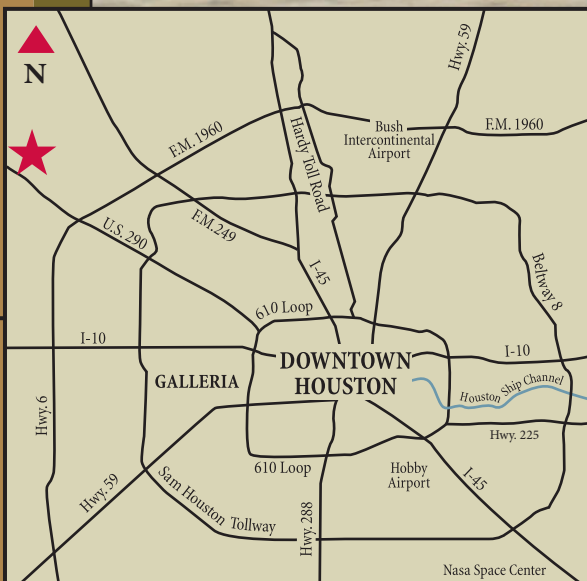


AVAILABLE NOW

FAIRFIELD WEST & EAST

15201 & 15202 Mason Road
Cypress, Texas 77433



1.15 ACRE PAD SITE
AVAILABLE
FOR SALE OR LEASE

TENANTS

Great Clips
Subway
Domino's Pizza

2011 DEMOGRAPHICS

POPULATION ESTIMATE

1 mile	7,218
3 miles	27,600
5 miles	58,931

AVERAGE HOUSEHOLD INCOME

1 mile	\$115,958
3 miles	\$107,615
5 miles	\$98,930

TRAFFIC COUNTS

Mason at Cypresswood
19,209 vpd (2008)

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.
01/16/12

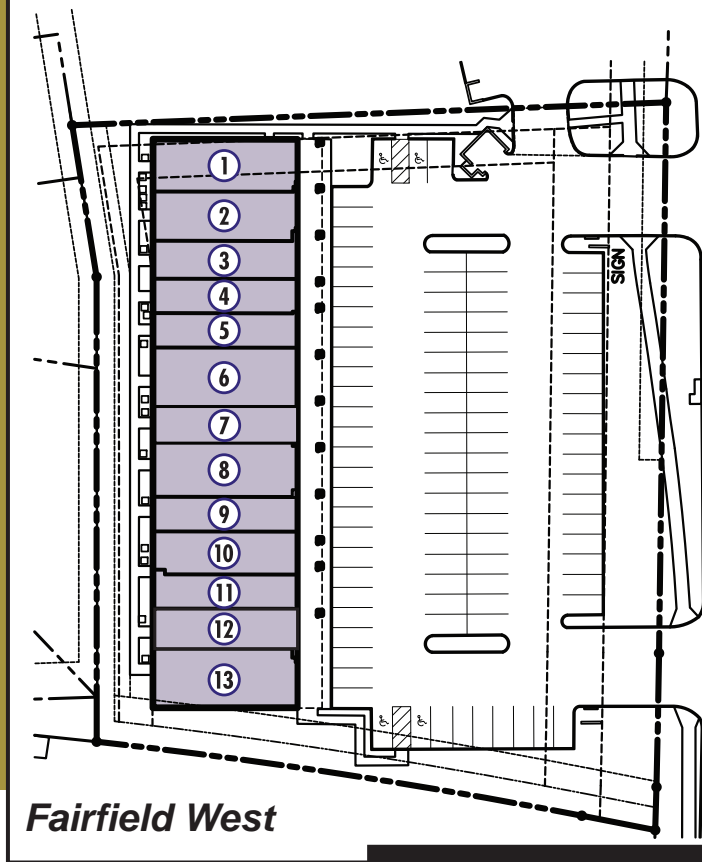


Leasing • Management

For More Information:
713.623.6800

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027

FAIRFIELD CENTER

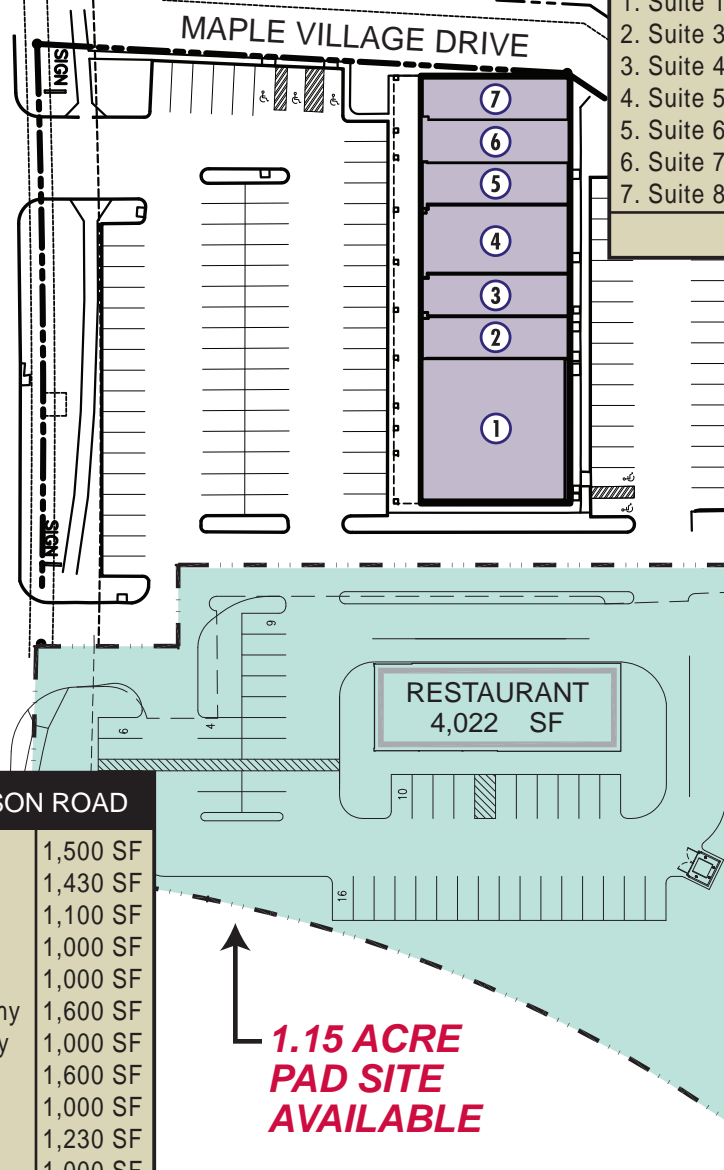


FAIRFIELD WEST: 15201 MASON ROAD

1. Suite 100	Domino's Pizza	1,500 SF
2. Suite 200	Subway	1,430 SF
3. Suite 300	Snowflake Donuts	1,100 SF
4. Suite 400	A&N Liquor	1,000 SF
5. Suite 500	Jitterbug Coffee	1,000 SF
6. Suite 600	Black Belt Academy	1,600 SF
7. Suite 700	Fairfield Pharmacy	1,000 SF
8. Suite 800	M Cleaners	1,600 SF
9. Suite 900	L'Amour Nails	1,000 SF
10. Suite 1000	Post Boxes Etc.	1,230 SF
11. Suite 1050	Great Clips	1,000 SF
12. Suite 1100	Robinson Insurance	1,300 SF
13. Suite 1200	Family Physicians	1,625 SF

Total GLA: 16,385 SF

Fairfield East



FAIRFIELD EAST: 15202 MASON ROAD

1. Suite 100	Las Mananita's	4,000 SF
2. Suite 300	Fairfield Hair Studio	1,200 SF
3. Suite 400	Golden China	1,200 SF
4. Suite 500	Kumon Learning Center	2,000 SF
5. Suite 600	Pizza Hut	1,200 SF
6. Suite 700	Dave's Hoagie House	1,170 SF
7. Suite 800	Fairfield Chiropractic	1,250 SF

Total GLA: 12,020 SF



FOR LEASING INFORMATION:

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

Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: 15203 MASON RD, CYPRESS, TX 77433-5588, aggregate

Radius 2: 15203 MASON RD, CYPRESS, TX 77433-5588, aggregate

Radius 3: 15203 MASON RD, CYPRESS, TX 77433-5588, 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	8,261		31,318		66,415	
2011 Estimate	7,218		27,600		58,931	
2000 Census	2,833		9,739		20,216	
1990 Census	607		2,403		7,738	
Growth 1990 - 2000	366.72%		305.29%		161.26%	
Households						
2016 Projection	2,444		9,535		20,534	
2011 Estimate	2,181		8,536		18,480	
2000 Census	878		3,046		6,384	
1990 Census	191		761		2,466	
Growth 1990 - 2000	359.69%		300.26%		158.88%	
2011 Est. Population by Single Classification Race						
	7,218		27,600		58,931	
White Alone	6,203	85.94	22,558	81.73	43,773	74.28
Black or African American Alone	272	3.77	1,474	5.34	4,848	8.23
American Indian and Alaska Native Alone	40	0.55	154	0.56	336	0.57
Asian Alone	322	4.46	1,070	3.88	2,159	3.66
Native Hawaiian and Other Pacific Islander Alone	0	0.00	0	0.00	25	0.04
Some Other Race Alone	223	3.09	1,624	5.88	5,861	9.95
Two or More Races	157	2.18	721	2.61	1,929	3.27
2011 Est. Population Hispanic or Latino						
	7,218		27,600		58,931	
Hispanic or Latino	673	9.32	3,864	14.00	12,991	22.04
Not Hispanic or Latino	6,544	90.66	23,736	86.00	45,940	77.96
2011 Tenure of Occupied Housing Units						
	2,181		8,536		18,480	
Owner Occupied	2,125	97.43	8,199	96.05	16,835	91.10
Renter Occupied	56	2.57	337	3.95	1,646	8.91
2011 Average Household Size						
	3.31		3.23		3.18	

Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: 15203 MASON RD, CYPRESS, TX 77433-5588, aggregate

Radius 2: 15203 MASON RD, CYPRESS, TX 77433-5588, aggregate

Radius 3: 15203 MASON RD, CYPRESS, TX 77433-5588, 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	2,181		8,536		18,480	
Income Less than \$15,000	34	1.56	162	1.90	600	3.25
Income \$15,000 - \$24,999	12	0.55	127	1.49	516	2.79
Income \$25,000 - \$34,999	71	3.26	426	4.99	1,195	6.47
Income \$35,000 - \$49,999	95	4.36	549	6.43	1,696	9.18
Income \$50,000 - \$74,999	349	16.00	1,482	17.36	3,539	19.15
Income \$75,000 - \$99,999	478	21.92	1,883	22.06	3,845	20.81
Income \$100,000 - \$124,999	451	20.68	1,589	18.62	2,798	15.14
Income \$125,000 - \$149,999	340	15.59	1,134	13.28	2,003	10.84
Income \$150,000 - \$199,999	194	8.90	655	7.67	1,256	6.80
Income \$200,000 - \$499,999	143	6.56	479	5.61	915	4.95
Income \$500,000 and over	15	0.69	51	0.60	117	0.63

2011 Est. Average Household Income	\$115,958	\$107,615	\$98,930
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2011 Est. Median Household Income	\$102,895	\$95,223	\$86,011
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2011 Est. Per Capita Income	\$35,057	\$33,346	\$31,099
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2011 Median HH Inc by Single Race Class or Ethn			
White Alone	103,727	96,369	88,964
Black or African American Alone	109,508	100,089	68,565
American Indian and Alaska Native Alone	55,343	53,081	56,397
Asian Alone	114,843	106,367	96,269
Native Hawaiian and Other Pacific Islander Alone	0	0	44,931
Some Other Race Alone	71,371	73,792	69,183
Two or More Races	90,823	85,648	81,123
Hispanic or Latino	85,861	81,254	70,648
Not Hispanic or Latino	105,073	97,521	89,612

Pop-Facts: Demographic Quick Facts 2011 Report

Appendix: Area Listing

Area Name:

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

Radius Definition:

15203 MASON RD	Latitude/Longitude	29.992945	-95.739048
CYPRESS, TX 77433-5588	Radius	0.00	- 1.00

Area Name:

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

Radius Definition:

15203 MASON RD	Latitude/Longitude	29.992945	-95.739048
CYPRESS, TX 77433-5588	Radius	0.00	- 3.00

Area Name:

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

Radius Definition:

15203 MASON RD	Latitude/Longitude	29.992945	-95.739048
CYPRESS, TX 77433-5588	Radius	0.00	- 5.00

Project Information:

Site: 1

Order Number: 970724759

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.

