

SANCTUARY PLAZA

4420 SPRING CYPRESS RD., SPRING, TX 77388



FOR LEASE | RETAIL



PROPERTY HIGHLIGHTS

PRIMARY USE
RETAIL

AREA OF TOWN
NORTHWEST / SPRING

PROPERTY SIZE
16,050 SF

AVAILABLE SPACE
2,520 SF

LEASE RATE
\$22.00/SF/YR + NNNs

DATE AVAILABLE
IMMEDIATE

*2026 NNNs ESTIMATED AT \$7.73/SF/YR.



Prime leasing opportunity along the highly trafficked Spring Cypress Rd corridor with strong visibility and convenient access to I-45, the Hardy Toll Road, and TX-99. Featuring ample parking and a growing surrounding population, the site is well positioned for retail or service-oriented tenants seeking to establish or expand in the Northwest Houston market.

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
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ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

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PROPERTY OVERVIEW

- Prime retail opportunity with excellent visibility and signage potential
- Ample on-site parking for tenants and customers
- Endcap space available
- Ideal for medical, professional services, boutique retail, or quick-service concepts
- Prominent signage opportunities available
- Positioned in a high-demand submarket with limited vacancy

AVAILABLE SPACE

SUITE	AVAILABLE SPACE	LEASE RATE	NOTES
100	2,520 SF	\$22.00/SF/YR + NNNs	ENDCAP



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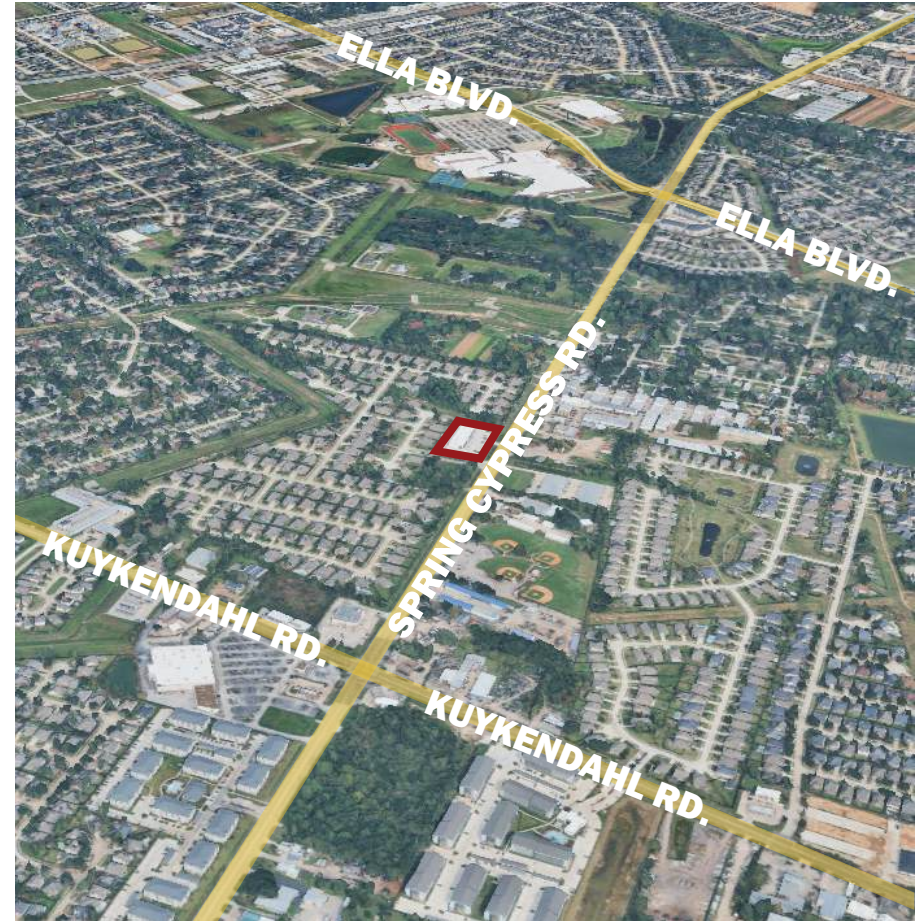
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LOCATION HIGHLIGHTS

- Located along Spring Cypress Rd. between Ella Blvd. and Kuykendahl Rd. with strong daily traffic counts
- Convenient access to I-45, Hardy Toll Road, and Grand Parkway (TX-99)
- Surrounded by dense residential neighborhoods and established retail centers
- Strong demographics with continued population growth in the immediate trade area
- Close proximity to national retailers, restaurants, and everyday amenities

	 POPULATION	 NUMBER OF HOUSEHOLDS	 AVERAGE INCOME
1 MILE	13,181	4,509	\$125,049
3 MILES	110,028	38,888	\$128,561
5 MILES	257,555	94,439	\$122,206



TRAFFIC COUNTS:

KUYKENDAHL @ SPRING CYPRESS RD: 28,464 VPD

SPRING CYPRESS RD @ SCHINDEWOLF: 25,860 VPD

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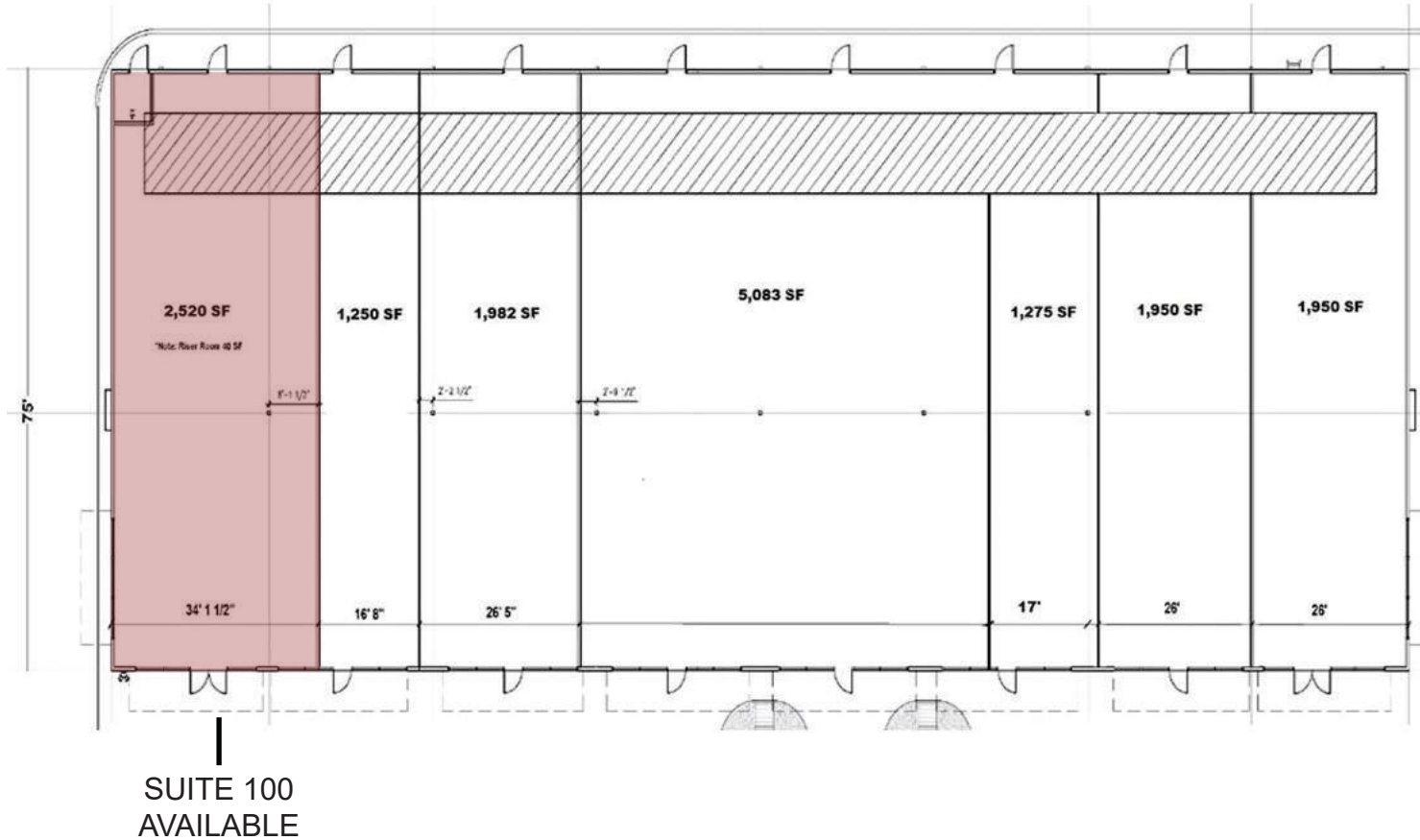
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SITE PLAN



Site plan shown for illustrative purposes only; all information is approximate and subject to verification.

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU & A BROKER SHOULD BE IN WRITING & CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Dapar, Inc. dba McAlpine Interests	313655	adam@mi-cre.com	281 973 4562
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

Adam McAlpine	600646	adam@mi-cre.com	281 973 4562
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

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