DUNHAM POINTE

CYPRESS' PREMIER WALKABLE LIFESTYLE COMMUNITY CENTER





DUNHAM POINTE

TENANTS OPENING Q1 2028

As the **only upscale center** in northwest Houston, Dunham Pointe anchors the growth corridor between The Woodlands and Katy. **Located in the heart of Cypress,** one of Houston's most affluent high growth markets, the project is surrounded by $1M+ custom homes, top-ranked schools, and accelerating residential growth. Positioned at Highway 290 and Mason Road with direct access to Highway 99, Dunham Pointe sits at a powerful, established retail intersection **capturing both local and super-regional demand.**

Anchored by Whole Foods Market and joined by Nordstrom Rack and a growing mix of retail, dining, and lifestyle brands, **Dunham Pointe continues to build strong leasing momentum.**

Project Overview

WHOLE FOODS MARKET ANCHORED WALKABLE LIFESTYLE DISTRICT

206K
SF TOTAL

153K
SF RETAIL

154K
VPD ON HWY 290

22K
SF GREEN SPACE

53K
SF RESTAURANT

30K
SF WHOLE FOODS MARKET



Rapid Growth & Affluent Consumer

DUNHAM POINTE - CYPRESS, TEXAS

CYPRESS RANKED #1

MOST POPULAR DESTINATION FOR MOVERS NATIONALLY

MovingPlace, 2025

181K AVG HHI

FOR 229K RESIDENTS IN CYPRESS, TEXAS

AGS Data, 2026

TOP 5

GROWTH ZIP CODE NATIONALLY

AGS Data, 2026

TOP 5

GROWTH ZIP CODE IN TEXAS

AGS Data, 2026

205K HOMES

WITHIN 10 MILE RADIUS BY 2030

AGS Data, 2026




HOUSTON PREMIUM OUTLETS
4.9M ANNUAL VISITS | $850/SF SALES | TOP 88% FOR FACTORY OUTLETS IN US
FERRAGAMO
lululemon
A|X ARMANI EXCHANGE
vuori
Psycho Bunny
JIMMY CHOO
VERSACE
COACH
Established Retail Intersection
FAIRFIELD TOWN CENTER (512K SF)
KOHL'S
OLD NAVY
Academy SPORTS+OUTDOORS
ULTA BEAUTY
HomeGoods
Burlington
Marshalls
Kirkland's
CINEMARK
ROOMS TO GO
H-E-B
Kroger
DUNHAM POINTE
WHOLE FOODS MARKET
NORDSTROM Rack
SHAKE SHACK
[solidcore]
LaserAway
Pokeworks
OJO DE AGUA
PLAYA BOWLS
Amorino GELATO AL NATURALE
MilkShake EST FACTORY 1914
DUNHAM POINTE
290
114K VPD
DUNHAM WEST
DUNHAM EAST
MEMORIAL HERMANN
Cypress Hospital
125 Beds
$277.5M Expansion Underway
290
154K VPD
DUC-E'S
COSTCO WHOLESALE
MEDICAL / OFFICE
CORPORATE CAMPUS
MODEL HOMES
REC
PARK
LAKE / DET.
COM

OUR FUTURE TENANTS &

Site Overview

Whole Foods Market

Nordstrom Rack

Playa Bowls

LaserAway

Shake Shack

Amorino Gelato al Naturale

Pokeworks

Pepper Lunch

[solidcore]

Texas Country Boots

Flower Child — Healthy Food for a Happy World

Ojo de Agua

Fidelity



WHY DUNHAM POINTE:

Strong Demos

5 MILE

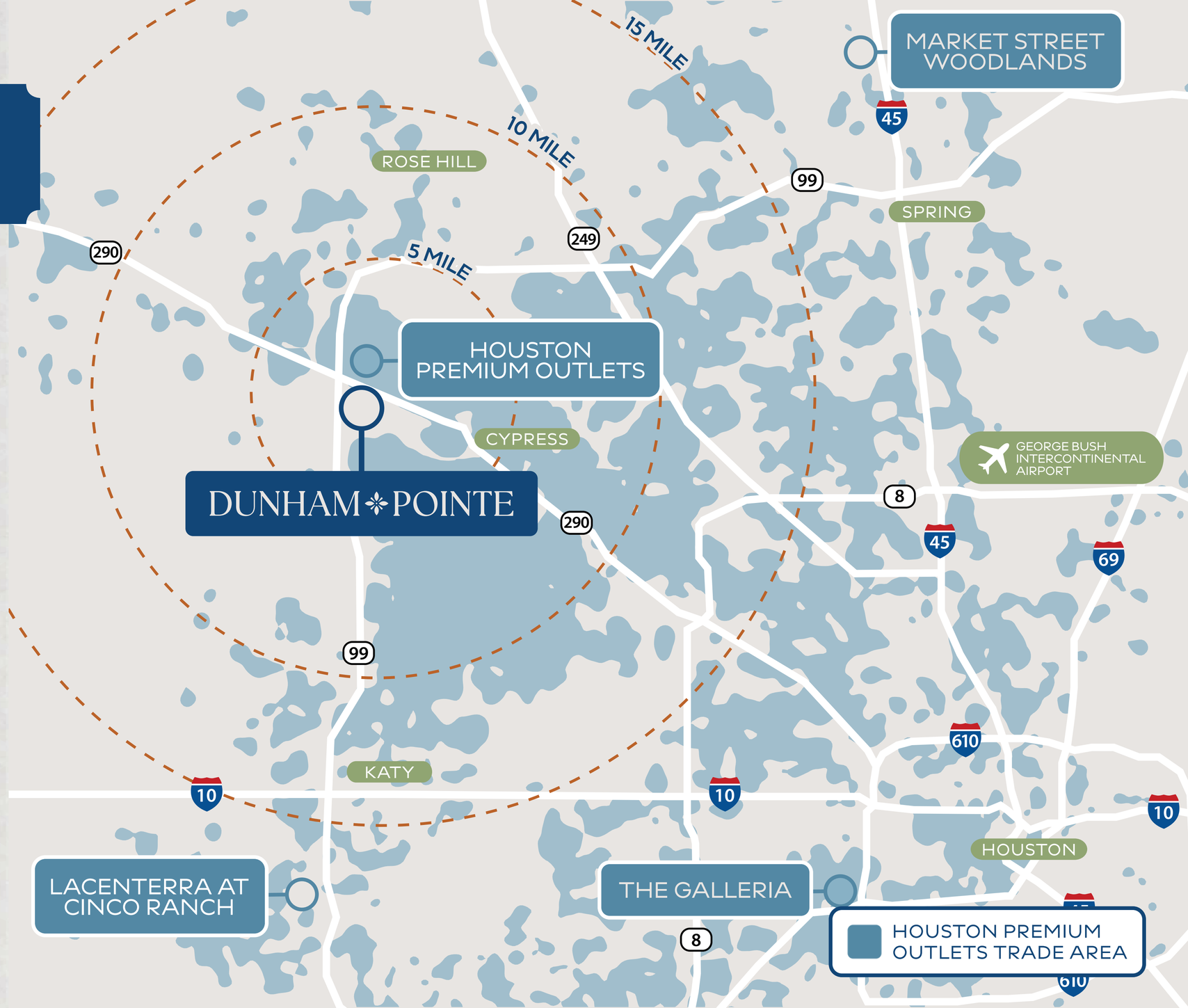
Population (2025):	137,564
Avg. HH Income:	$195,829
HHI $75K+%:	79.1%
Bachelors+%:	53.8%
Median Age:	35.3
Est. Households:	44,732

10 MILE

Population (2025):	555,959
Avg. HH Income:	$152,666
HHI $75K+%:	67.5%
Bachelors+%:	42.5%
Median Age:	35.3
Est. Households:	185,420

15 MILE

Population (2025):	1,225,400
Avg. HH Income:	$138,867
HHI $75K+%:	62.6%
Bachelors+%:	40.3%
Median Age:	35.5
Est. Households:	422,369




OUR NEIGHBORS:
Built-In Demand
FAIRFIELD - SE SIDE
HOMES UP TO $885K
2,288 HOMES
VILLAGE OF CYPRESS LAKES
HOMES UP TO $1.2M
2,086 HOMES
STABLEWOOD
HOMES UP TO $287K
833 HOMES
HOUSTON PREMIUM OUTLETS
A SIMON CENTER
4.9M ANNUAL VISITS
FAIRFIELD TOWN CENTER
10.8M ANNUAL VISITS
FAIRFIELD MARKETPLACE
3.2M ANNUAL VISITS
SYDNEY HARBOUR
HOMES UP TO $800K
485 HOMES
290
114K VPD
MEMORIAL HERMANN CYPRESS HOSPITAL
125 BEDS
$277.5M EXPANSION
CYPRESS MILL
HOMES UP TO $381K
1,516 HOMES
CYPRESS POINT
HOMES UP TO $647K
1,194 HOMES
DUNHAM POINTE
BUC-EE'S
COSTCO
CYPRESS MILL PLAZA
7.3M ANNUAL VISITS
CY-FAIR TOWN CENTER
3M ANNUAL VISITS
CYPRESS WOODS HIGH SCHOOL
3,290 STUDENTS
DUNHAM POINTE
HOMES UP TO $2M
2,000+ HOMES
290
154K VPD
CYPRESS FAIRBANKS
INDEPENDENT SCHOOL DISTRICT
TORO DISTRICT
FUTURE HOME OF THE HOUSTON TEXANS
83-ACRE SPORTS AND ENTERTAINMENT DESTINATION
1M SF - OFFICE SPACE | 300K SF - RETAIL + DINING
250K SF - HEALTHCARE | 2 HOTELS TOTAL 300 KEYS
1,300 - MULTIFAMILY UNITS
CYPRESS TOWN CENTER
3.9M ANNUAL VISITS
SPILLANE MIDDLE SCHOOL
1,390 STUDENTS
BLACKHORSE RANCH
HOMES UP TO $1.1M
842 HOMES
HOUSTON METHODIST CYPRESS HOSPITAL
400 STUDENTS
BRIDGELAND
HOMES UP TO $2.3M
2,129 HOMES

WHY DUNHAM POINTE:

Built-In Customer Base

PROFESSIONAL

Regional business and employment hub supported by Costco, FedEx, Target, UPS, Insperity, HCA Houston Healthcare contributing to **122K labor force**.

Major growth drivers include Chevron's **7,000 Houston employees**, Grainger's new **1.2M SF distribution center** bringing **400+ jobs,** and the Houston Texans' new Bridgeland HQ projected to create **17,000+ jobs.**

Sources: AGS Data 2026, Niche 2026, & Cy-Fair Chamber of Commerce

RESIDENTIAL

Located within a **1,300-acre master-planned community** in the heart of Cypress, TX.

1,000 homes today with an additional **1,500 homes planned, housing 7,300+ residents.**

If Cy-Fair area were a city, it would rank **top 20 largest cities nationally.**

ACADEMIC

Located within the Cypress-Fairbanks ISD, ranked **#2 Best in Harris County.**

WHY DUNHAM POINTE:

Key Attributes

Strategically positioned in an underserved, **high-growth Houston corridor** between The Woodlands and Katy

Direct access and visibility to Hwy 290 and the Grand Parkway (99) with super-regional connectivity

Whole Foods Market anchored lifestyle destination **blending daily-needs convenience** with curated national and regional retail and restaurants

Walkable, amenity-rich environment with activated public spaces **that drive dwell time and repeat visits**

Supported by **strong population growth, rising incomes, and accelerating residential development**



RENDERINGS



RENDERINGS


Sole Society
STORM & CO
MOD LIVING
GROCER
FARMSTED SOCIAL
decadence
BRUNCHLINE

RENDERINGS


navo
OPAL LIVING
Vintiq
RAMEN
CAMPUS CORNER
CAMPUS CORNER
The Firefighter

DUNHAM POINTE

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