

3,500sqft available

Specific Suite
3,500 sq ft

FLEX WAREHOUSE / RETAIL

For Lease

HIGHLIGHTS

- **2022 Construction — Modern Flex Warehouse Design**
- **FM 529 Frontage with Excellent Visibility**
- **Grade-Level Roll-Up Door for Each Suite**
- **Surrounded by Automotive and Service-Related Businesses**
- **High Traffic Counts — Approx. 29,000 Vehicles Per Day**
- **3,500 sqft Available Suite A Building A**
- **2,500 sqft Available suite E Building B**

ABOUT THE PROPERTY

Located in fast-growing Cypress, these newly constructed flex warehouse suites offer outstanding visibility and accessibility along the busy FM 529 Road corridor. Built in the property is ideal for service-oriented users seeking a clean, modern space in a ,2022 high-traffic commercial pocket. Suites can be leased individually or combined for a larger footprint of up to approximately 3,500 SF, each featuring a grade-level roll-up door .well-suited for automotive-related uses, light industrial, storage, or trade services Positioned among established vehicle service businesses, the location benefits from .strong daily exposure with traffic counts of approximately 29,000 vehicles per day



106,663

POPULATION

32,735

HOUSEHOLDS

\$143,934

MEDIAN HH INCOME

34.4

MEDIAN AGE

3.26

AVG. HOUSEHOLD SIZE

WHY CYPRESS (77433)

- Median household income of \$143,934 is nearly double the national median, reflecting strong local purchasing power.
- One of the fastest-growing submarkets in the Houston metro, with ZIP 77433 consistently ranked among the top-moved-into ZIP codes in the U.S.
- Anchored by established residential neighborhoods and continued new-home construction throughout the Cypress/Bridgeland corridor.
- Served by Cypress-Fairbanks ISD, one of the largest and fastest-growing school districts in Texas, supporting sustained household growth.

KEY ACCESS POINTS

FM 529 Road

Direct Frontage — ≈29,000 VPD

Cypress Retail Corridor

Established Vehicle Service Cluster

Major Cypress Thoroughfares

Easy Access

Cypress-Fairbanks ISD Schools

Serving the Trade Area

TRADE AREA

Positioned among established automotive and service-related businesses along FM 529 in one of Houston's fastest-growing suburbs, with strong daily traffic .exposure

PROPERTY SNAPSHOT

ADDRESS

20010 FM 529 Rd, Cypress, TX 77433

PROPERTY TYPE

Flex Warehouse / Retail

SUITE SIZE

Up to 3,500 SF

YEAR BUILT

2022

TRAFFIC COUNT

≈29,000 VPD (FM 529)

ASKING RATE

Contact Broker for Pricing

STATUS

For Lease