



# 3.25 ACRES - CYPRESS, TX

*±3.25 Acres in West Houston Available For Sale*

NEC of FM 529 and Enchanted Creek Drive | Cypress, Texas



Glenn Dickerson | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

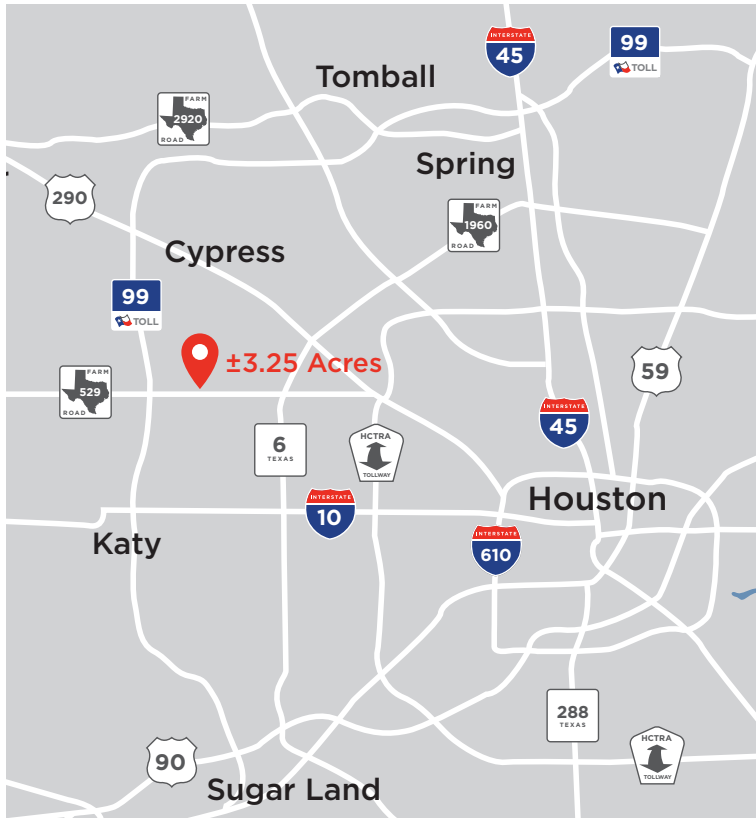
# ±3.25 ACRES AVAILABLE FOR SALE IN CYPRESS, TEXAS

▶ **GLENN DICKERSON**

GDICKERSON@NEWQUEST.COM

281.477.4384

Located at the NEC of Enchanted Creek Dr. and FM 529 in growing West Houston. The site is strategically located 1/3 mile from Fry and FM 529 with the new Grand Parkway only 3 miles to the West.



## PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:  
±3.25 acres
- ▶ PRICE:  
\$15.00 PSF
- ▶ SCHOOL DISTRICT:  
Cy-Fair ISD
- ▶ FRONTAGE:  
Approx. 287' on Enchanted Creek Dr  
Approx. 523' on FM 529
- ▶ TRAFFIC COUNTS:  
18,235 VPD on FM 529



**288,277**

Current Population  
Within 5-Mile Radius



**39.20%**

Population Growth  
Within a 3-mile Radius  
from 2010 to 2019



**\$109,434**

Average HHI Within  
1-Mile Radius



Canyon Village  
868 Homes

Hopper Middle  
1,334 Students

Cypress Springs  
818 Homes

**±3.25 ACRES  
AVAILABLE**

Amhurst  
213 Homes

FM 529 10,094 VPD

Highland  
Creek Village  
426 Homes

Highland  
Creek Ranch  
642 Homes

Duryea  
Elementary  
976 Students

Estates of  
Highland Creek  
428 Homes



2010 Census, 2019 Estimates with Delivery Statistics as of 9-2019

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	6,510	33,437	88,659
Current Population	22,325	115,181	288,277
2010 Census Average Persons per Household	3.43	3.44	3.25
2010 Census Population	20,588	82,816	216,157
Population Growth 2010 to 2019	8.44%	39.20%	33.46%

## CENSUS HOUSEHOLDS

1 Person Household	11.62%	11.81%	13.94%
2 Person Households	20.59%	21.62%	24.46%
3+ Person Households	67.79%	66.57%	61.60%
Owner-Occupied Housing Units	82.75%	81.87%	79.01%
Renter-Occupied Housing Units	17.25%	18.13%	20.99%

## RACE AND ETHNICITY

2019 Estimated White	53.41%	57.22%	58.26%
2019 Estimated Black or African American	22.16%	18.63%	16.30%
2019 Estimated Asian or Pacific Islander	6.74%	6.67%	8.77%
2019 Estimated Other Races	17.16%	16.92%	16.11%
2019 Estimated Hispanic	43.09%	40.54%	38.31%

## INCOME

2019 Estimated Average Household Income	\$109,434	\$85,371	\$88,427
2019 Estimated Median Household Income	\$69,092	\$77,249	\$83,056
2019 Estimated Per Capita Income	\$32,199	\$25,671	\$28,216

## EDUCATION (AGE 25+)

2019 Estimated High School Graduate	27.39%	25.00%	22.41%
2019 Estimated Bachelors Degree	20.83%	21.66%	24.06%
2019 Estimated Graduate Degree	6.03%	9.01%	10.88%

## AGE

2019 Median Age	30.1	31.5	32.6
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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.

Home Asset, Inc., dba NewQuest Properties	430976	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lee, Jr.</b>	<b>386104</b>	<b>hlee@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lee, Jr.</b>	<b>386104</b>	<b>hlee@newquest.com</b>	<b>(281)477-4300</b>
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>

2827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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