



# FM-529 - CYPRESS/KATY

SECOND GEN RETAIL SPACES FOR LEASE

18037 FM-529, HARRIS COUNTY, CYPRESS TEXAS 77433

Located on FM-529 and just west of Barker Cypress Rd, this property is only a few miles from Highway 6 and the Grand Parkway Tollway (99). Situated between residential neighborhoods and major retailers, it is directly across from Kroger.

**JIMMY CHANG**

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# CYPRESS / KATY

## PROPERTY INFORMATION

### AVAILABLE LEASE SPACE(S):

1,350 SF to 2,700 SF

**TOTAL BUILDING SIZE:** +/-8,550 SF

### PROPERTY FEATURES:

- Prime, highly visible location on FM 529, easily accessible and surrounded by residential neighborhoods and popular retailers such as Kroger, Fitness Planet, Kohl's, LA Fitness, ACE Hardware, and more.
- Situated at the border of Cypress, adjacent to the Katy area.

**PARKING:** 44 spaces (5.20 spaces per 1,000 SF)

**TAX RATE:** Estimated at \$2.333189 per \$100 value (2024)

**YEAR BUILT:** 2004

**RENTAL RATE:** call for pricing

**NNN:** \$8.40 NNN

## AREA RETAILERS



## DEMOGRAPHICS (3 MILES)

**174,103** Population

**54,498** Households

**\$92,504** Income

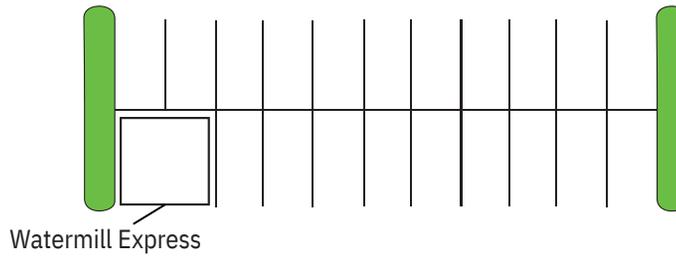
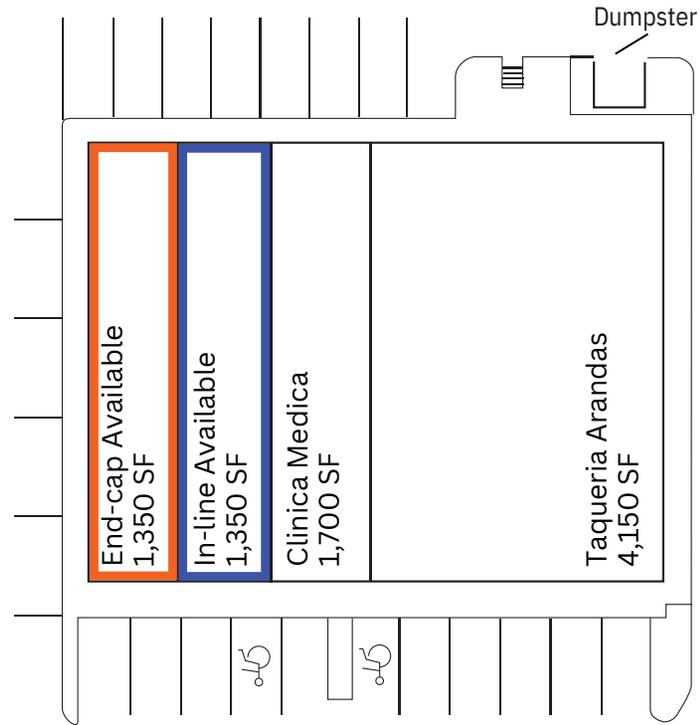
**SITE**

FM 529 / SPENCER RD

**37,170 VPD**

# CYPRESS/KATY

18037 FM-529, CYPRESS, TEXAS 77433



## JIMMY CHANG

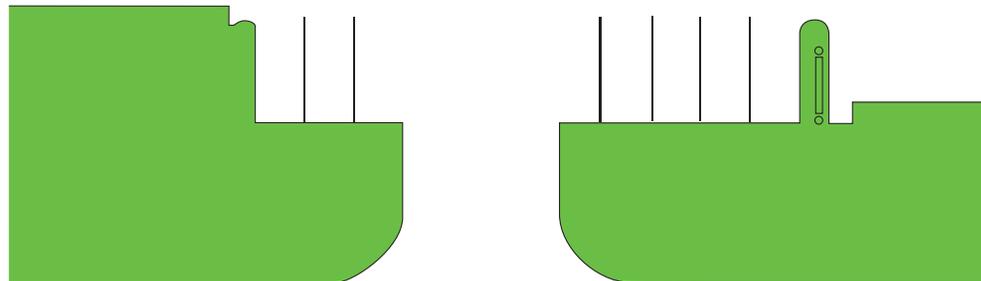
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FM 529 / SPENCER RD

# CYPRESS/KATY

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ExtraSpace Storage

CARRINGTON  
AT BARKER CYPRESS

Holmsley Elementary

LA FITNESS

3D's  
KRAZY KITCHEN

KOHL'S



DRY C SUPER

PET SUPPLIES PLUS

ACE  
The helpful place.

DUNKIN'

RapidCare  
Emergency Room

BARKER CYPRESS - 29,205 CPD

SPEC'S  
WINES • SPORTS • FINEER FOODS



CHASE

Kroger

Exxon Mobil

H&R BLOCK

SUBWAY



Marble SLAB CREAMERY



FM 529 - 37,170 CPD

INGRESS/EGRESS TO  
BARKER CYPRESS

PALACE INN

# CYPRESS/KATY

18037 FM-529, CYPRESS, TEXAS 77433



1,350 SF - ENDCAP - SUITE E



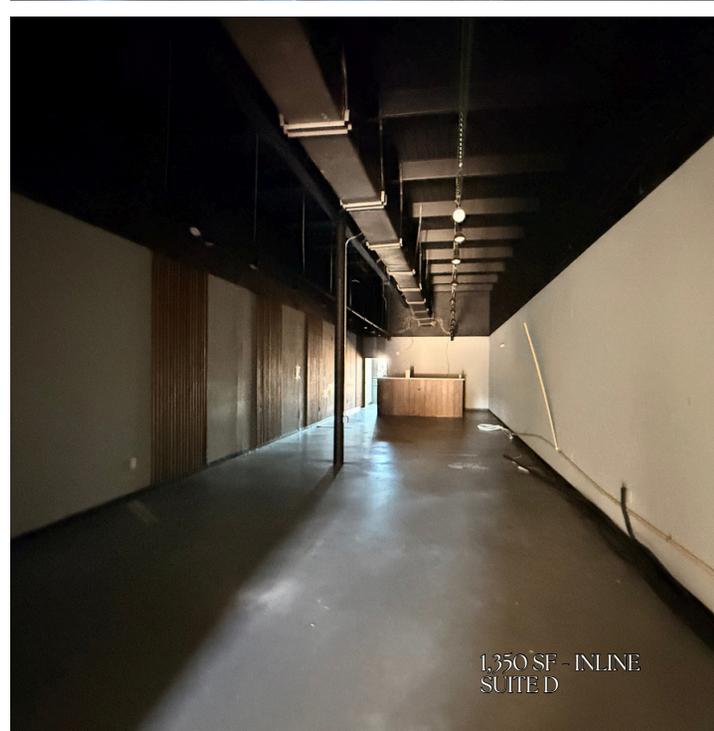
1,350 SF - ENDCAP - SUITE E



1,350 SF - ENDCAP - SUITE E



1,350 SF - INLINE SUITE D



1,350 SF - INLINE SUITE D



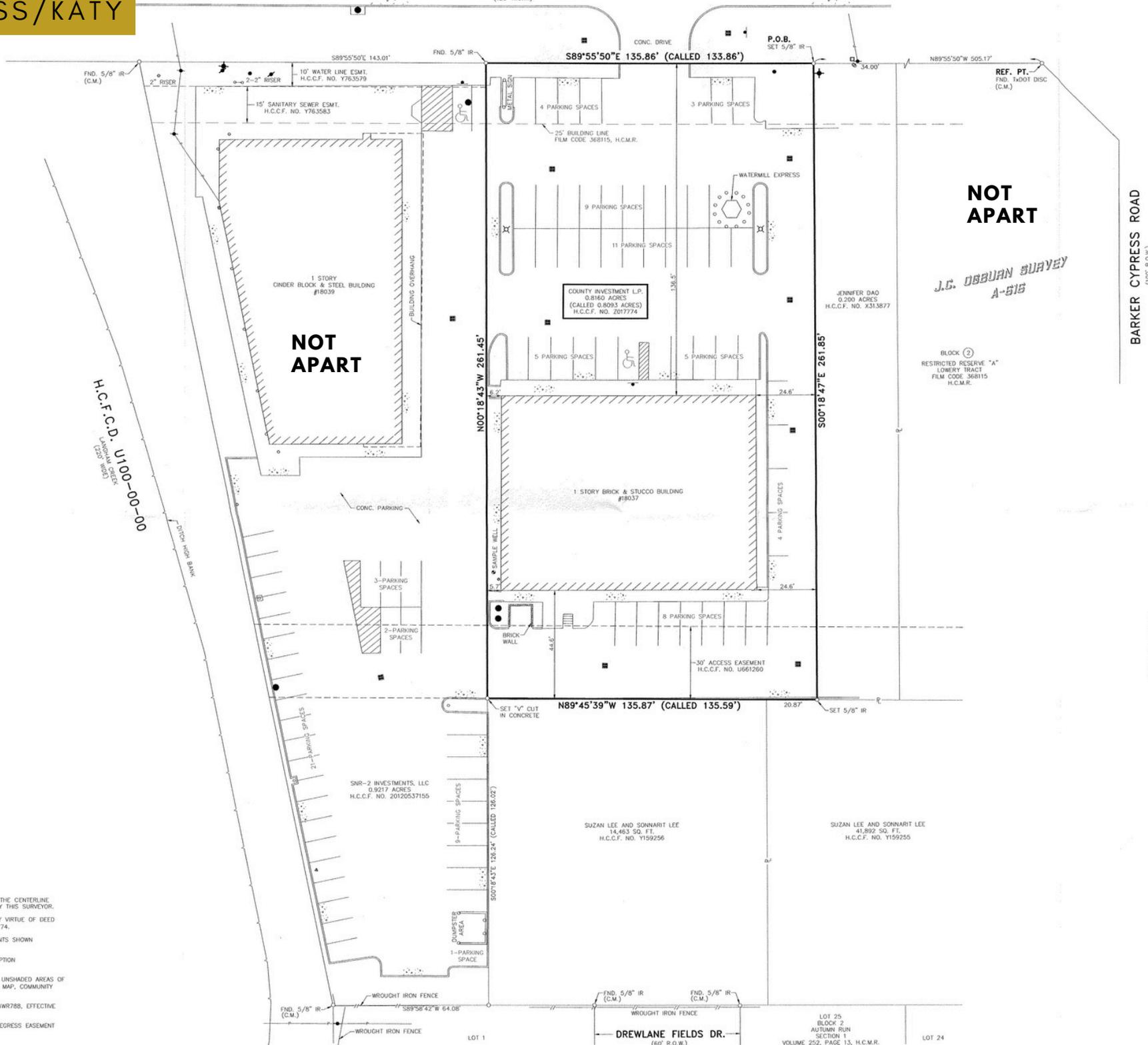
1,350 SF - INLINE SUITE D

EXIST. LEGE

# CYPRESS/KATY

F.M. 529  
(120' R.O.W.)

- FIRE HYDRANT
- SPRINKLER
- WATER METER
- POWER POLE
- SDC PEDESTAL
- GRATE INLET
- YARD LIGHT
- LIGHT STANDARD
- MANHOLE
- SIGN
- BOLLARD
- CLEANOUT
- GAS METER



H.C.F.C.D. U100-00-00  
(OWN 100% IN DEED)

**NOT APART**

**NOT APART**

J.C. OSBURN SURVEY  
A-616

BLOCK 2  
RESTRICTED RESERVE "A"  
LOWERY TRACT  
FILM CODE 368115  
H.C.M.R.

BARKER CYPRESS ROAD  
(60' R.O.W.)

I, RYMOND A. BAIN, THE FACTS FOUND A SUPERVISION DURING THERE ARE NO APPR BOUNDARIES UNLESS THIS SURVEY SUBSTA PROFESSIONAL SURV CONDITION 2 SURVEY

PARKING SPACE TABLE	
REGULAR PARKING SPACES	49
HANDICAP PARKING SPACES	1
TOTAL PARKING SPACES	50

**NOTES:**

1. DRAINAGE EASEMENT 15 FEET WIDE ALONG EITHER SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES WERE NOT LOCATED BY THIS SURVEYOR.

2. PROPERTY APPEARS VESTED IN COUNTY INVESTMENT, L.P. BY VIRTUE OF DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2017774.

3. BOUNDARY DETERMINATION IS BASED UPON FOUND MONUMENTS SHOWN HERON AS "CM" (CONTROL MONUMENTS).

4. THIS PLAT IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION PREPARED BY THIS SURVEYOR.

5. THIS PROPERTY IS LOCATED PARTIALLY IN THE SHADED AND UNSHADED AREAS OF ZONE "A" ACCORDING TO THE FEDERAL EMERGENCY AGENCY MAP, COMMUNITY PANEL NO. 48201C0420L, REVISED ON JUNE 18, 2007.

6. FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 16454WR788, EFFECTIVE DECEMBER 03, 2013.

7. PROPERTY IS SUBJECT TO A NON EXCLUSIVE INGRESS AND EGRESS EASEMENT PER H.C.F.C. NO. 20120537149.

N89°45'39"W 135.87' (CALLED 135.59')

SUZAN LEE AND SONNARIT LEE  
14,463 SQ. FT.  
H.C.C.F. NO. Y159256

SUZAN LEE AND SONNARIT LEE  
41,892 SQ. FT.  
H.C.C.F. NO. Y159255

DREWLANE FIELDS DR.  
(60' R.O.W.)

LOT 25  
BLOCK 2  
AUTUMN RUN  
SECTION 1  
VOLUME 252, PAGE 13, H.C.M.R.

LOT 24

# 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.

Last Updated on 2-10-2025

## 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 AND A BROKER SHOULD BE IN WRITING AND 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.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date