

FOR SALE

TURNKEY EVENT VENUE ON 1.23 ACRES

4134 SPRING CYPRESS, HOUSTON, TX 77388

partners

Offering Memorandum



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Executive Summary

Partners is pleased to present a unique opportunity to acquire a turn-key event venue located in the North Houston/Spring area. The 4,413 sf facility was fully remodeled inside and out, now featuring updated HVAC, electrical, large covered pavilion area outdoors and an absolutely stunning interior buildout with high ceilings. The interior of the building is a wide span, open room allowing for a wide variety of uses but also has private spaces currently used as a bridal suite & grooms' room. Doors in the rear open to an 1,800 sf covered and fenced pavilion perfect for year-round outdoor events. Current seating capacity allows for 150 people, and the +/- 1.23 acre lot allows for nearly unlimited parking & future expansion opportunities. Most of the unused land sits in the rear of the property allowing for a wide variety of outdoor events for customers. A porte cochere in front of the venue allows for multiple vehicles to load/unload without exposure to the elements. The building fronts high traffic Spring Cypress Rd with nearly 24,000 cars per day passing by. The steel gated front entrance and fully fenced property with an excess of land behind the building gives customers a sense of a country experience while being close in to the city with more than 311,000 households in a 10 mile radius. The property sits just 10 minutes away from the intersection of Grand Parkway (99) and Interstate 45 where home builders are quickly developing new homes at a fast pace. Electronic signage is already in place on the frontage allowing for a wide variety of advertisements customizable by the owner. The property has found great success as a wedding & event venue, but could easily be repurposed to another retail use if desired.



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4134 SPRING CYPRESS

SPRING, TX 77388

4,413 SF

TOTAL BUILDING SF

53,883 SF

LAND SIZE

1970/2024

YEAR BUILT/RENO

0432380000024

PARCEL ID

100 & 500

FLOOD RISK

FAR NORTH SUBMARKET

SUBMARKET

100+

PARKING SPACE

WELL/SEPTIC SYSTEM

WATER UTILITIES

4.9%

SUBMARKET VACANCY RATE

\$950,000

ASKING PRICE



Location Map



Property Photos

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Property Photos

[Click to View Photos](#)



Property Photos

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Property Photos

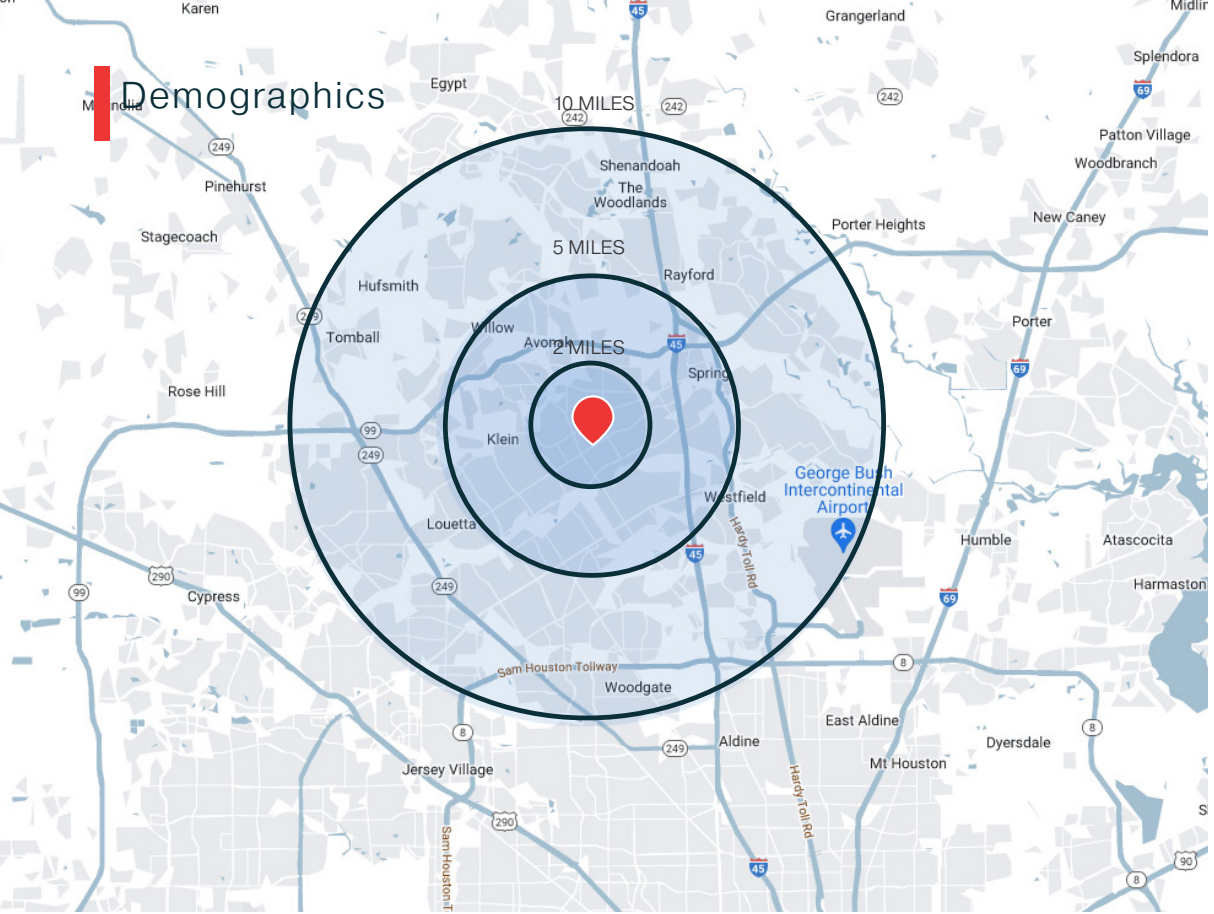
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Property Highlights

- Turnkey building ready for occupancy
- Situated on a major thoroughfare with ~24,000 vehicles per day
- Additional land available for future development
- Average household income of \$131,000 within 2 miles
- Pylon electronic sign installed on frontage





POPULATION	2 MILES	5 MILES	10 MILES
Estimated Population (2023)	48,715	241,728	886,743
Projected Population (2028)	51,919	259,680	962,124
HOUSEHOLDS			
Estimated Households (2023)	16,727	88,106	311,752
Projected Households (2028)	17,834	95,389	341,045
HOUSEHOLD INCOME			
Estimated Average Household Income	\$131,136	\$121,214	\$124,858
DAYTIME EMPLOYMENT			
Total Employees	2,348	12,872	44,490
Total Businesses	11,615	81,425	371,045

Source: SiteUSA-2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups





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