which benefits from over 146,000 vehicles per day



# SPRING CYPRESS VILLAGE

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SPACE	TENANT	SQ. FT.
P100	Burger King	2,870 SF
P200	Firehouse Subs	2,400 SF
432	Baker Street Pub & Grill	3,808 SF
438	Generations Family Eyecare	2,179 SF
442	Fuji Sushi & Grill	3,200 SF
444	Long Mi Lashes	3,206 SF
448	AVAILABLE	1,600 SF
450	AVAILABLE	1,598 SF
452	Propel Physical Therapy	1,550 SF
454	Yumi Caf?	1,666 SF
490	Spec's Liquor	15,668 SF
491	Lumiere Nail Studios & Salon Park	11,000 SF
506	Sprouts Farmers Market	28,001 SF
510	Smokedelics	1,755 SF
512	15 Minutes Phone Repair	1,050 SF
514	State Farm Insurance	1,050 SF
516	AVAILABLE	1,750 SF
522	Wolfies Bar and Grill	6,994 SF
530	AVAILABLE	3,500 SF
548	Valley Ranch BBQ	7,913 SF
<b>TOTAL SQ. FT.</b>		<b>102,758</b>

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; border-bottom: 1px dashed blue; width: 20px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# SPRING CYPRESS VILLAGE

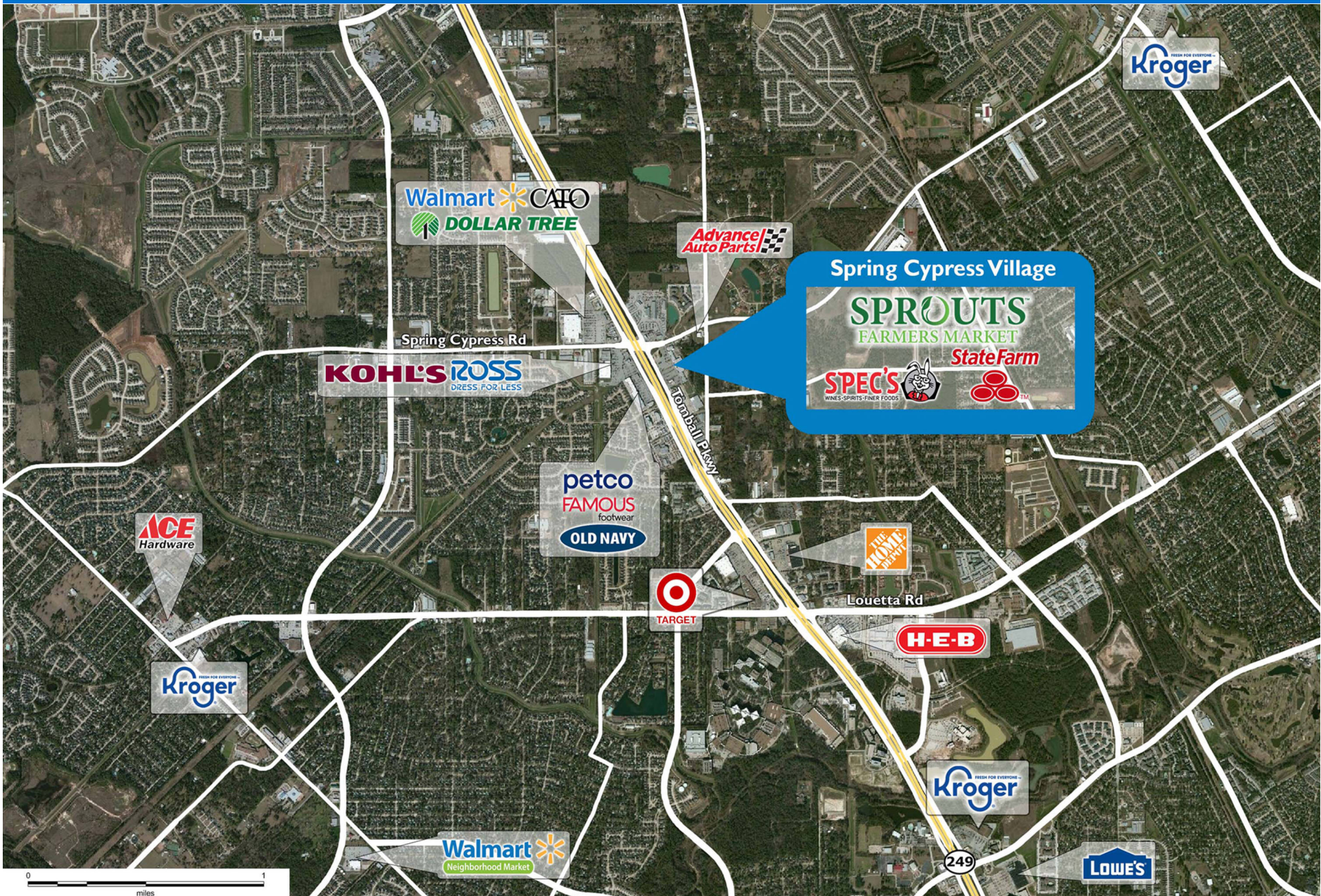
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# SPRING CYPRESS VILLAGE

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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Spring Cypress Village Houston, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,158	111,380	239,346
	2027 Projected Population	11,247	122,038	257,946
	2010 Census Population	7,729	87,152	192,347
	2000 Census Population	4,317	55,494	125,366
	1990 Census Population	2,622	38,148	89,673
	Historical Annual Growth 1990 to 2000	5.11%	3.82%	3.41%
	Historical Annual Growth 2000 to 2010	6.00%	4.62%	4.37%
	Estimated Annual Growth 2010 to 2022	2.17%	1.94%	1.73%
	Projected Annual Growth 2022 to 2027	2.06%	1.84%	1.51%
	Median Age	36.3	37.7	37.8
Households	Q2 2022 Estimated Households	3,596	38,935	86,996
	2027 Projected Households	3,972	42,532	93,369
	2010 Census Households	2,753	30,614	70,453
	2000 Census Households	1,488	18,525	44,705
	1990 Census Households	887	12,190	30,540
	Historical Annual Growth 1990 to 2000	5.31%	4.27%	3.88%
	Historical Annual Growth 2000 to 2010	6.35%	5.15%	4.65%
	Estimated Annual Growth 2010 to 2022	2.12%	1.90%	1.67%
	Projected Annual Growth 2022 to 2027	2.01%	1.78%	1.42%
	Population per Household	2.82	2.86	2.75
Population by Race	White	54.0%	59.0%	56.1%
	Black or African American	5.9%	8.5%	10.6%
	Asian & Pacific Islander	10.3%	8.5%	8.5%
	Other Races	3.5%	2.6%	2.7%
	Hispanic Population	26.4%	21.3%	22.1%
Income	Average Household Income	\$110,059	\$124,829	\$120,022
	Median Household Income	\$90,521	\$101,982	\$92,209
	Per Capita Income	\$38,962	\$43,675	\$43,667
Education (Age 25+)	Elementary	3.1%	2.4%	2.9%
	Some High School	4.4%	3.3%	3.6%
	High School Graduate	21.6%	18.4%	18.8%
	Some College	24.3%	21.2%	20.9%
	Associates Degree Only	6.7%	9.2%	8.7%
	Bachelors Degree Only	27.1%	31.2%	30.9%
	Graduate Degree	12.8%	14.3%	14.3%
Business	Number of Businesses	176	1,521	5,200
	Total Number of Employees	3,101	23,719	82,304
	Employees per Business	17.65	15.59	15.83
	Residential Population per Business	57.84	73.22	46.03

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.