RETAIL FOR LEASE | FLEX FOR SALE & LEASE



17115 MUESCHKE RD

CYPRESS, TEXAS

14-BUILDING FLEX DEVELOPMENT WITH RETAIL FRONTAGE

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NEWCOR

Property Overview & Offering Highlights

A planned mixed-use commercial park with retail frontage and flexible owner-user/tenant opportunities.

14	3	11	1,960-11,900
BUILDINGS	FRONT RETAIL BUILDINGS	OFFICE/FLEX BUILDINGS	AVAILABLE SQUARE FOOTAGE

Property Overview

RETAIL | BUILDINGS 1-3

LEASE ONLY

$1.60/SF
+$0.30 NNN

Each retail building will have grease trap in palce

6 proposed suites per building: 1,960-2,100 SF

FLEX | BUILDINGS 4-14

LEASE

$1.30/SF
+$0.20 NNN

SALE

$190/SF

Each space comes with office, restroom, kitchenette & AC system

Approx. 130,900 SF across 11 buildings

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Site Plan & Building Mix

Colored plan identifies retail buildings 1-3 along Mueschke Road and the rear flex campus.



WAREHOUSE	
SPACE	AREA (SF)
SUITE A	1960.00
SUITE B	1960.00
SUITE C	1960.00
SUITE D	1960.00
SUITE E	1960.00
SUITE F	2100.00
TOTAL	11900.00
BUILDING 4	11900.00
BUILDING 5	11900.00
BUILDING 6	11900.00
BUILDING 7	11900.00
BUILDING 8	11900.00
BUILDING 9	11900.00
BUILDING 10	11900.00
BUILDING 11	11900.00
BUILDING 12	11900.00
BUILDING 13	11900.00
BUILDING 14	11900.00
TOTAL	130900.00
PARKING SPOT	294.00

RETAIL	
SPACE	AREA (SF)
SUITE A	1960.00
SUITE B	1960.00
SUITE C	1960.00
SUITE D	1960.00
SUITE E	1960.00
SUITE F	2100.00
TOTAL	11900.00
BUILDING 1	11900.00
BUILDING 2	11900.00
BUILDING 3	11900.00
TOTAL	35700.00
PARKING SPOT	158.00

DETENTION POND	2.24 ACRESS

Location & Access

CYPRESS/NORTHWEST HOUSTON

The property is located at 17115 Mueschke Road in Cypress, Texas, just south of Grand Parkway/SH 99. The project offers strong visibility and convenient access along Mueschke Road within one of the fastest-growing areas of Northwest Houston.

The surrounding area is supported by expanding residential communities, nearby schools, and growing retail activity, creating an attractive setting for both the planned retail frontage and flex buildings within the park. Users will benefit from convenient regional connectivity and access to the greater Cypress and Tomball trade areas.



Area Advantages

Excellent Access

Convenient connectivity to Grand Parkway/ SH 99, Mueschke Road and the greater Cypress/ Tomball corridor.

Strong Visibility

Prominent frontage and easy identification along Mueschke Road for both retail and business park users.

Growing Trade Area

Surrounded by expanding residential communities, schools and everyday retail demand generators.

Flexible User Appeal

Well-positioned for neighborhood retail, office/ warehouse and flex users seeking Northwest Houston access.

Demographics & Retail Trade Area

A preliminary demographic profile for ZIP code 77433 surrounding the Cypress project.

POPULATION

1 MILE	3 MILE	5 MILE
2,380	44,126	109,211



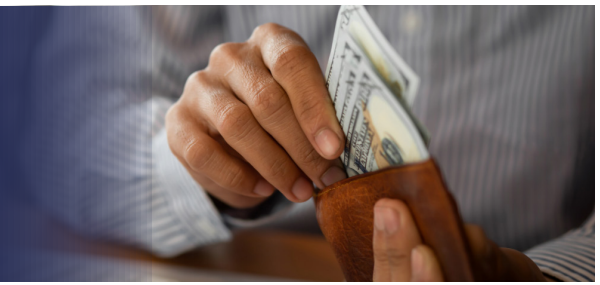
HOUSEHOLDS

1 MILE	3 MILE	5 MILE
714	13,723	34,393



AVG. HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
$194,709	$160,863	$152,358



Architectural Renderings









Construction Progress Photos

On-site photographs showcasing current construction status.

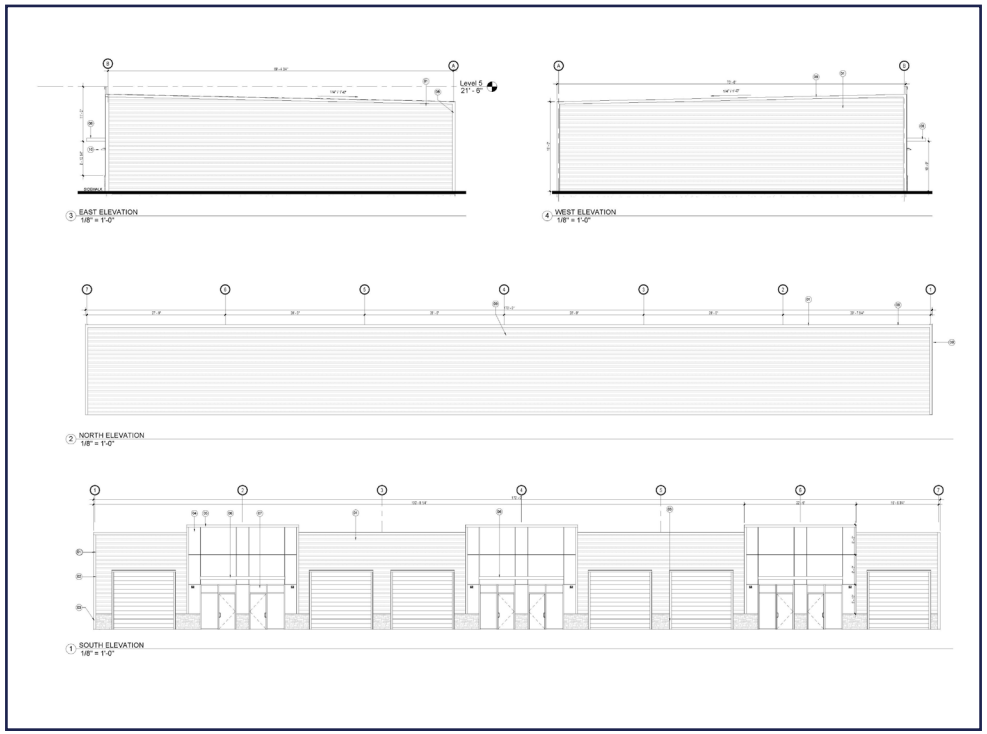


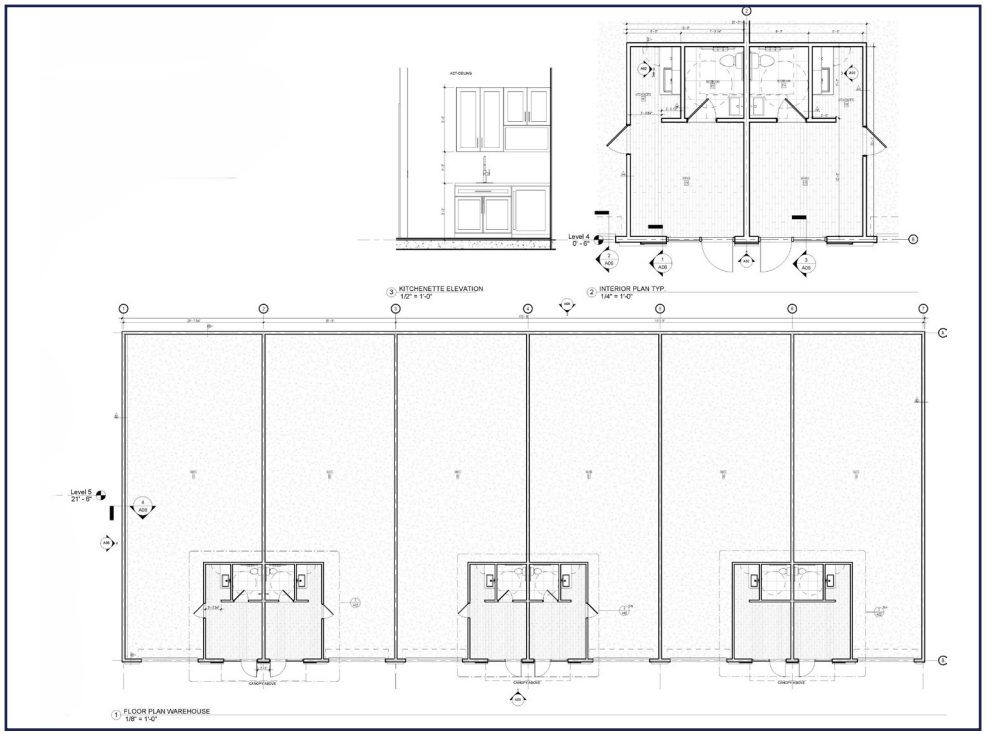






Flex Building Elevation & Office Layout





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