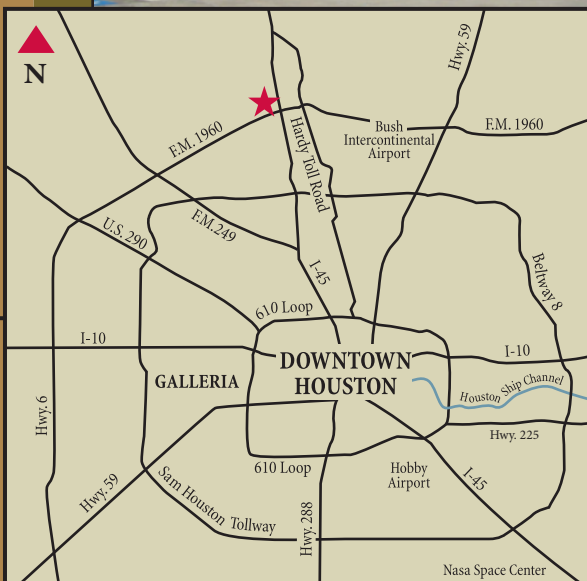


AVAILABLE NOW

■ CYPRESS STATION

*1250 Cypress Station Drive
Houston, Texas 77090*



**7,669 S.F. BUILT-OUT MEDICAL
OFFICE AVAILABLE
(with expansion space)**

■ TENANTS

Cypress Physicians Association

■ 2011 DEMOGRAPHICS

POPULATION ESTIMATE

1 mile	13,460
3 miles	75,660
5 miles	203,975

AVERAGE HOUSEHOLD INCOME

1 mile	\$52,018
3 miles	\$70,957
5 miles	\$73,814

■ TRAFFIC COUNTS

FM 1960 E. of Cypress Station
62,000 vpd (2008)

FM 1960 W. of Cypress Station
51,000 vpd (2008)

Cypress Station N. of FM 1960
17,360 vpd (2008)

■ *Ideal for medical use*

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property.
1/16/12

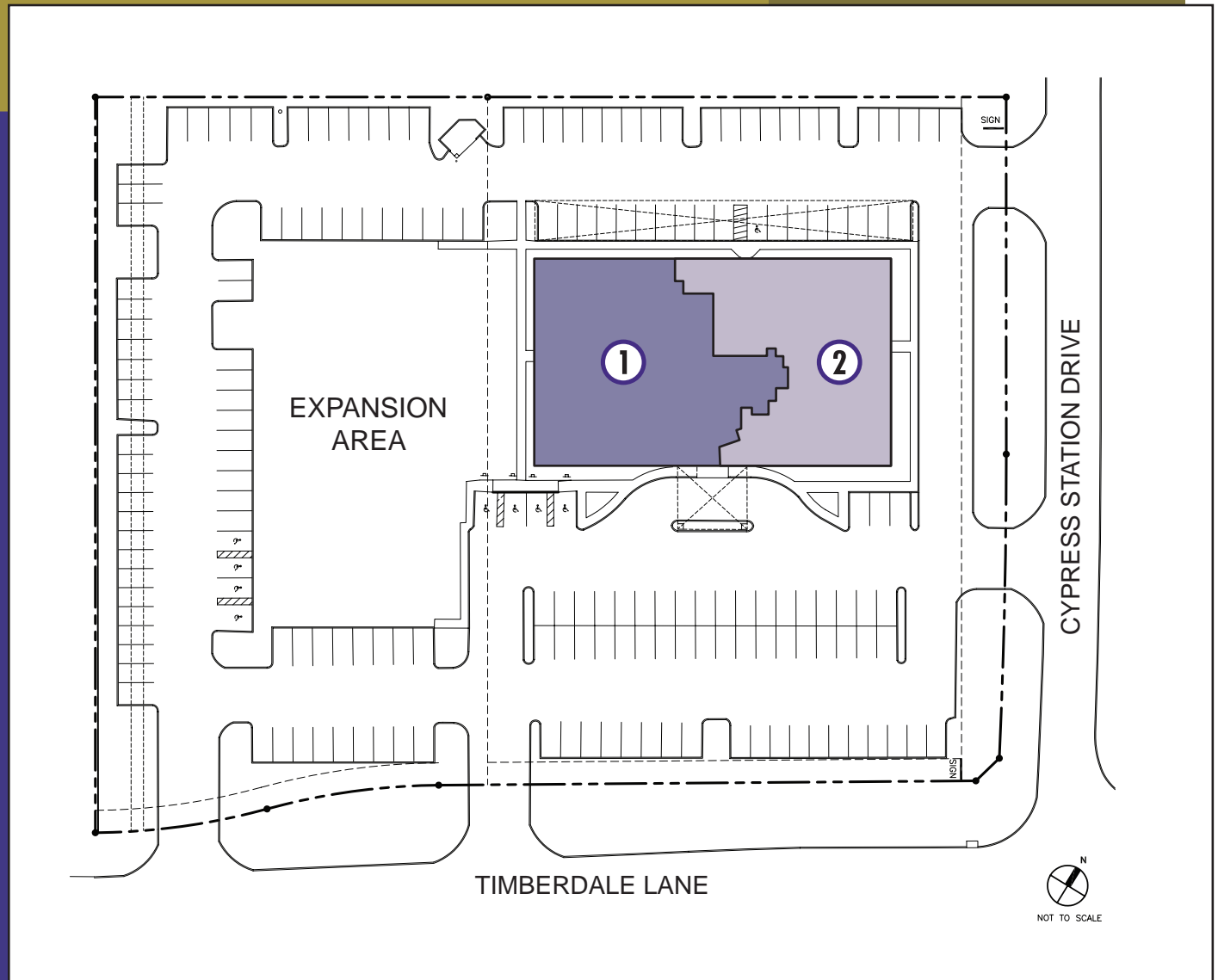


Leasing • Management

■ For More Information:
713.623.6800

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027

CYPRESS STATION



■ TENANT	■ ADDRESS	■ SIZE
1. AVAILABLE	1250 Cypress Station Suite A	7,669 SF
2. Cypress Physicians Association	1250 Cypress Station Suite B	6,631 SF
TOTAL GLA:		14,300 SF



■ FOR LEASING INFORMATION:

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027
713.623.6800
713.623.6804 f.

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Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: 1250 CYPRESS STATION DR, HOUSTON, TX 77090-3052, aggregate

Radius 2: 1250 CYPRESS STATION DR, HOUSTON, TX 77090-3052, aggregate

Radius 3: 1250 CYPRESS STATION DR, HOUSTON, TX 77090-3052, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2016 Projection	13,747		80,735		218,751	
2011 Estimate	13,460		75,660		203,975	
2000 Census	13,135		60,423		164,267	
1990 Census	11,993		51,624		132,290	
Growth 1990 - 2000	9.52%		17.04%		24.17%	
Households						
2016 Projection	5,876		31,414		78,988	
2011 Estimate	5,856		29,870		74,604	
2000 Census	5,804		24,317		60,679	
1990 Census	5,479		20,702		49,817	
Growth 1990 - 2000	5.93%		17.46%		21.80%	
2011 Est. Population by Single Classification Race						
	13,460		75,660		203,975	
White Alone	7,398	54.96	45,778	60.50	121,599	59.61
Black or African American Alone	2,772	20.59	14,358	18.98	40,856	20.03
American Indian and Alaska Native Alone	76	0.56	384	0.51	1,040	0.51
Asian Alone	919	6.83	4,414	5.83	12,341	6.05
Native Hawaiian and Other Pacific Islander Alone	31	0.23	244	0.32	528	0.26
Some Other Race Alone	1,639	12.18	7,575	10.01	20,114	9.86
Two or More Races	627	4.66	2,908	3.84	7,498	3.68
2011 Est. Population Hispanic or Latino						
	13,460		75,660		203,975	
Hispanic or Latino	4,859	36.10	21,429	28.32	55,652	27.28
Not Hispanic or Latino	8,601	63.90	54,231	71.68	148,323	72.72
2011 Tenure of Occupied Housing Units						
	5,856		29,870		74,604	
Owner Occupied	1,095	18.70	14,009	46.90	42,653	57.17
Renter Occupied	4,761	81.30	15,861	53.10	31,951	42.83
2011 Average Household Size						
	2.24		2.52		2.72	

Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: 1250 CYPRESS STATION DR, HOUSTON, TX 77090-3052, aggregate

Radius 2: 1250 CYPRESS STATION DR, HOUSTON, TX 77090-3052, aggregate

Radius 3: 1250 CYPRESS STATION DR, HOUSTON, TX 77090-3052, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2011 Est. Households by Household Income	5,856		29,870		74,604	
Income Less than \$15,000	671	11.46	2,438	8.16	5,527	7.41
Income \$15,000 - \$24,999	724	12.36	2,649	8.87	6,102	8.18
Income \$25,000 - \$34,999	906	15.47	3,582	11.99	8,032	10.77
Income \$35,000 - \$49,999	1,325	22.63	5,397	18.07	12,252	16.42
Income \$50,000 - \$74,999	1,151	19.66	6,098	20.42	16,258	21.79
Income \$75,000 - \$99,999	519	8.86	3,659	12.25	10,292	13.80
Income \$100,000 - \$124,999	250	4.27	2,466	8.26	6,871	9.21
Income \$125,000 - \$149,999	155	2.65	1,384	4.63	3,675	4.93
Income \$150,000 - \$199,999	97	1.66	1,143	3.83	2,882	3.86
Income \$200,000 - \$499,999	51	0.87	926	3.10	2,390	3.20
Income \$500,000 and over	6	0.10	129	0.43	324	0.43
2011 Est. Average Household Income	\$52,018		\$70,957		\$73,814	
2011 Est. Median Household Income	\$42,085		\$53,563		\$58,288	
2011 Est. Per Capita Income	\$22,993		\$28,149		\$27,104	
2011 Median HH Inc by Single Race Class or Ethn						
White Alone	44,826		61,274		65,552	
Black or African American Alone	37,971		43,314		47,329	
American Indian and Alaska Native Alone	45,028		64,322		63,522	
Asian Alone	47,294		55,373		57,637	
Native Hawaiian and Other Pacific Islander Alone	40,740		51,619		48,888	
Some Other Race Alone	36,804		38,353		42,700	
Two or More Races	38,355		45,172		47,104	
Hispanic or Latino	38,210		43,636		46,275	
Not Hispanic or Latino	43,591		57,517		62,022	

Pop-Facts: Demographic Quick Facts 2011 Report

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1250 CYPRESS STATION DR	Latitude/Longitude	30.022015	-95.438081
HOUSTON, TX 77090-3052	Radius	0.00	- 1.00

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1250 CYPRESS STATION DR	Latitude/Longitude	30.022015	-95.438081
HOUSTON, TX 77090-3052	Radius	0.00	- 3.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1250 CYPRESS STATION DR	Latitude/Longitude	30.022015	-95.438081
HOUSTON, TX 77090-3052	Radius	0.00	- 5.00

Project Information:

Site: 1

Order Number: 970724490

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

