

# MOMENTUM AT MALCOMSON & GRANT ROAD



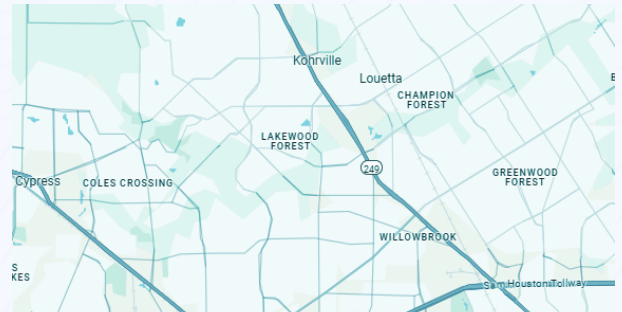
## HIGH-VISIBILITY END CAP FOR LEASE DUAL CORNER EXPOSURE AT A BUSY LIGHTED INTERSECTION



**12918 MALCOMSON ROAD**  
CYPRESS, TX 77429

### 2,130 SF END CAP FOR LEASE READY BY FEBRUARY 1, 2026

- **PRIME LOCATION** with coveted dual-corner exposure at the lighted intersection of Grant Rd & Malcomson Rd
- **TURNKEY OPPORTUNITY** - 2,130 SF available end cap space that ready for build-out by February 2026
- **UPWARD RETAIL TREND** - Nearby lease comps command \$32 to \$39/SF + NNN



**OVER 113,000 VEHICLES**  
PER DAY



**\$135,000 AVG.**  
HOUSEHOLD INCOME



**RETAIL VACANCY**  
BELOW 6%.



**PROJECTED 8.8%  
POPULATION GROWTH  
IN CYPRESS** 2024-2029

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