



DUNHAM POINTE

MEDICAL DISTRICT

Cypress, Texas



NEWMARK

About Dunham Pointe

Dunham Pointe is a vibrant community that provides an expansive 1,300 acres for custom built homes with picturesque landscapes in the heart of Cypress, Texas. Imagine living in a community where you have everything you need at your fingertips.

Dunham Pointe offers residents a rich and varied lifestyle, with easy access to highly sought after shopping, dining, entertainment and education.



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Quick Facts



Strategic Location

Hwy 290 & Mason Rd is a strong retail intersection building on traffic from Fairfield Town Center and Houston Premium Outlets.



Amenities

Creating a space that is both beautiful and functional, with a variety of shops and restaurants, making **Dunham Pointe the market dominant central gathering space** for the Cypress area.



A Hub Of Activity

The new master plan community will feature a **146-acre Cy-Fair ISD campus** and a mix of distinctive restaurants, local and national brands, select services, and curated retail, offering residents a rich and varied lifestyle.



Medical District Phase 1

Consists of a two story, **60,000 SF medical outpatient building** with covered drop-off and surface parking at a **6.25/1,000 ratio**.

Nation's Most Popular ZIP Code

Opendoor

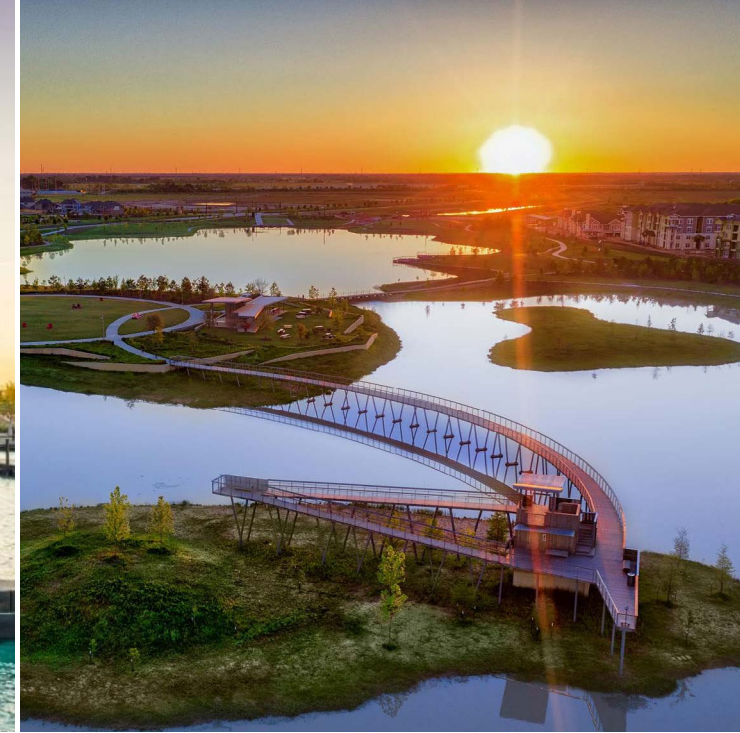
Cypress, Texas

National Market Rank

#2	#1	#7
in 2024	in 2023	in 2022



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Full Concept Plan

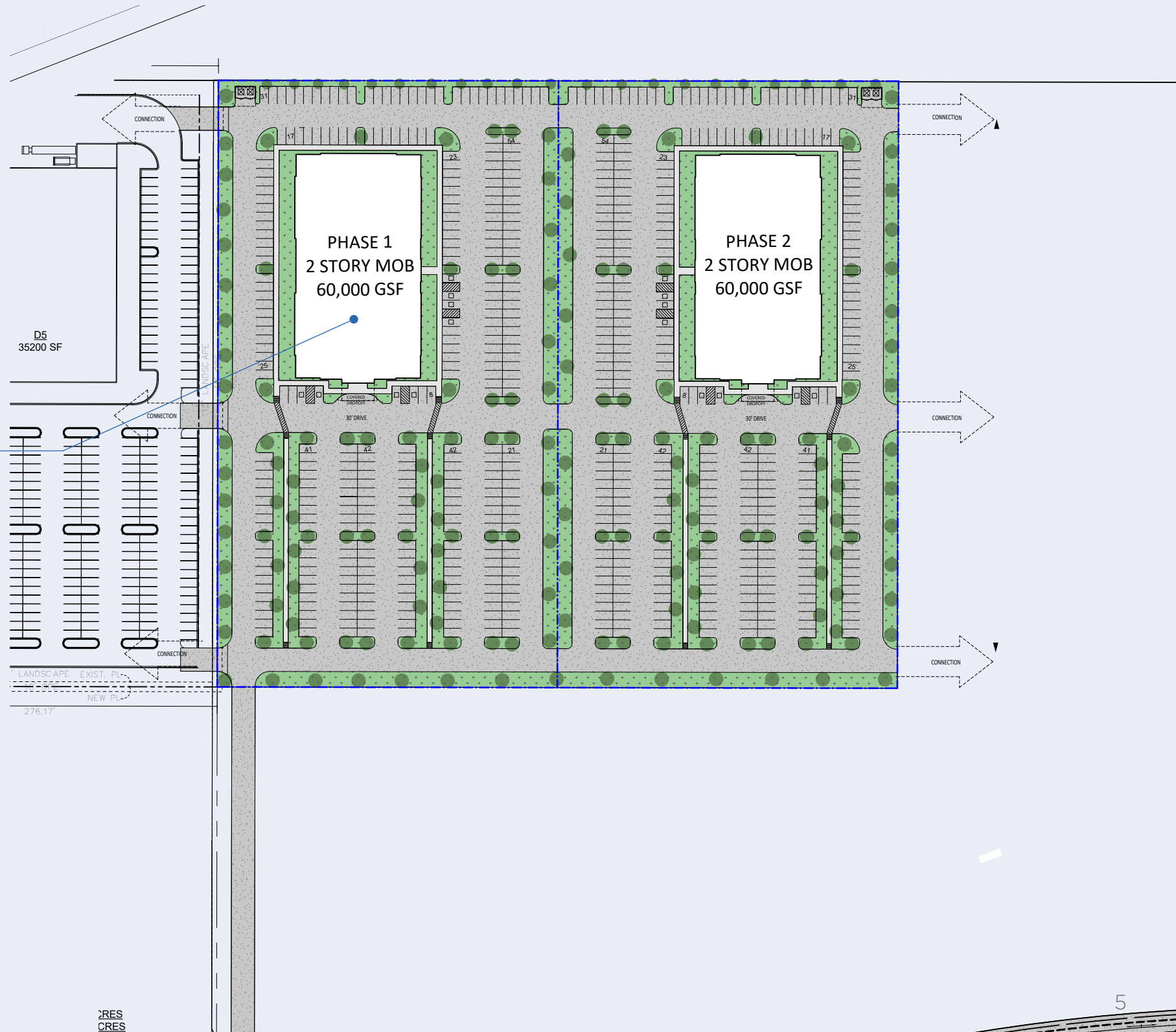
Adjacent to New Retail

By:
Retail Development
TRADE MARK

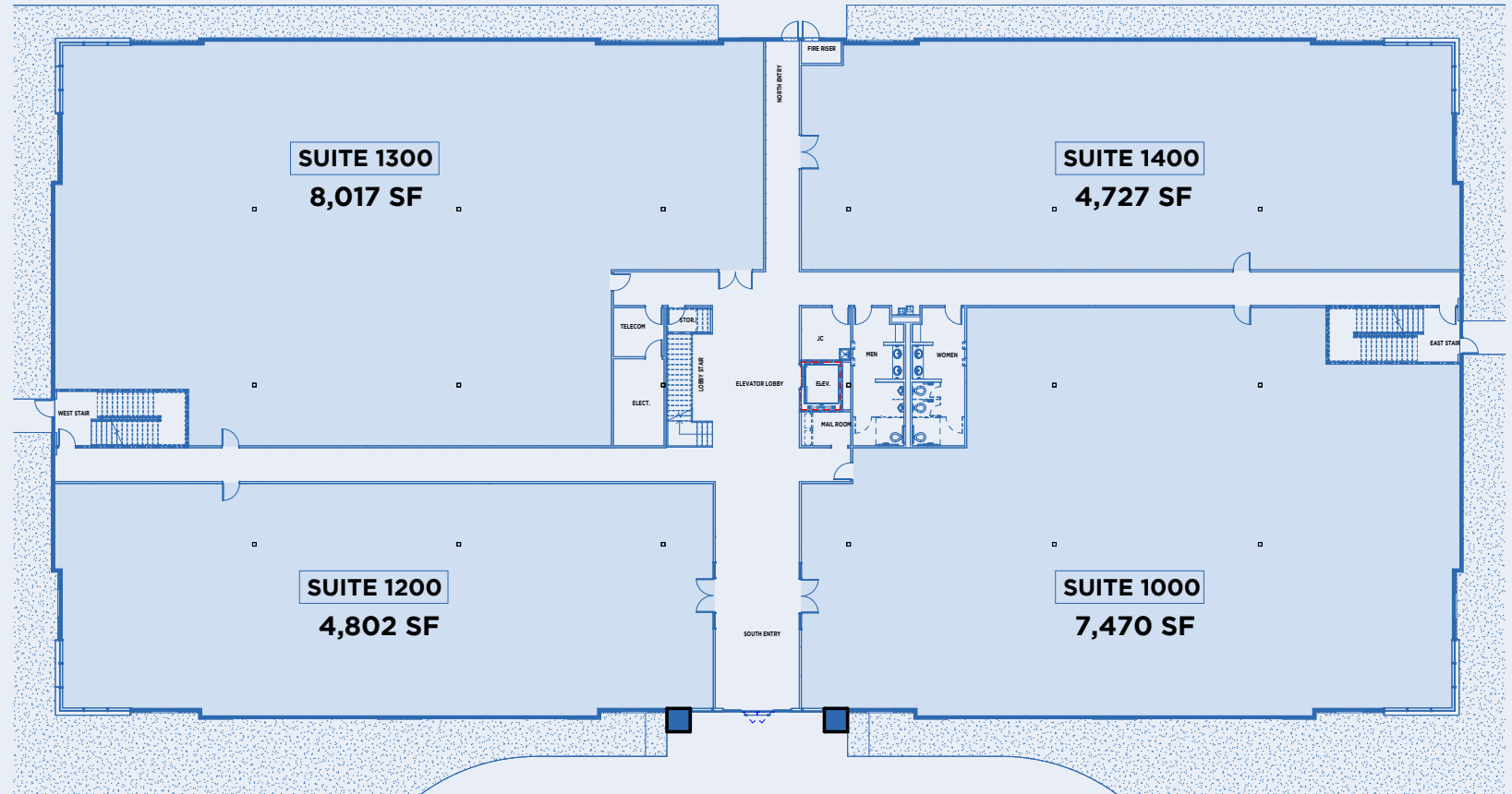


Initial Concept Site Plan

Phase 1



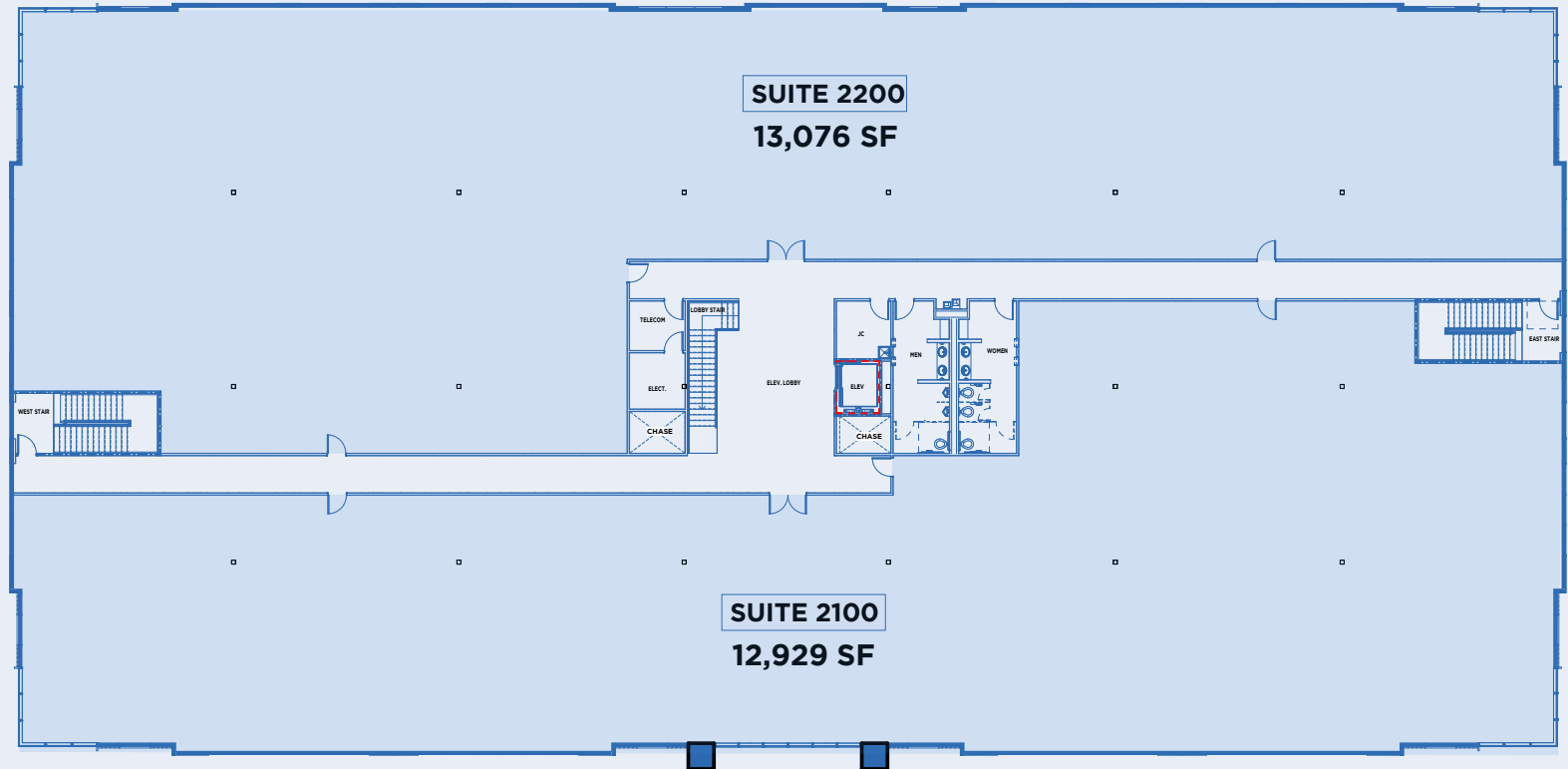
Phase I Floor 1 Plan



Full Floor: +/- 25,000 SF

Ownership has flexibility to reconfigure the floor plans and corridors depending on the space needs of the tenant.

Phase I Floor 2 Plan



Full Floor: +/- 27,000 SF

Ownership has flexibility to reconfigure the floor plans and corridors depending on the space needs of the tenant.

Neighborhood Map



Traffic Counts



114,318 CPD

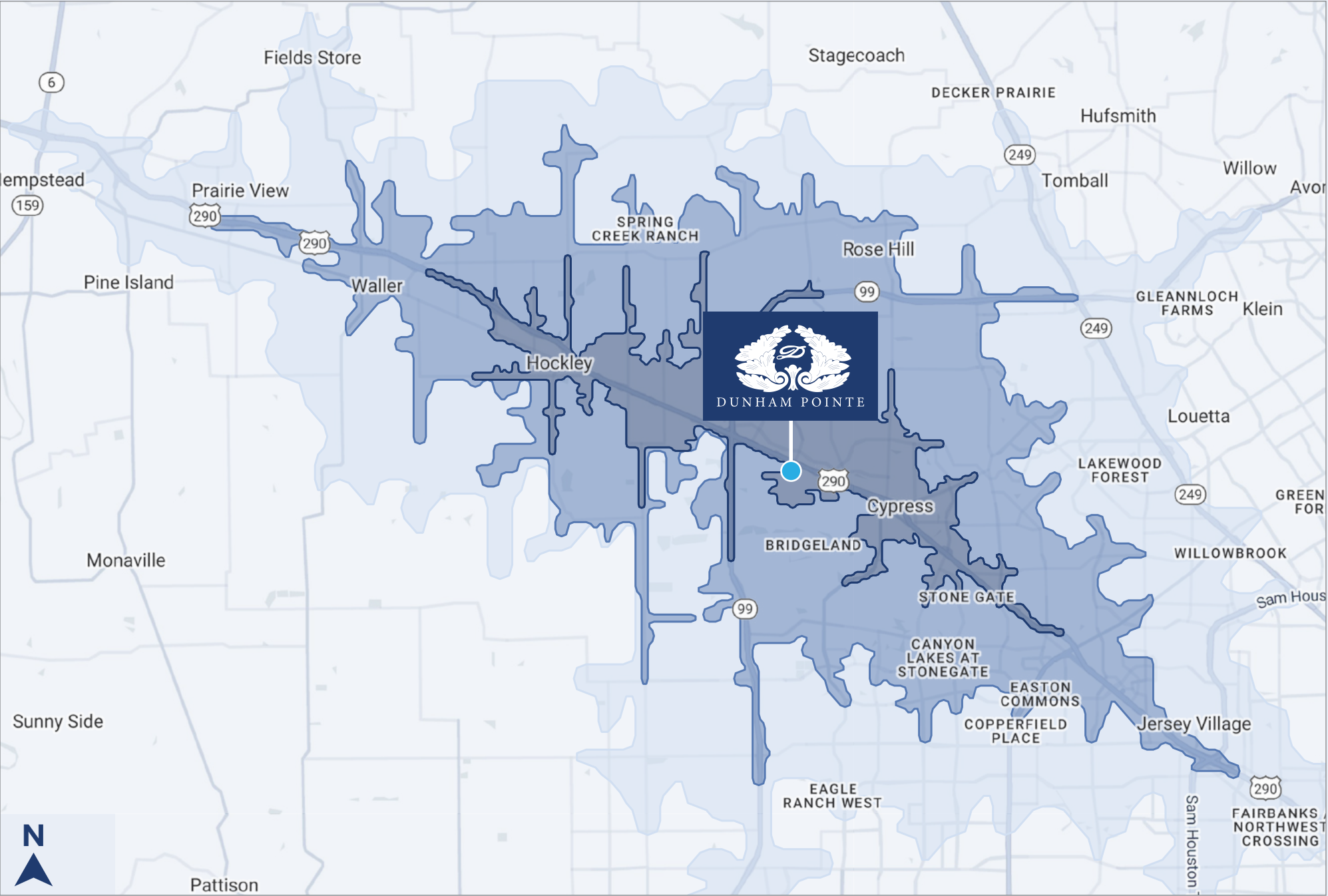
MASON ROAD
19,994 CPD

SPRING CYPRESS
DRIVE
20,408 CPD

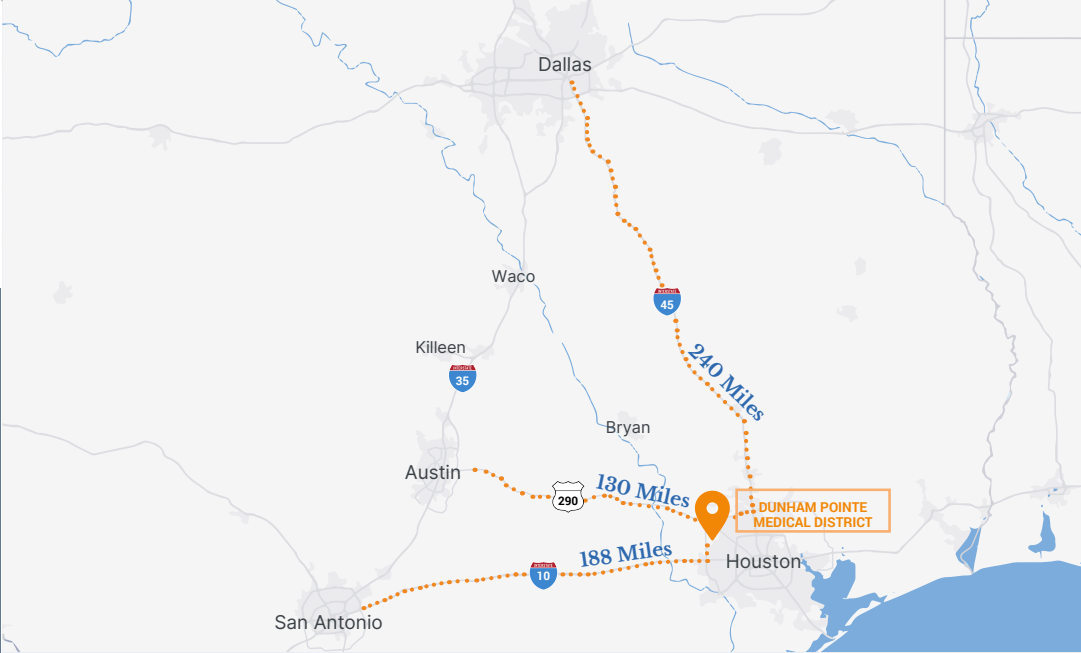
Retail Trade Area



Easy Access



Demographic Summary



	5 Miles	10 Miles	15 Miles
 Population (2024)	113,401	99,052	338,233
 Avg. HH Income	\$184,511	\$167,326	\$149,953
 HHI \$75K+%	74.5%	71.2%	62.7%
 Ed. Bachelors %	49.28%	44.89%	41.40%
 Median Age	35.6	35.8	36.2
 Households	36,364	32,664	115,984



Company Overview

HVH Leadership Has Executed \$2+ Billion
In Healthcare Real Estate

Hicks Ventures Healthcare (HVH) is a leading boutique healthcare real estate firm that partners with health systems, operators and physician groups to advance their strategic real estate objectives.

Dunham Pointe Medical District



Contact the leasing team to learn more

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