



FOR LEASE

TELGE CYPRESS CENTER | RETAIL & PAD SITE

NWC TELGE ROAD & CYPRESS NORTH HOUSTON

CYPRESS, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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TELGE CYPRESS CENTER | NWC Telge Road & Cypress North Houston, Cypress, TX 77429

OVERVIEW

- Retail SF Available:
 - Building 1: ±6,500 SF
 - Building 2: ±5,500 SF
- Pad Site Available:
 - 0.8113 AC
- 43,000+ VPD at the intersection with cross access to the intersection at Telge & Cypress North Houston.
- Located down the street from a new Amazon distribution facility and across the street from Cy-Fair elementary school, middle school, high school and athletic complex.
- Property has two drive-thru availabilities with two highly visible pylon signs.
- Call broker for pricing.

TRAFFIC COUNTS

Telge Rd: 28,384 VPD (TxDot 2022)

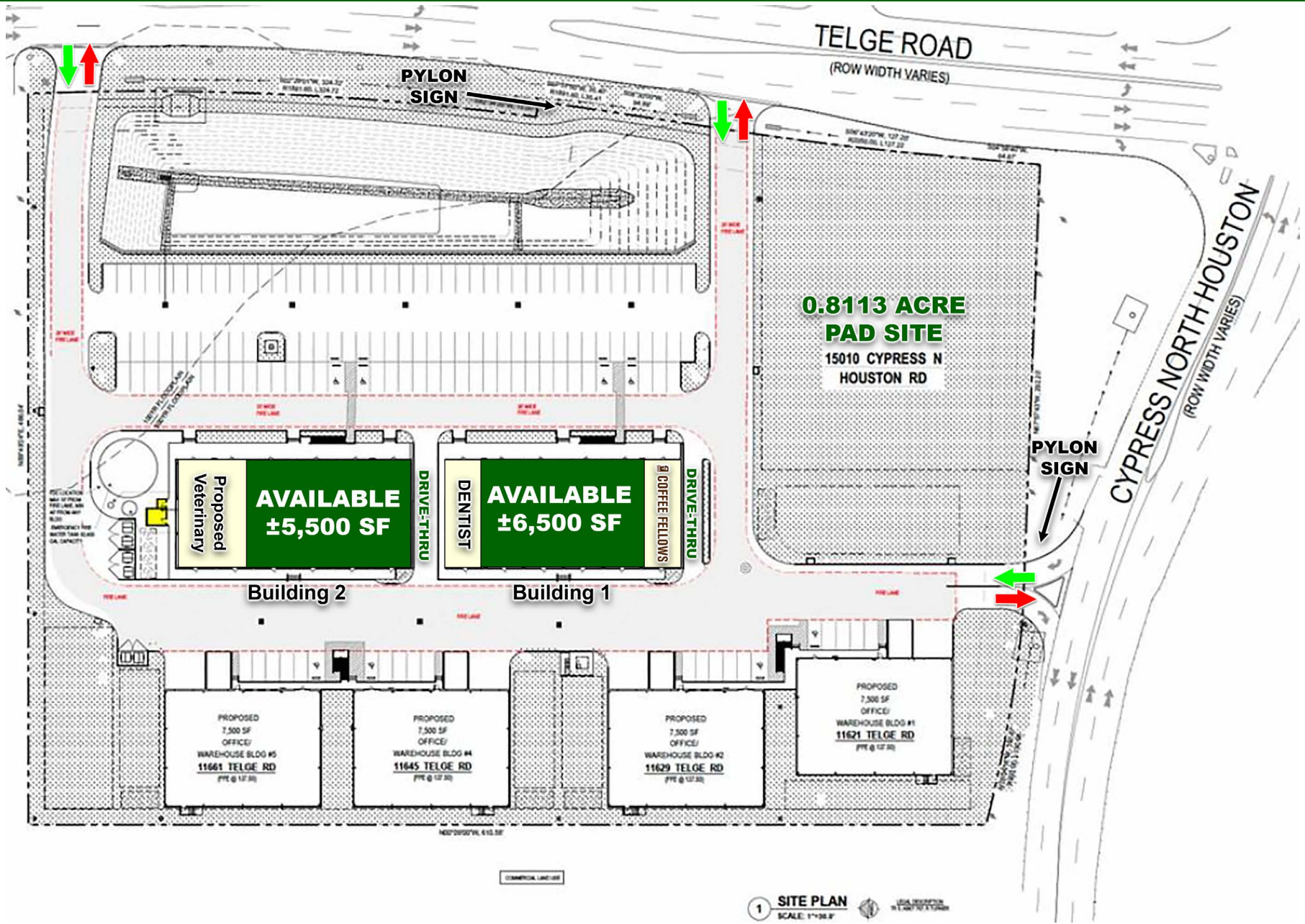
Cypress North Houston Rd: 19,677 VPD (TxDot 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	4,569	104,653	306,398
Daytime Pop.	7,983	91,153	264,001
Avg HH Income	\$136,264	\$126,315	\$123,613



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