



Villages of
Senterra Lakes
273 Homes

±5.1 ACRES
AVAILABLE

Spring Creek Oaks
906 Homes



SPRING CYPRESS RD



5.1 ACRES – SPRING, TX

5434 SPRING CYPRESS | SPRING, TEXAS

±5.1 ACRES AVAILABLE FOR SALE

JEFF LOKEY | 281.477.4300

PROPERTY INSIGHTS

±5. ACRES AVAILABLE FOR SALE IN SPRING, TEXAS

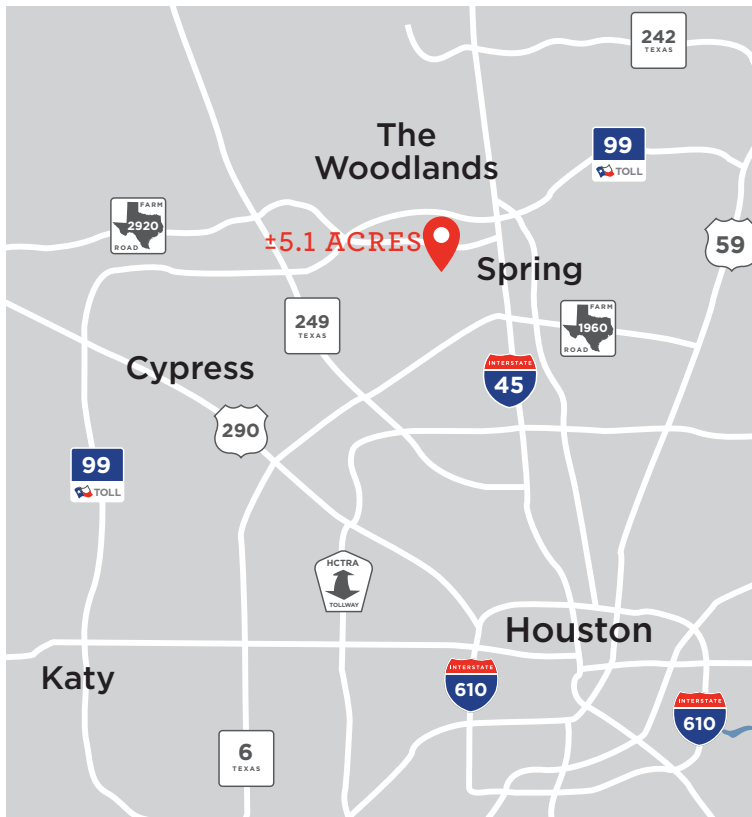
Located close to Kuykendahl Road in Spring, Texas. This tract is great for an office warehouse or mini-storage development. The tract has a nice brick one story house that could be used for office or tear-down if necessary.

Property is on private well and septic but utilities are accessible if needed.

▶ **JEFF LOKEY**

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±5.1 acres
- ▶ PRICE:
\$995,000
- ▶ SCHOOL DISTRICT:
Klein ISD
- ▶ FRONTAGE:
Approx. 130 ft. on Spring Cypress Road
- ▶ TRAFFIC COUNTS:
Approx. 21,131 vpd on Spring Cypress



263,439

Current Population
Within 5-Mile Radius



27.70%

Population Growth
Within a 1-mile Radius
from 2010 to 2019



\$137,466

Average HHI Within
1-Mile Radius



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 03/19

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	3,066	34,834	94,718
Current Population	9,413	99,903	263,439
2010 Census Average Persons per Household	3.07	2.87	2.78
2010 Census Population	7,396	79,181	211,868
Population Growth 2010 to 2019	27.70%	26.37%	24.62%

CENSUS HOUSEHOLDS

1 Person Household	11.51%	16.49%	21.23%
2 Person Households	31.12%	32.32%	31.32%
3+ Person Households	57.37%	51.19%	47.45%
Owner-Occupied Housing Units	90.16%	79.04%	69.49%
Renter-Occupied Housing Units	9.84%	20.96%	30.51%

RACE AND ETHNICITY

2019 Estimated White	70.27%	66.27%	62.39%
2019 Estimated Black or African American	9.69%	12.04%	15.19%
2019 Estimated Asian or Pacific Islander	10.44%	9.64%	8.98%
2019 Estimated Other Races	9.22%	11.55%	12.89%
2019 Estimated Hispanic	22.21%	25.39%	27.56%

INCOME

2019 Estimated Average Household Income	\$137,466	\$109,080	\$96,274
2019 Estimated Median Household Income	\$100,187	\$87,236	\$79,090
2019 Estimated Per Capita Income	\$46,690	\$39,252	\$36,107

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	16.06%	18.27%	19.94%
2019 Estimated Bachelors Degree	32.84%	26.15%	25.56%
2019 Estimated Graduate Degree	16.57%	13.64%	12.30%

AGE

2019 Median Age	35.9	35.9	35.2
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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.

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.

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.

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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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