



# ± 3.13 Gross AC (± 2.58 Developable AC) For Sale

21211 FM 529 Cypress, TX 77433

## PROPERTY INFORMATION

- Total Site is 3.13 Gross Acres with 2.58 Developable Acres
- Shovel Ready Pad
- Utilities Available through HC MUD 105
- Contact For Pricing

## PROPERTY HIGHLIGHTS

- Corner Lot at a Signalized Intersection
- High Visibility on FM 529
- Multiple Master-Planned Communities Under Development or Planned
- Across from Cy-Fair ISD

## FOR MORE INFORMATION

**Kallin Sipe**  
 ksipe@moodyrambin.com  
 713.773.5598

**Brent Fredricks**  
 bfredricks@moodyrambin.com  
 713.572.3500



The information contained herein was obtained from sources believed reliable; however, Moody Ramin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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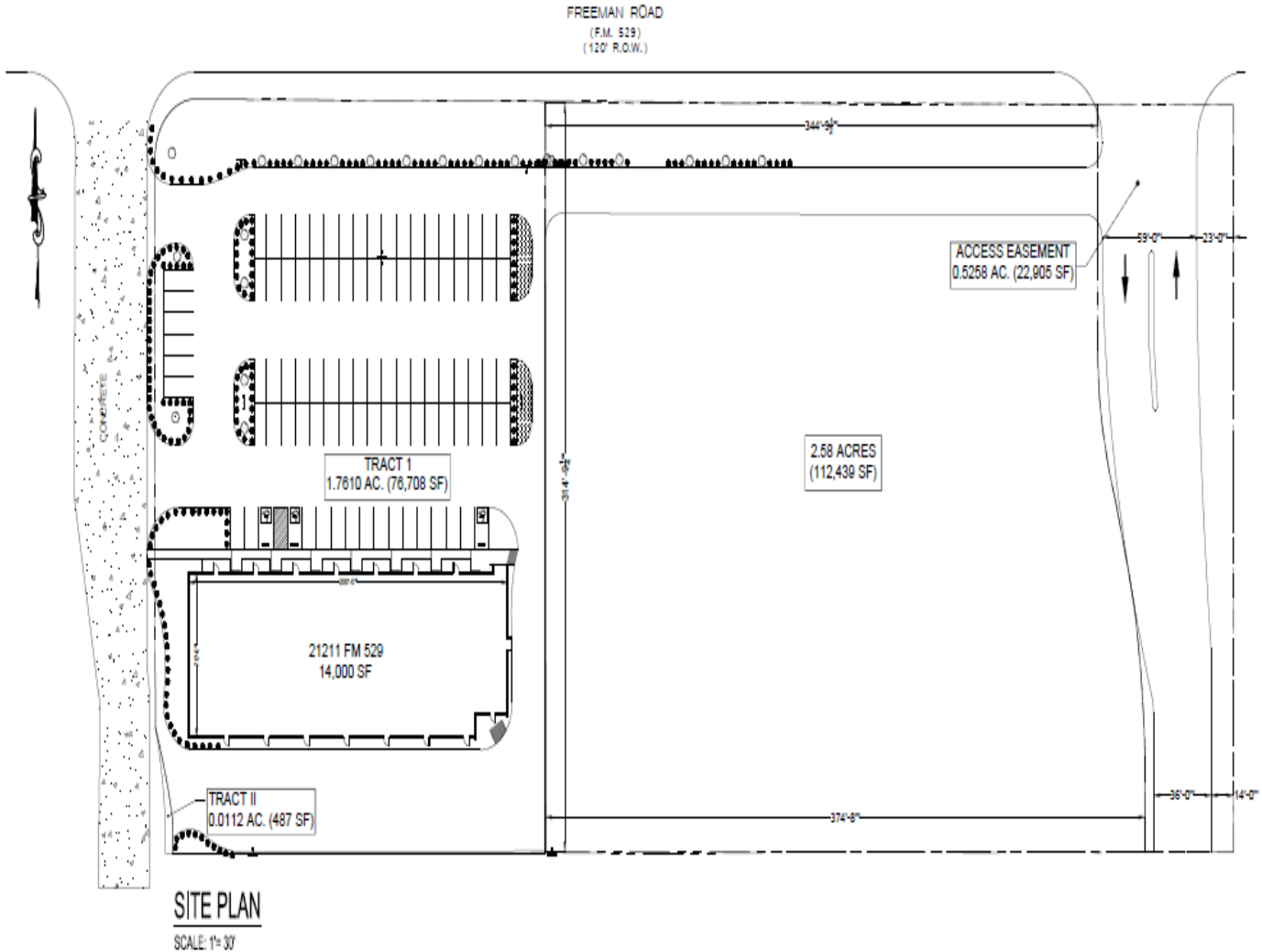
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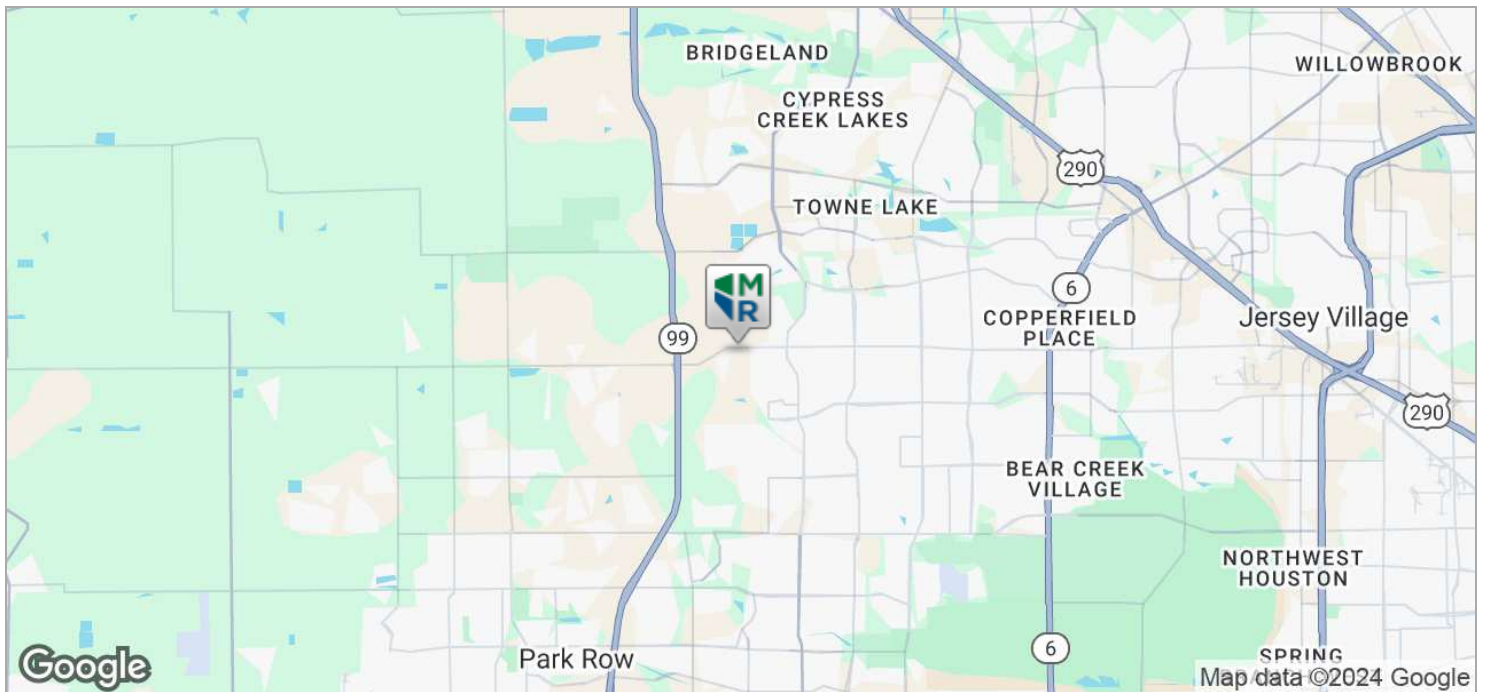
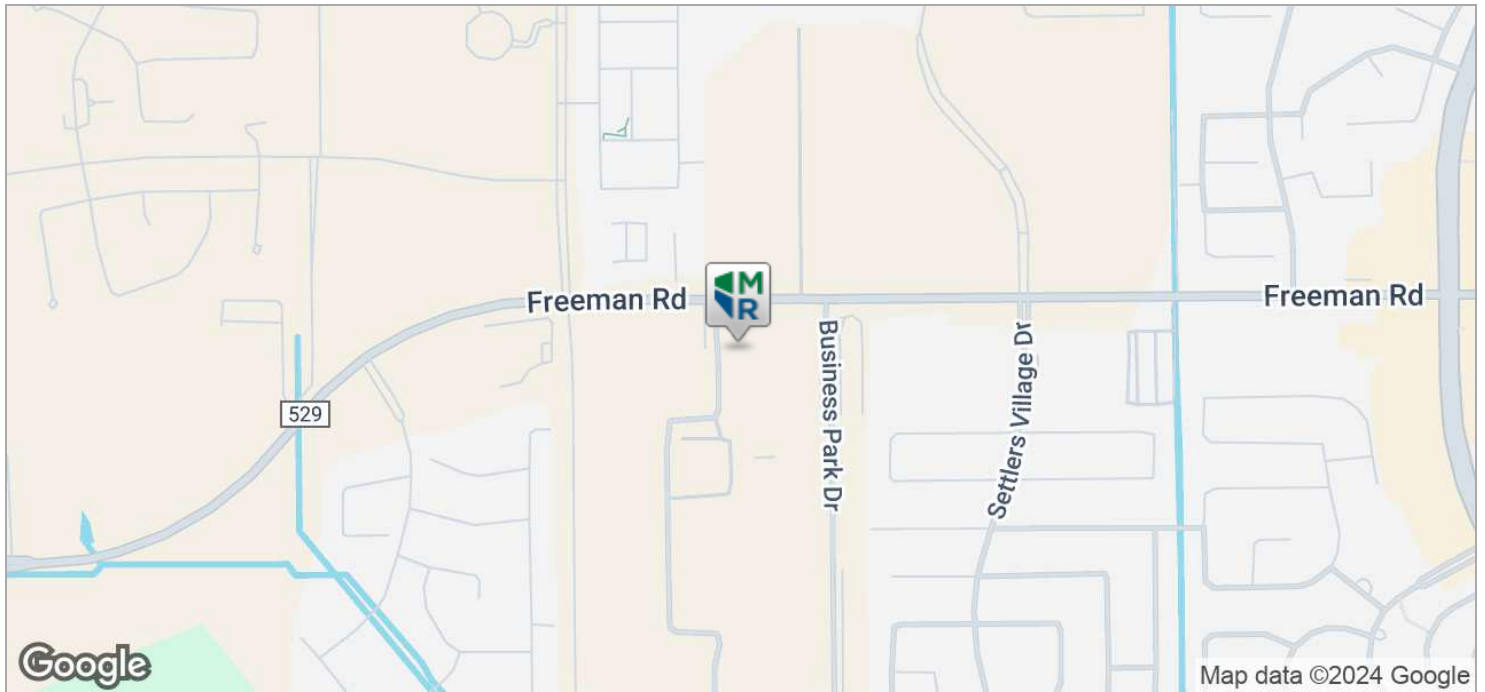
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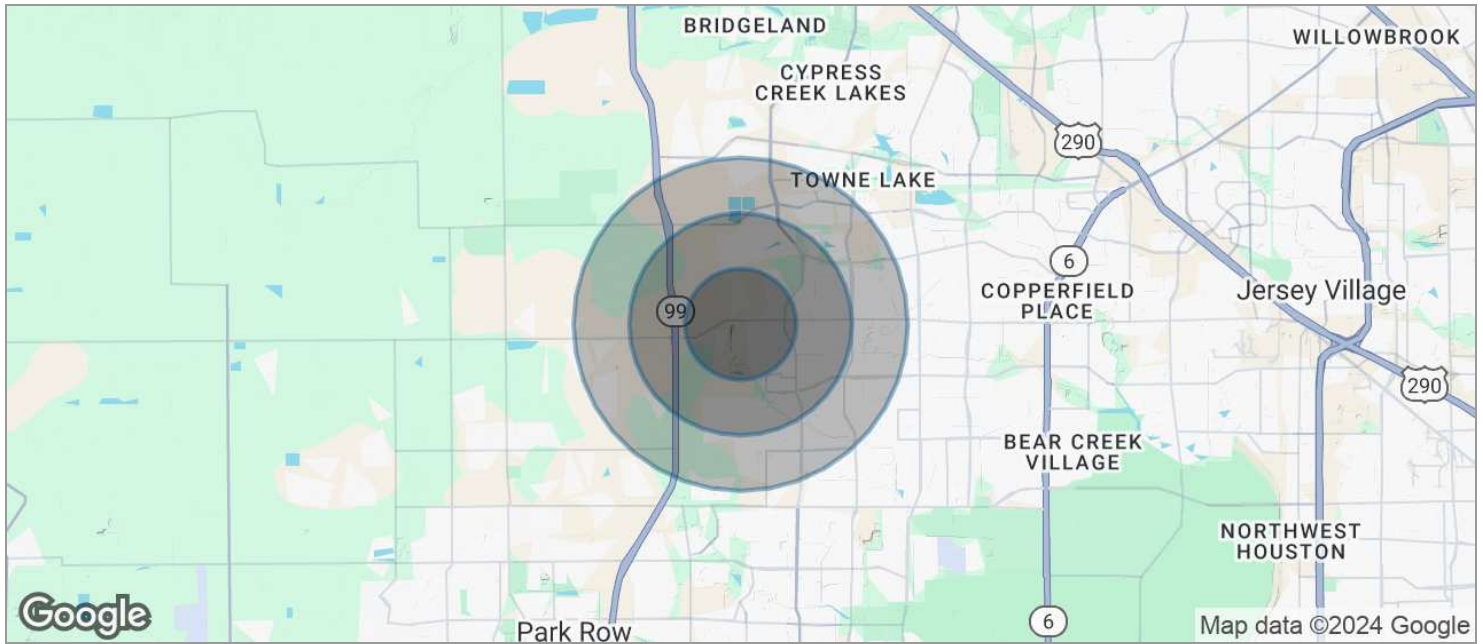
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	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
TOTAL POPULATION	7,057	39,758	83,702
MEDIAN AGE	32.1	31.0	30.7
MEDIAN AGE (MALE)	32.9	31.0	29.9
MEDIAN AGE (FEMALE)	31.1	31.6	31.7
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	2,133	11,953	25,151
# OF PERSONS PER HH	3.3	3.3	3.3
AVERAGE HH INCOME	\$85,267	\$82,699	\$86,844
AVERAGE HOUSE VALUE	\$161,802	\$174,599	\$188,302
<b>RACE</b>			
% WHITE	47.4%	48.2%	45.9%
% BLACK	28.4%	29.9%	27.3%
% ASIAN	2.5%	4.3%	6.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.6%	2.2%	1.2%
% OTHER	14.9%	10.6%	12.9%
<b>ETHNICITY</b>			
% HISPANIC	50.3%	47.0%	45.1%

\* Demographic data derived from 2020 ACS - US Census

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