

# NWQ OF LONGENBAUGH RD AND GREENHOUSE RD

±8.07 ACRES  
CYPRESS, TX



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**CUSHMAN &  
WAKEFIELD**

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**SITE**

Longenbaugh Dr

Fry rd

Greenhouse Rd

Barker Cypress Rd

529

529

Walgreens

CVS



Walgreens



Walmart  
Neighborhood Market

DUNKIN'  
DONUTS

KOHL'S

Kroger



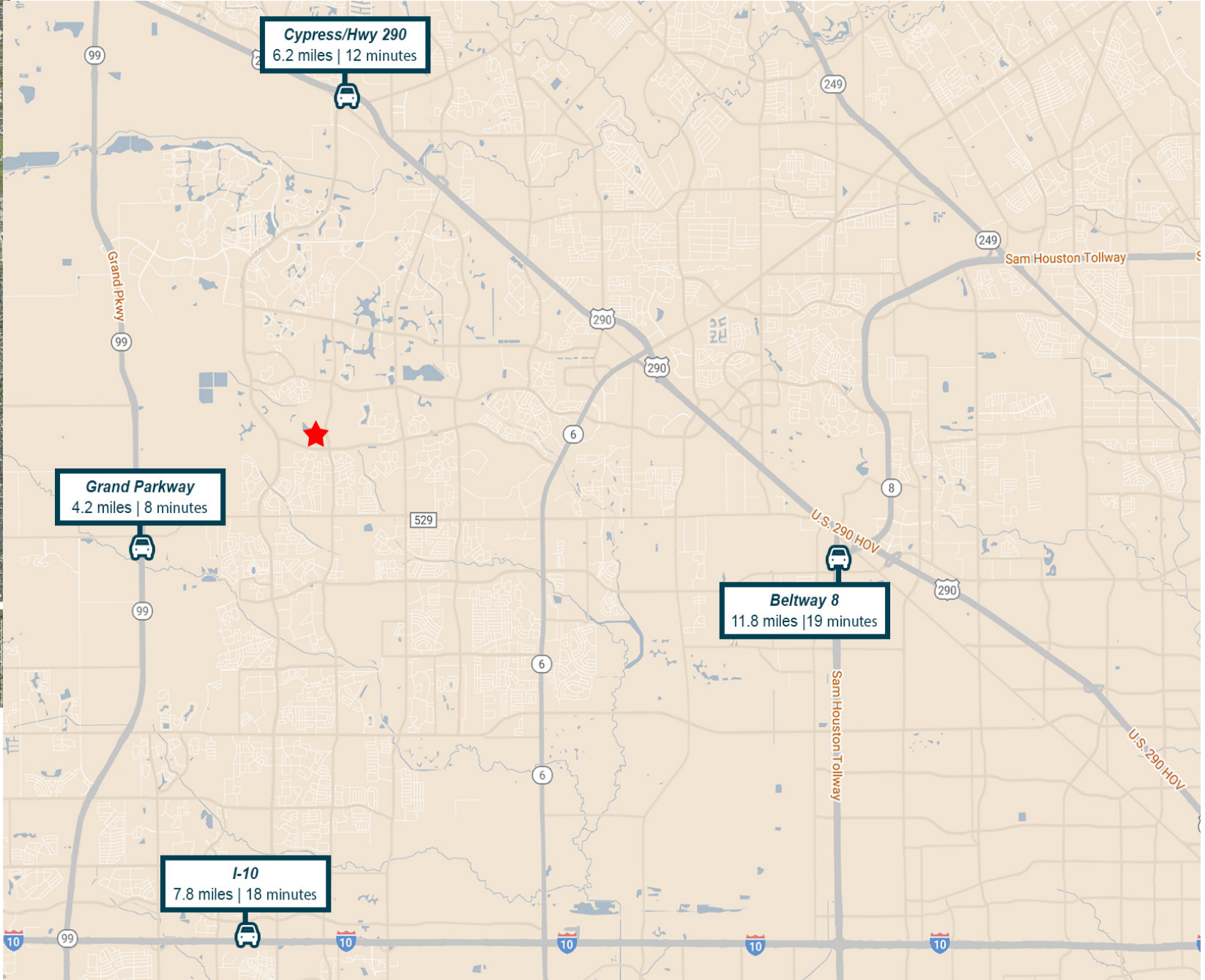
DOLLAR GENERAL



NORTH

# NWQ OF LONGENBAUGH RD AND GREENHOUSE RD

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CYPRESS, TX



## CYPRESS, TX

### WOOD CANYON LN NEIGHBORHOOD QUICK FACTS

136.2k

Population  
(Within Three Miles)



24%

Renter Occupied Housing Units  
(Within Three Miles)



\$213.1k

Median Housing Unit Value  
(Within Three Miles)



\$83.8k

Median Household Income  
(Within Three Miles)



9.0%\*

Harris County Unemployment Rate  
(\*Preliminary for November 2020)



### NEIGHBORHOOD SHOPPING

Highway 6 & Spencer Road

5.3mi FROM THE PROPERTY

2.1m TOTAL SF OF RETAIL SPACE

160 TOTAL AREA STORES AND RESTAURANTS

Target | Home Goods | Old Navy | Rue 21

### NEIGHBORHOOD CONVENIENCES

ALDI | STARBUCKS COFFEE | CHIPOTLE MEXICAN GRILL

planet fitness | W | Walmart

Within a three-mile radius of the property

### PRIMARY EDUCATION

CFISD

115.1k STUDENTS SERVED

92 SCHOOLS AND CENTERS

17.0k JOBS SUPPORTED

André ES | Anthony MS | Cysprings HS

### DEMAND DRIVER

LONE STAR COLLEGE

2.7mi FROM THE PROPERTY

1.0k JOBS SUPPORTED

23.2k STUDENTS ENROLLED

Lone Star College - CyFair

### DEMAND DRIVER

Aberdeen Commerce Center

5.6mi FROM THE PROPERTY

2.0k TOTAL JOBS SUPPORTED

1.7m TOTAL SF OCCUPIED

Wyman-Gordon | Goodman Distribution  
Stewart & Stevenson | Enerflex Services | Howco Metals

### DEMAND DRIVER

HCA Healthcare

7.5mi FROM THE PROPERTY

1.3k JOBS SUPPORTED

163 HOSPITAL BEDS

North Cypress Medical Center



### 2020 ESTIMATED DEMOGRAPHICS

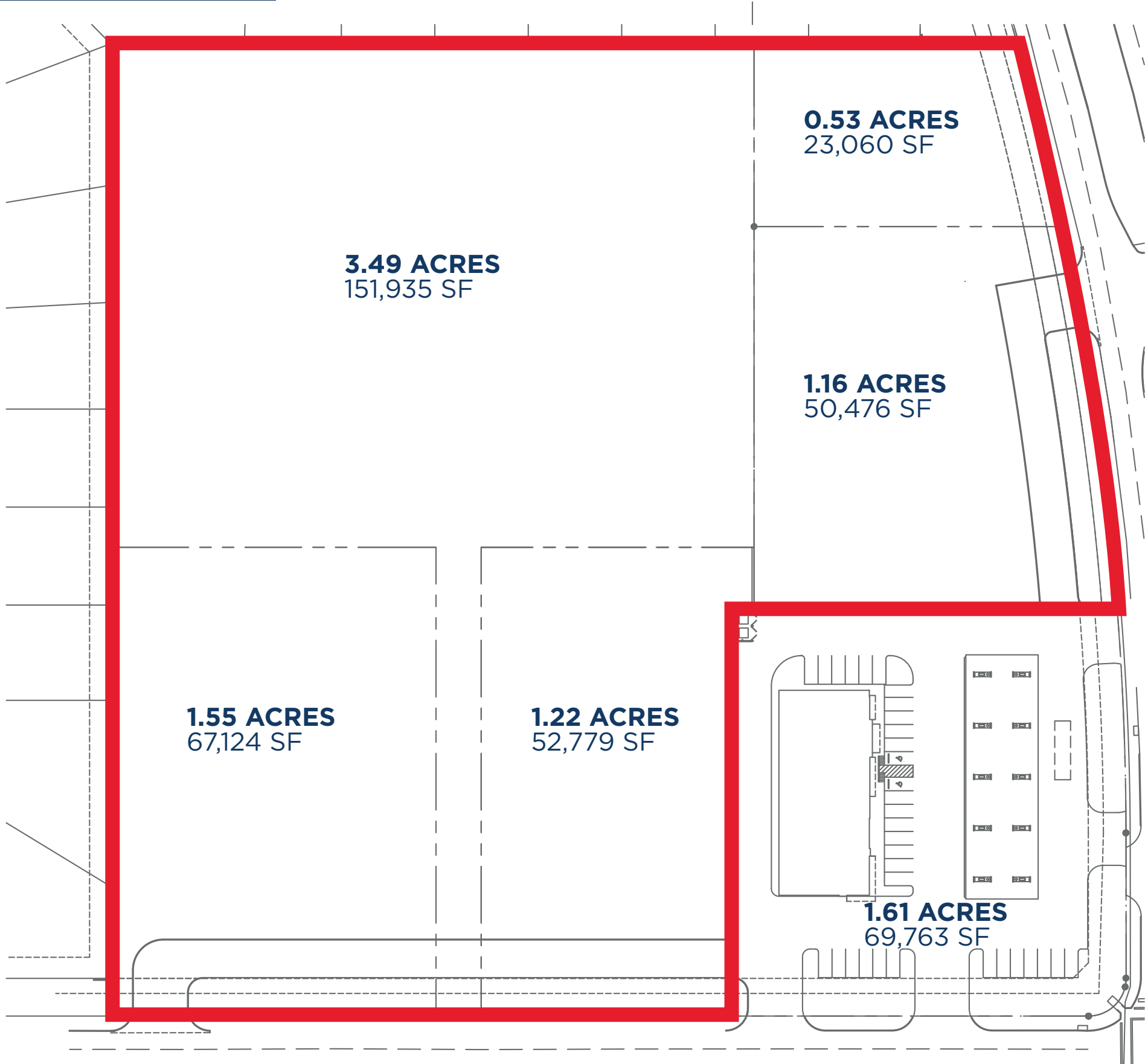
	1-MILE	3-MILE	5-MILE
POPULATION	17,668	136,177	277,148
AVG. HOUSEHOLD INCOME	\$100,525	\$101,735	\$98,374
AVG. HOUSING VALUE	\$281,540	\$246,302	\$237,942



### 2016 TRAFFIC COUNTS

	CARS PER DAY
Logenbaugh Rd to GreenHouse Rd	34,271
Greenhouse Rd to Logenbaugh Rd.	16,856

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±8.07 ACRES

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- ±8.07 acres of land located at the NWQ of Longenbaugh Rd and Greenhouse Rd, City of Houston ETJ, Harris County, Texas
- Smaller tracts available, see site plan
- Site is served by Harris County MUD 165 and is grandfathered into Regional Detention
- 3 curb cuts available on each road for great access, median cuts align
- CONTACT BROKER FOR PRICING

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