



SIZE

2,870 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
10,229	114,366	249,305
Households		
3,846	40,227	88,725
Median HH Income (\$)		
88,129	107,639	97,205

MAJOR TENANT(S)

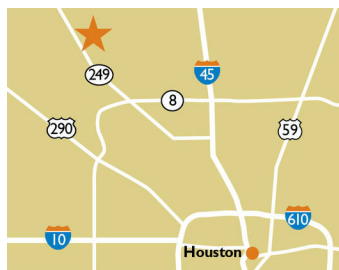
Sprouts Farmers Market
Spec's Liquor
Lumiere Nail Studios & Salon Park
Valley Ranch BBQ
Wolfies Bar and Grill

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

22506 Tomball Parkway | Houston, TX 77070

PROPERTY HIGHLIGHTS

- Anchored by Sprouts, a leading fresh format grocer
- Additional National and Regional tenants include Valley Ranch BBQ, Burger King, Spec's, Firehouse Subs, State Farm Insurance, and Wolfies Bar and Grill
- Located in Houston, Texas with a population exceeding 114,300 in a three-mile radius with an average household income greater than \$132,600
- The center is located on State Highway 249 & Spring Cypress Road which benefits from over 146,000 vehicles per day



PHILLIPS EDISON & COMPANY®

SPRING CYPRESS VILLAGE

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SPACE	TENANT	SQ. FT.
P100	Burger King	2,870 SF
P200	Firehouse Subs	2,400 SF
432	Baker Street Pub & Grill	3,808 SF
438	Generations Family Eyecare	2,179 SF
442	Fuji Sushi & Grill	3,200 SF
444	Long Mi Lashes	3,206 SF
448	AVAILABLE	1,600 SF
450	AVAILABLE	1,598 SF
452	Propel Physical Therapy	1,550 SF
454	Yumi Caf?	1,666 SF
490	Spec's Liquor	15,668 SF
491	Lumiere Nail Studios & Salon Park	11,000 SF
506	Sprouts Farmers Market	28,001 SF
510	Smokedelics	1,755 SF
512	15 Minutes Phone Repair	1,050 SF
514	State Farm Insurance	1,050 SF
516	AVAILABLE	1,750 SF
522	Wolfies Bar and Grill	6,994 SF
530	AVAILABLE	3,500 SF
548	Valley Ranch BBQ	7,913 SF
TOTAL SQ. FT.		2,870

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



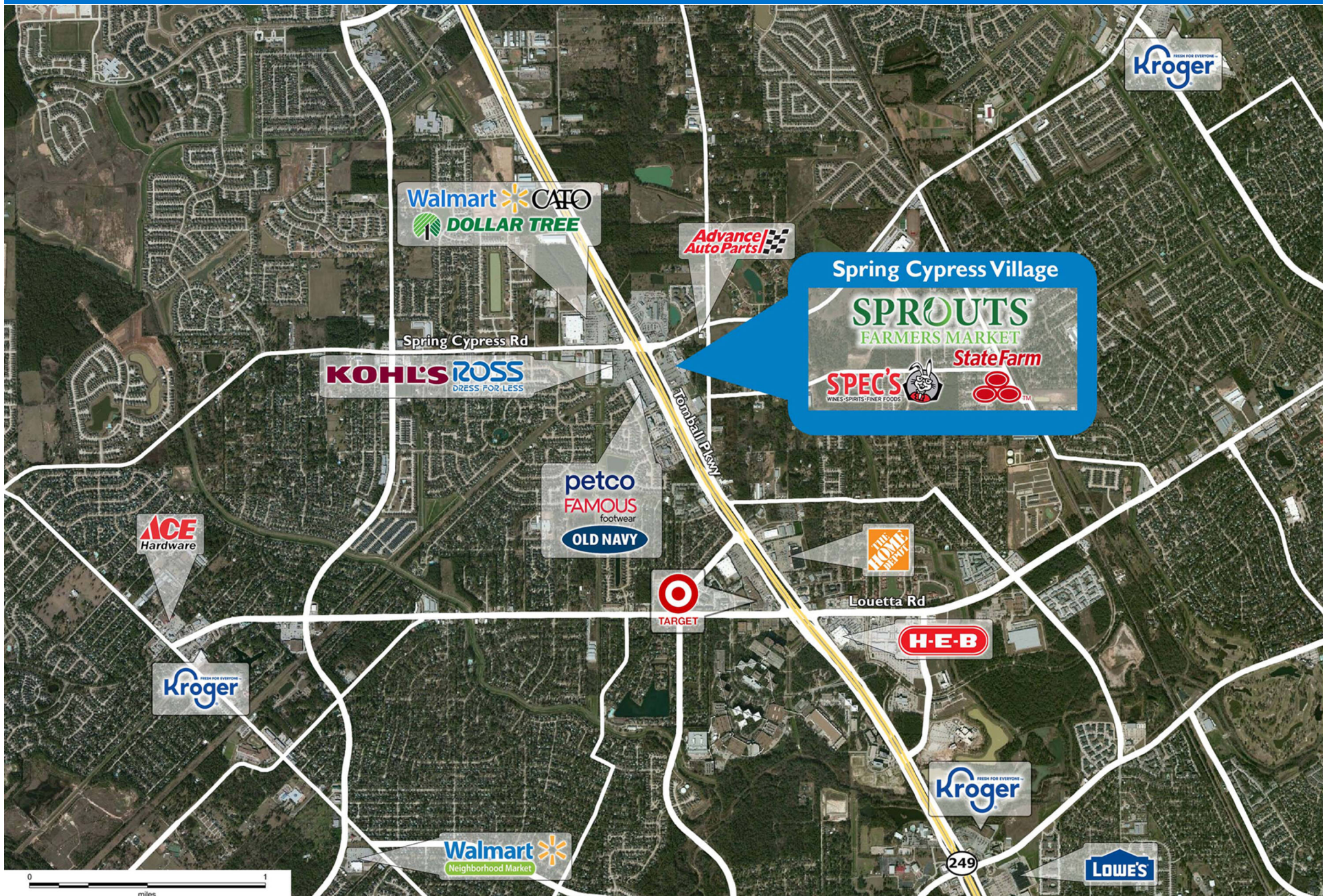
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 30.011751

Longitude: -95.587641

Spring Cypress Village Houston, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,229	114,366	249,305
	2028 Projected Population	11,027	121,871	263,712
	2010 Census Population	8,047	91,271	193,369
	2000 Census Population	4,167	55,834	125,702
	1990 Census Population	2,513	37,945	89,532
	Historical Annual Growth 1990 to 2000	5.19%	3.94%	3.45%
	Historical Annual Growth 2000 to 2010	6.80%	5.04%	4.40%
	Estimated Annual Growth 2010 to 2023	1.76%	1.65%	1.87%
	Projected Annual Growth 2023 to 2028	1.51%	1.28%	1.13%
	Median Age	38.7	38.6	38.2
Households	Q4 2023 Estimated Households	3,846	40,227	88,725
	2028 Projected Households	4,148	42,863	93,789
	2010 Census Households	2,833	32,056	70,818
	2000 Census Households	1,464	18,695	44,766
	1990 Census Households	876	11,985	30,329
	Historical Annual Growth 1990 to 2000	5.27%	4.55%	3.97%
	Historical Annual Growth 2000 to 2010	6.83%	5.54%	4.69%
	Estimated Annual Growth 2010 to 2023	2.25%	1.67%	1.65%
	Projected Annual Growth 2023 to 2028	1.52%	1.28%	1.12%
	Population per Household	2.65	2.84	2.80
Population by Race	White	42.4%	52.9%	49.3%
	Black or African American	7.1%	9.4%	12.0%
	Asian & Pacific Islander	15.9%	10.6%	9.7%
	Other Races	5.2%	3.9%	4.1%
	Hispanic Population	29.3%	23.1%	24.9%
Income	Average Household Income	\$116,410	\$132,649	\$126,758
	Median Household Income	\$88,129	\$107,639	\$97,205
	Per Capita Income	\$43,919	\$46,782	\$45,268
Education (Age 25+)	Elementary	3.6%	2.0%	2.7%
	Some High School	3.4%	3.0%	3.6%
	High School Graduate	22.4%	19.4%	18.7%
	Some College	22.1%	20.2%	20.2%
	Associates Degree Only	7.7%	8.7%	8.5%
	Bachelors Degree Only	28.2%	30.6%	30.7%
	Graduate Degree	12.7%	16.0%	15.7%
Business	Number of Businesses	341	2,143	5,710
	Total Number of Employees	3,245	21,453	58,464
	Employees per Business	9.52	10.01	10.24
	Residential Population per Business	30.01	53.36	43.66

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.