

For Sale

4727 Spring Cypress Rd.
Spring, TX 77379

Land For Sale | 5.19 Acres

- Located in the middle of the booming growth in the Spring market
- No zoning
- Combined 55,000 daily traffic at intersection
- Frontage on both Kuykendahl and Spring Cypress

Price: Call Broker

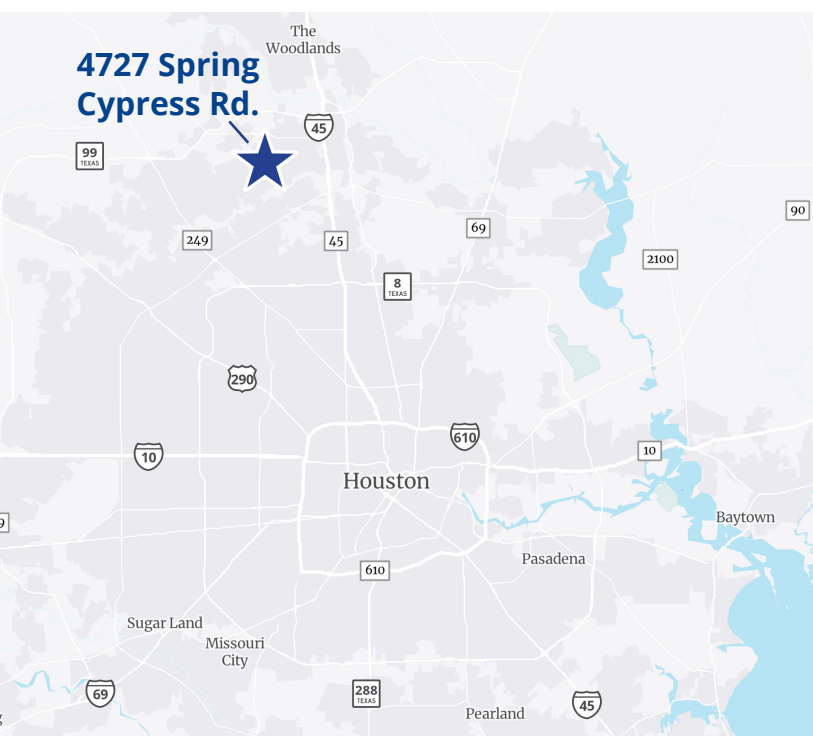
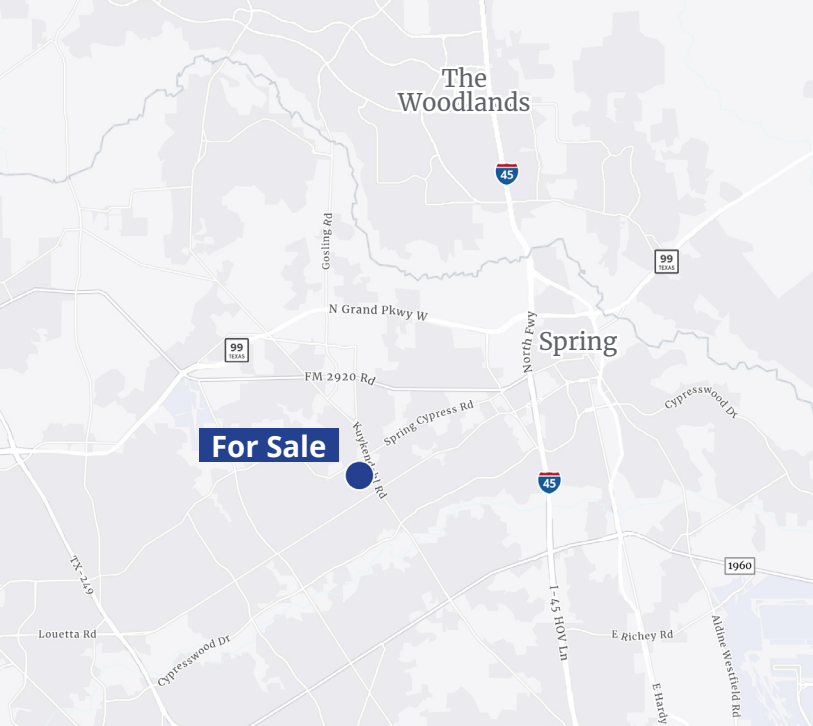
Cody Persyn

Senior Vice President
+1 713 830 2194
cody.persyn@colliers.com



Accelerating success.

1233 West Loop South
Suite 900
Houston, TX 77207
P: +1 713 222 2111
colliers.com



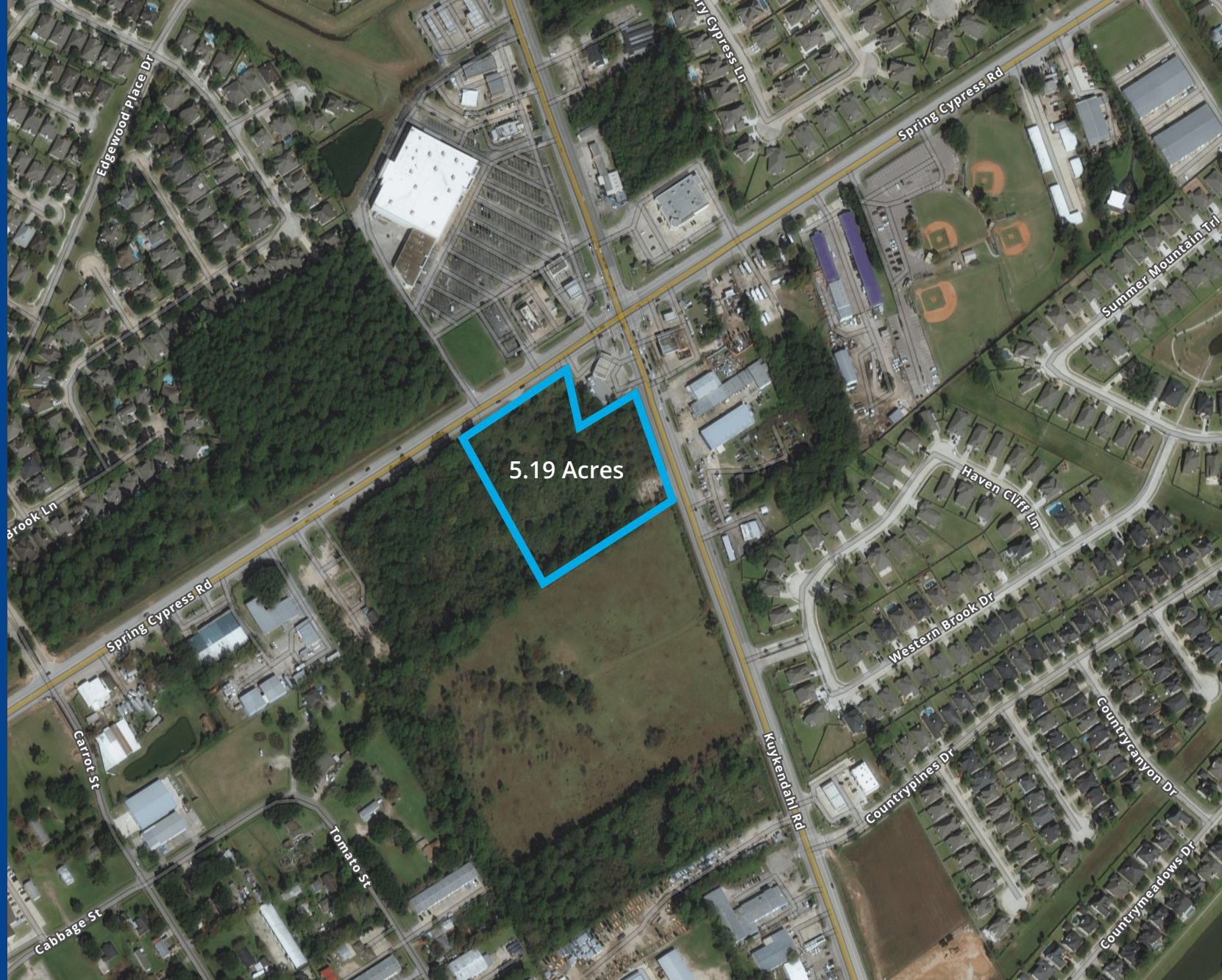
	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	5,010	57,262	141,888
2010 Total Population	10,074	81,539	197,806
2020 Total Population	12,254	101,849	243,717
2020 Group Quarters	21	137	414
2025 Total Population	13,610	111,685	265,634
2020-2025 Annual Rate	2.12%	1.86%	1.74%
2000 to 2010 Population Change	101.0%	42.0%	39.0%
2000 to 2020 Population Change	145.0%	78.0%	72.0%
2010 to 2025 Population Change	35.0%	37.0%	34.0%
2020 to 2025 Population Change	11.0%	10.0%	9.0%
2020 Total Daytime Population	11,809	91,629	240,189
Workers	5,382	40,371	118,167
Residents	6,427	51,258	122,022
2020 Employees % of Daytime Population	46.0%	44.0%	49.0%
2020 Residents % of Daytime Population	54.0%	56.0%	51.0%
Household Summary			
2000 Households	1,604	19,307	51,701
2010 Households	3,275	28,009	70,914
2020 Households	3,908	34,447	85,805
2020 Average Household Size	3.13	2.95	2.84
2025 Households	4,312	37,492	92,824
2020-2025 Annual Rate	1.99%	1.71%	1.58%
2000 to 2010 Household Change	104.0%	45.0%	37.0%
2000 to 2020 Household Change	144.0%	78.0%	66.0%
2010 to 2025 Household Change	32.0%	34.0%	31.0%
2020 to 2025 Household Change	10.0%	9.0%	8.0%
2010 Families	2,719	22,186	52,639
2020 Families	3,232	27,296	63,821
2025 Families	3,571	29,764	69,235
2020-2025 Annual Rate	2.01%	1.75%	1.64%
Housing Unit Summary			
2020 Housing Units	4,013	35,933	92,356
Owner Occupied Housing Units	77.0%	71.0%	61.0%
Renter Occupied Housing Units	20.0%	25.0%	32.0%
Vacant Housing Units	3.0%	4.0%	7.0%
Owner Occupied Median Home Value			
2020 Median Home Value	\$265,969	\$242,660	\$239,731
2025 Median Home Value	\$305,353	\$278,490	\$275,396
Income			
2020 Per Capita Income	\$41,777	\$39,139	\$37,917
2020 Median Household Income	\$99,760	\$87,670	\$79,289
2020 Average Household Income	\$129,041	\$115,114	\$107,786
Household Income Base	3,908	34,447	85,805
<\$15,000	3.0%	4.0%	6.0%
\$15,000 - \$24,999	3.0%	4.0%	6.0%
\$25,000 - \$34,999	5.0%	6.0%	8.0%
\$35,000 - \$49,999	7.0%	9.0%	10.0%
\$50,000 - \$74,999	15.0%	17.0%	17.0%
\$75,000 - \$99,999	18.0%	15.0%	14.0%
\$100,000 - \$149,999	21.0%	20.0%	18.0%
\$150,000 - \$199,999	12.0%	11.0%	10.0%
\$200,000+	16.0%	13.0%	12.0%

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.

Colliers International
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

Cody Persyn

486134

cody.persyn@colliers.com

(713) 830-2194

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date