

±10,369 SF SHOPPING CENTER FOR SALE OR LEASE ON ±1.15 AC
GAS PUMPS CAN BE ADDED

MUESCHKE ROAD AND SCHIEL ROAD | CYPRESS, TX 77433



For Information:

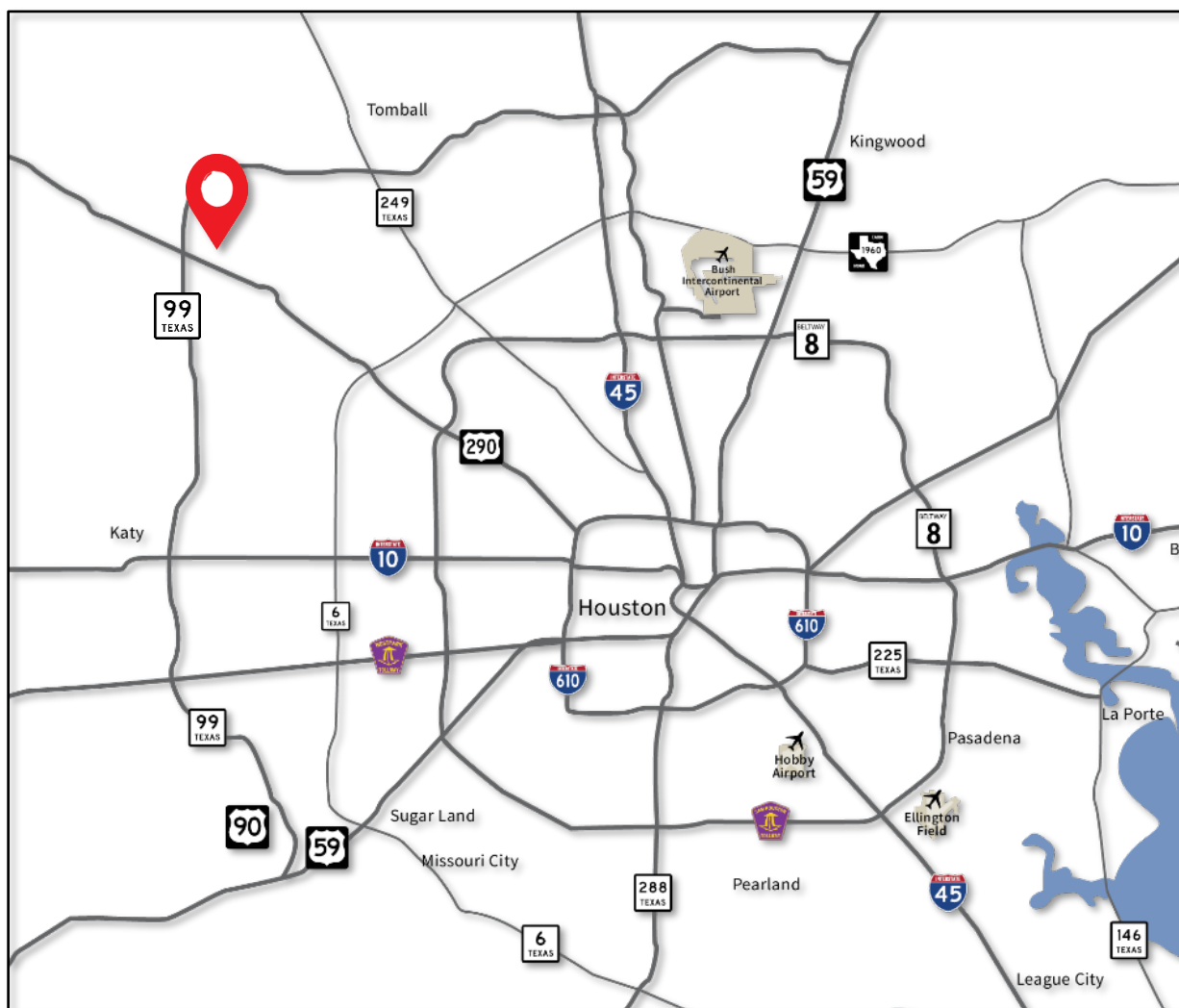
Simmi Jaggi
EVP, Managing Director
+1 713 888 4048
simmi.jaggi@jll.com

Elizabeth Clampitt
Executive Vice President
+1 713 888 4048
elizabeth.clampitt@jll.com

Karina Weathers
Associate
+1 713 212 6702
karina.weathers@jll.com

AREA LOCATION

±10,369 SF SHOPPING CENTER FOR SALE OR LEASE /GAS PUMPS CAN BE ADDED



Size

±10,369 SF shopping center on ±1.15 Acres. Gas pumps can be added

Location

Located at 16356 Mueschke Road which connects the Grand Parkway and Highway 290, two major arteries in the Houston MSA. The site is conveniently located 0.5 miles from Fairfield, a 3,200-acre well established master-planned community featuring over 5,600 homes.

Property Information

The newly constructed Property has the ability to add fuel pads and is located in a rapidly growing area with 11,200 plus future residential lots within five miles.

Highest & Best Use

C-Store, Retail

Access

Great visibility, with quick access to HWY 99, and HWY 290

Price

Sale: \$2,500,000.00

Lease Rate: \$24 PSF

\$8NNN

TI Negotiable

	1-mile	3-miles	5-miles
Estimated Population	7,455	46,291	96,774
Household Income	\$141,016	\$139,164	\$142,292
Number of Households	2,441	14,381	30,387
Median Age	32.9	33.5	34.1



PROPERTY AERIAL

±10,369 SF SHOPPING CENTER FOR SALE OR LEASE / GAS PUMPS CAN BE ADDED



4



PROPERTY AERIAL

±10,369 SF SHOPPING CENTER FOR SALE OR LEASE / GAS PUMPS CAN BE ADDED



5



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.