

OFFERING MEMORANDUM

16602 CYPRESS ROSE
HILL ROAD, CYPRESS,
TX 77429

Prime 4.40± acre commercial development opportunity with 161' of frontage on Cypress Rosehill in one of Cypress' fastest-growing corridors. Former outdoor venue site that is cleared and ready for new construction

±4.4 Acres

161.04 FT. FRONTAGE



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PROPERTY SUMMARY

16602 Cypress Rose Hill Road, Cypress,
TX 77429

SALE PRICE: \$1,450,000

LOT SIZE: 4.4 Acres

PROPERTY TYPE: Commercial and
Residential, Vacant
Land

Prime 4.40± acre commercial development opportunity with 161' of frontage on Cypress Rosehill in one of Cypress' fastest-growing corridors. Former outdoor venue site that is cleared and ready for new construction. Geotechnical report, boundary survey, topo survey, and architectural concept plans for a retail center are included, saving valuable pre-development time and cost.



PROPERTY HIGHLIGHTS

Prime ±4.40 Acres on Cypress Rosehill | High-Visibility Commercial Development Frontage

Surrounded by strong residential growth, schools, and expanding commercial activity. Ideal for retail, restaurant, medical, daycare, office, or service-based commercial development. Available For Sale or Ground Lease.

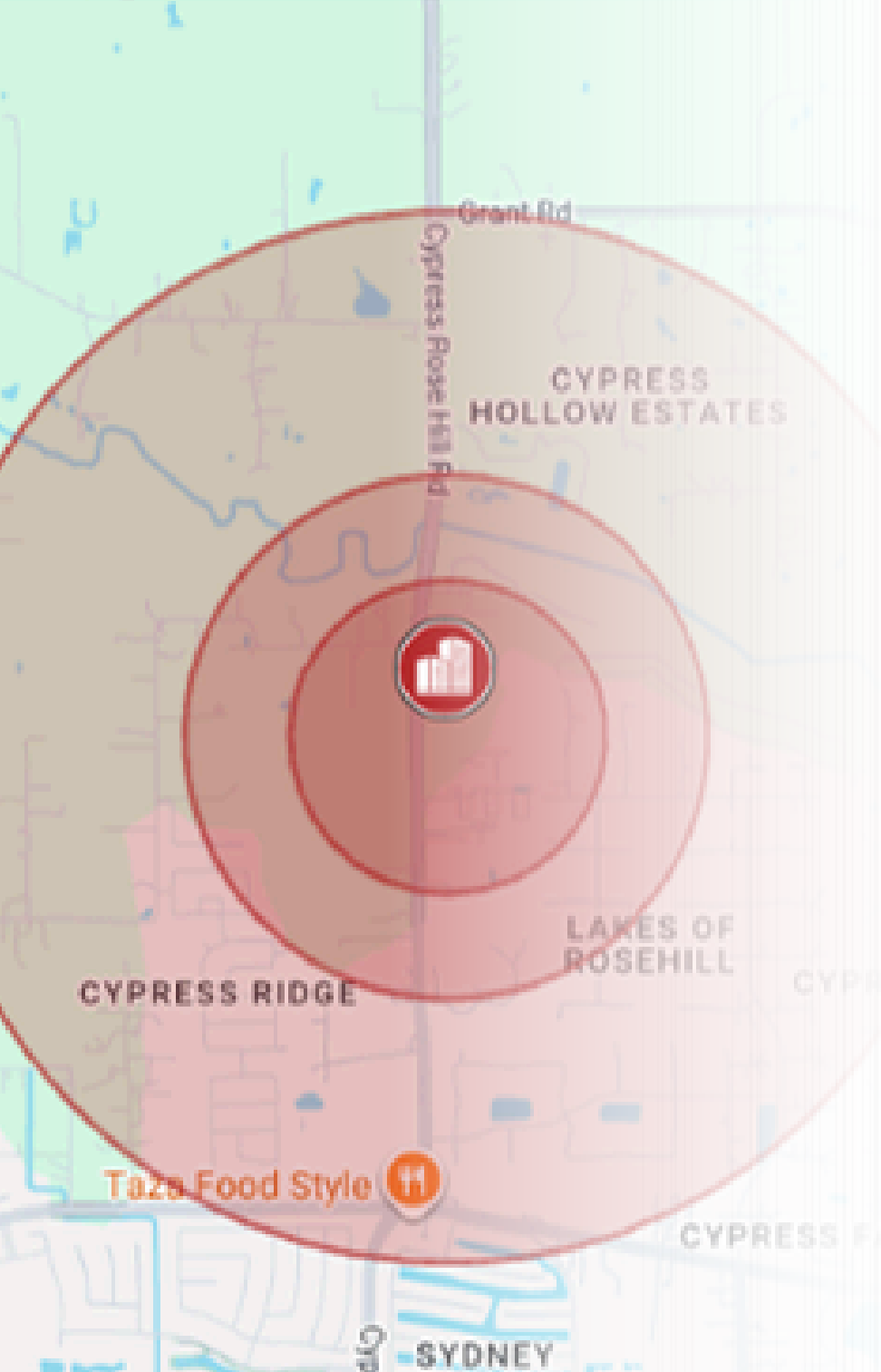
- Prime ±4.40-acre commercial development opportunity with 161' of frontage on Cypress Rosehill.
- Located in one of Cypress's fastest-growing corridors with strong surrounding demographics.
- Former outdoor venue site — cleared and ready for new construction.
- Includes geotechnical report, boundary survey, topo survey, and architectural concept plans for a retail center, reducing pre-development time and cost.
- Surrounded by rapid residential growth, schools, and expanding commercial activity.
- Ideal for retail, restaurant, medical, daycare, office, or service-based commercial development.
- Available For Sale or Ground Lease.



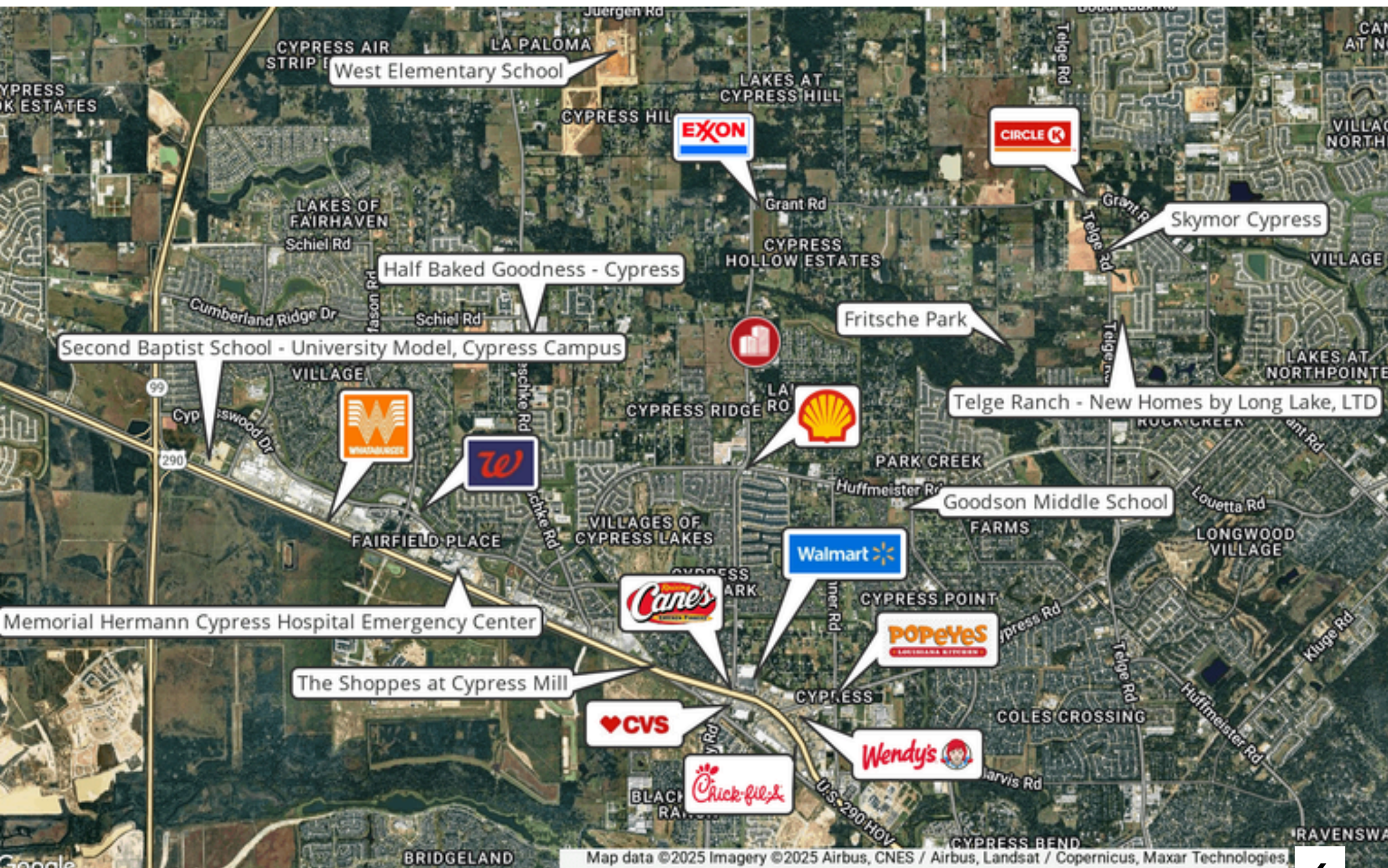
AREA OVERVIEW

From the Louetta/Huffmeister intersection, proceed north on Cypress Rosehill Road. The property is positioned on the east (right) side of the roadway, offering prominent visibility along this high-traffic commercial corridor.

	0.3 Miles	0.5 Miles	1 Miles
Total households	94	280	1,412
Total population	292	877	4,495
Persons per household	3.1	3.1	3.2
Average household income	\$139,082	\$139,627	\$139,086
Average house value	\$454,854	\$450,386	\$424,081
Average age	39	39	38
Average age male	39	38	37
Average age female	40	39	38



RETAILER MAP





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[ACCESS SECURE DOCUMENTS HERE](#)

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