



For Sale

13742 N Eldridge Pkwy.
Cypress, TX 77429

Former Walmart

- Available: 43,308 SF Building
6.30 Acre Site
- Convenience store and fuel canopy to remain, tanks have been pulled
- Includes drive-thru window
- Roof recently recovered
- No zoning in Cypress
- High-income area, above \$125K within 1 mile

Price: \$3,250,000

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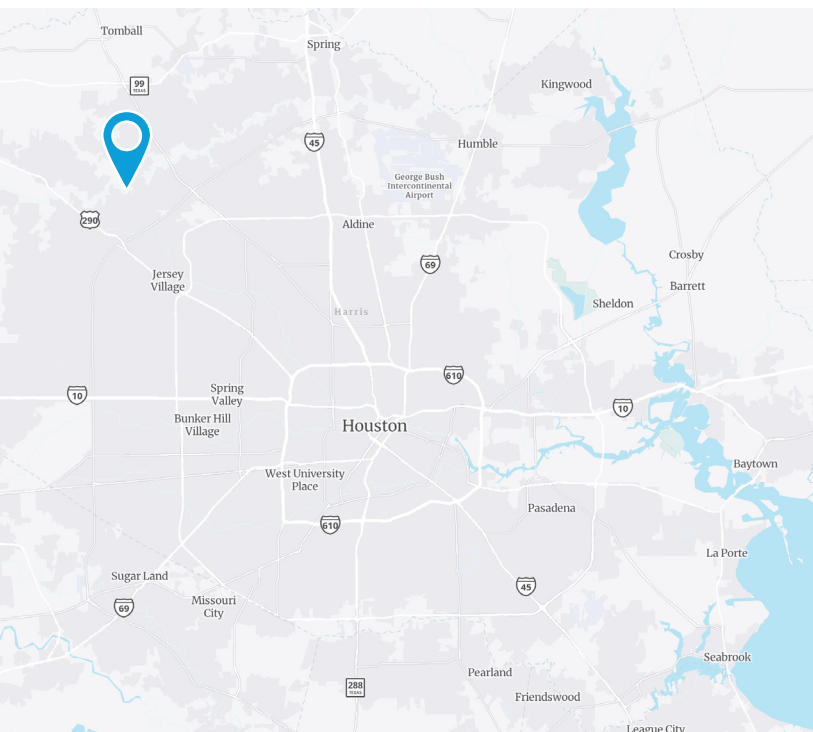


Accelerating success.

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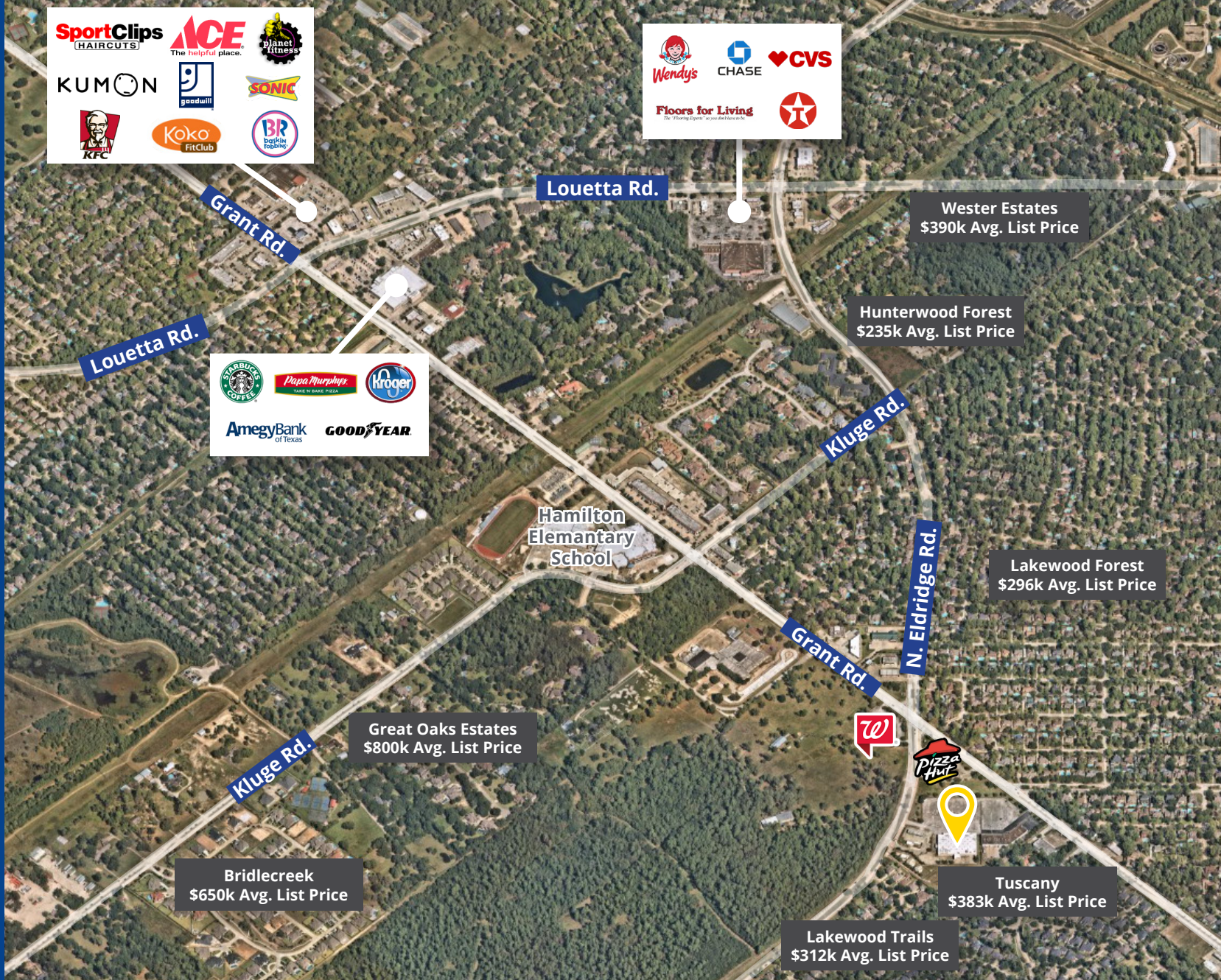
	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	8,954	56,473	136,195
2010 Total Population	9,550	76,757	223,312
2020 Total Population	9,786	88,154	259,413
2020 Group Quarters	0	70	570
2025 Total Population	10,090	93,145	275,535
2020-2025 Annual Rate	0.61%	1.11%	1.21%
2000 to 2010 Population Change	7.0%	36.0%	64.0%
2000 to 2020 Population Change	9.0%	56.0%	90.0%
2010 to 2025 Population Change	6.0%	21.0%	23.0%
2020 to 2025 Population Change	3.0%	6.0%	6.0%
2020 Total Daytime Population	8,433	86,219	253,646
Workers	3,670	43,046	125,497
Residents	4,763	43,173	128,149
2020 Employees % of Daytime Population	44.0%	50.0%	49.0%
2020 Residents % of Daytime Population	56.0%	50.0%	51.0%
Household Summary			
2000 Households	3,010	19,493	47,140
2010 Households	3,402	27,742	79,596
2020 Households	3,439	31,549	91,610
2020 Average Household Size	2.85	2.79	2.83
2025 Households	3,525	33,186	96,805
2020-2025 Annual Rate	0.50%	1.02%	1.11%
2000 to 2010 Household Change	13.0%	42.0%	69.0%
2000 to 2020 Household Change	14.0%	62.0%	94.0%
2010 to 2025 Household Change	4.0%	20.0%	22.0%
2020 to 2025 Household Change	3.0%	5.0%	6.0%
2010 Families	2,806	21,267	59,596
2020 Families	2,830	24,106	68,472
2025 Families	2,903	25,343	72,404
2020-2025 Annual Rate	0.51%	1.01%	1.12%
Housing Unit Summary			
2020 Housing Units	3,694	32,751	95,639
Owner Occupied Housing Units	76.0%	70.0%	66.0%
Renter Occupied Housing Units	17.0%	26.0%	30.0%
Vacant Housing Units	7.0%	4.0%	4.0%
Owner Occupied Median Home Value			
2020 Median Home Value	\$251,662	\$260,896	\$242,823
2025 Median Home Value	\$272,640	\$288,467	\$275,100
Income			
2020 Per Capita Income	\$47,397	\$44,549	\$40,144
2020 Median Household Income	\$101,948	\$95,018	\$86,285
2020 Average Household Income	\$134,844	\$123,881	\$113,688
Household Income Base	3,439	31,549	91,610
<\$15,000	3.0%	5.0%	5.0%
\$15,000 - \$24,999	4.0%	4.0%	5.0%
\$25,000 - \$34,999	4.0%	6.0%	6.0%
\$35,000 - \$49,999	9.0%	8.0%	10.0%
\$50,000 - \$74,999	15.0%	15.0%	17.0%
\$75,000 - \$99,999	14.0%	14.0%	15.0%
\$100,000 - \$149,999	20.0%	20.0%	20.0%
\$150,000 - \$199,999	13.0%	12.0%	10.0%
\$200,000+	19.0%	15.0%	13.0%

Source: Esri, U.S. Census



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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