

# NewQuest

## WINDCLIFF - PAD SITES

Cypress North Houston Road | Houston, Texas

Up to 3 Acres of Land Available for Purchase | Kroger Shadow-Anchored Site

GRANT RD

BLEYL  
MIDDLE SCHOOL  
1,543 STUDENTS

WINDCLIFF TOWN CENTER

Public Storage

Sanitas

THE CYPRESS DANCE CENTER



Kroger

3 ACRES  
AVAILABLE FOR SALE  
(NOT DIVISIBLE)

NEWLY RENOVATED  
WELLS FARGO

Walgreens

CVS

Little Caesars  
PINCH A PENNY  
POOL/PATIO/SPA

Jack  
in the box

CHASE

Davita  
APEX URGENT CARE

CYPRESS N HOUSTON RD  
21,233 VPD

JONES RD  
36,258 VPD

CYPRESS  
CHRISTIAN SCHOOL  
633 STUDENTS

Z MED CLINIC  
State Farm

Lara Lee LaMendola

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# Project Highlights

## ±3 Acres Available For Sale in Houston, Texas

**Lara Lee LaMendola**

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- 0.9 and 2.1-acre tracts are available for sale (tracts not sold separately)
- Site is adjacent to Kroger on Cypress North Houston Road
- Frontage is in a high traffic area with easy access and great visibility
- Pylon signage available at the NEC of Jones Road and Cypress North Houston Road
- Located at the heart of three major thoroughfares - 290/249/FM 1960

<b>Approximate Size:</b>	±3 acres
<b>Price:</b>	Contact broker for pricing
<b>School District:</b>	Cypress-Fairbanks ISD
<b>Traffic Counts:</b>	Approx. 21,233 VPD on Cypress North Houston Road Approx. 36,258 VPD on Jones Raod



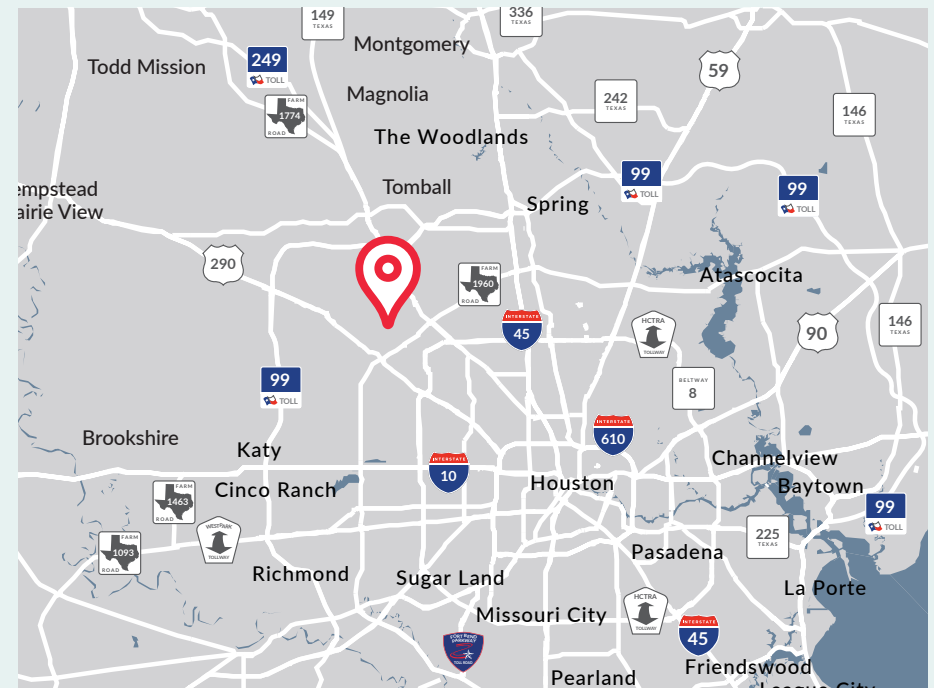
**7% POPULATION GROWTH**  
within 3 miles from 2020 to 2024



**\$124K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**277,947 POPULATION**  
within 5 miles





# Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	5,425	44,766	103,983
Current Population	13,954	118,017	277,947
2020 Census Average Persons per Household	2.57	2.64	2.67
2020 Census Population	13,635	110,762	266,740
Population Growth 2020 to 2024	2.34%	6.55%	4.20%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	40.40%	38.70%	39.03%
2 Person Households	33.61%	33.02%	33.97%
3+ Person Households	25.99%	28.27%	27.00%
Owner-Occupied Housing Units	49.97%	53.41%	57.43%
Renter-Occupied Housing Units	50.03%	46.59%	42.57%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	41.83%	38.91%	38.12%
Black or African American	13.89%	16.93%	20.11%
Asian or Pacific Islander	7.79%	5.89%	5.44%
Other Races	35.34%	37.10%	35.23%
Hispanic	47.62%	50.06%	49.11%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$86,873	\$109,736	\$124,158
Median Household Income	\$69,125	\$78,493	\$88,556
Per Capita Income	\$32,448	\$41,453	\$47,068
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	22.94%	24.13%	21.92%
Estimated Bachelor's Degree	21.10%	22.93%	25.56%
Estimated Graduate Degree	11.78%	10.03%	11.45%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	33.7	34.6	35.5

# 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.

<b>Home Asset, Inc., dba NewQuest</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>420076</b> License No.	- Email	<b>281.477.4300</b> Phone
<b>H. Dean Lane, Jr.</b> Designated Broker of Firm	<b>366134</b> License No.	<b>dlane@newquest.com</b> Email	<b>281.477.4300</b> Phone
<b>H. Dean Lane, Jr.</b> Licensed Supervisor of Sales Agent/Associate	<b>366134</b> License No.	<b>dlane@newquest.com</b> Email	<b>281.477.4300</b> Phone
<b>Lara Lee LaMendola</b> Sales Agent/Associate's Name	<b>766215</b> License No.	<b>llamendola@newquest.com</b> Email	<b>281.640.7699</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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