

View this email [online](#).  
 Forward to a colleague



6905-6935 Cypresswood Drive  
 Spring, TX 77379



### THE OFFERING

Cushman & Wakefield has been exclusively retained to execute the sale of Cypresswood Landing Shopping Center (the "Property"), a high traffic community retail center that caters to a dense and affluent suburban population in the northwest Houston suburb of Spring, Texas . Originally built in 2004 by the current owner, the +40,000 square foot shopping center is 96% occupied and anchored by the popular Gringo's Mexican Restaurant, a long term high volume 7,000 SF tenant. The Property is located at one of the busiest intersections in the submarket at the southeast corner of Cypresswood Drive and Stuebner Airline Road; both are divided, 4-lane, high-traffic arterial thoroughfares with over 50,000 vehicle per day. As a neighborhood-favorite destination, Cypresswood Landing also benefits from several nearby major regional traffic generators. Two of the larger traffic generators are Meyer and Collins Recreational Parks which cover over 235 acres and include 33 soccer fields, 12 softball and baseball fields, a skateboard park, fishing lakes, biking/jogging trails, to name a few, making them combined the third largest public park system in Harris county. In addition, one of the largest church congregations in Houston with over 17,000 seating capacity, Champion Forest Baptist Church, is located just south of the Property and fuels the weekend lunch and dinner crowds. Cypresswood Landing profits from strong daily regional drivers while providing a walkable and active retail environment with exclusive connectivity to the Gourley Nature

Trail, one of the only natural amenities of its kind in the area. The Property's solid tenant line-up is ideally suited to the surrounding affluent demographics and active environment with highly productive retailers that have a weighted average tenancy of over 9 years.

Cypresswood Landing provides investors the opportunity to purchase a high-quality neighborhood shopping center with exceptional demographics and a solid history of stable tenants and consistently growing cash flow.



### INVESTMENT HIGHLIGHTS



**HIGH-TRAFFIC INTERSECTION**



**EXCEPTIONAL DEMOGRAPHICS**



**SUPERIOR ACCESS & VISIBILITY**



**ABUNDANT PARKING & QUALITY CONSTRUCTION**



**STRONG DAILY DRIVERS**



**DESIRABLE NEIGHBORHOOD RETAIL**

[CLICK TO VISIT PROPERTY WEBSITE](#)

[CLICK TO EXECUTE CONFIDENTIALITY AGREEMENT](#)

### PROPERTY PICTURES



**For More Information, Please Contact**

**Chris Harden**  
+1 972 663 9680  
[chris.harden@cushwake.com](mailto:chris.harden@cushwake.com)

**Kris Von Hohn**  
+1 713 331 1777  
[kristopher.vonhohn@cushwake.com](mailto:kristopher.vonhohn@cushwake.com)

**Roger Shafer**  
+1 972 663 9709  
[roger.shafer@cushwake.com](mailto:roger.shafer@cushwake.com)

2021 McKinney Avenue, Suite 900  
Dallas, Texas 75201  
[cushmanwakfield.com](http://cushmanwakfield.com)



**Join the conversation online**



[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

This email has been sent to you by [Chris Harden & Kris Von Hohn](#) [chris.harden@cushwake.com](mailto:chris.harden@cushwake.com). To ensure delivery, add us to your address book or safe senders list. If you wish to unsubscribe from future emails, please [click here](#). We typically process unsubscribe requests within 5 working days. [Click here](#) for our privacy notice.

Global Headquarters: Cushman & Wakefield | 225 W. Wacker Drive, Suite 3000 | Chicago, IL 60606 | USA

© 2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. This e-mail may be considered advertising under federal law.