

# FOR SALE

## PRIME COMMERCIAL DEVELOPMENT SITE



### LOCATION

8227 Barker Cypress, Cypress, Harris County, TX 77433

### LAND SIZE/FRONTAGE

+/- 4.0 Acres with 417.42 feet of frontage on Barker Cypress

### UTILITIES

Well and Septic. Property is surrounded by HC MUD 173 and would need to be annexed into the MUD. Sanitary line is in front of property. Water line is at Barker Cypress and Longenbaugh or Barker Cypress and Cypress Laurel.

### FLOOD PLAIN

Zone X

### PROPERTY HIGHLIGHTS

- Excellent location in one of the fastest growing areas of Houston
- High traffic counts (38,062 vpd, 2013) at signalized intersection with Walmart Neighborhood market, Woodforest Bank and Walgreens
- Barker Cypress was recently widened due to high traffic
- Well configured for commercial development
- Site has 3,124 SF home that can be redeveloped or torn down

### PRICE

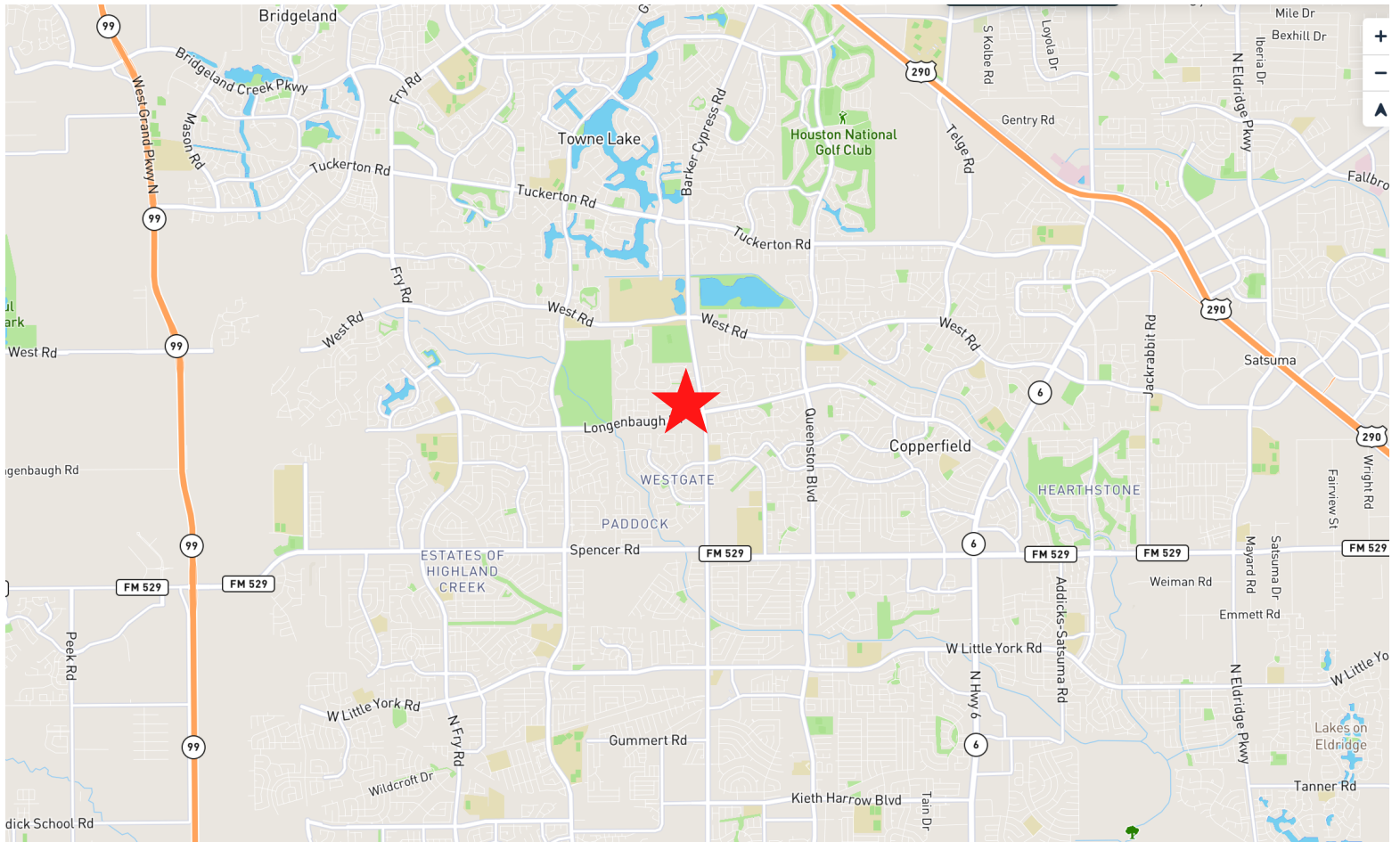
Call broker for pricing



CLAY & CO  
COMMERCIAL REAL ESTATE

AMY PATTERSON | AMY@CLAY-CO.COM | 832-247-9477

# 4 ACRES | BARKER CYPRESS



## DEMOGRAPHIC SUMMARY

8227 Barker Cypress Rd, Cypress, Texas, 77433



## INCOME



**\$113,444**

Median Household Income



**\$49,493**

Per Capita Income



**\$394,367**

Median Net Worth

## Traffic Data

Street name	Traffic volume	Direction	Distance
Barker Cypress Rd	38,062	NE	0.0
Longenbaugh Drive	15,479	E	0.2
Longenbaugh Dr	11,160	E	0.2
Longenbaugh Rd	25,601	W	0.5
Forest Heights Dr	2,570	S	0.5
West Rd	19,009	N	0.7
West Road	19,710	N	0.7
West Rd	14,477	N	0.7
West Rd	13,515	NE	0.8

Closest 9 Locations

## KEY FACTS

**16,509**

Population



**5,306**

Households

**34.2**

Median Age

**\$96,584**

Median Disposable Income

## EDUCATION

**7%**

No High School Diploma



**19%**

High School Graduate



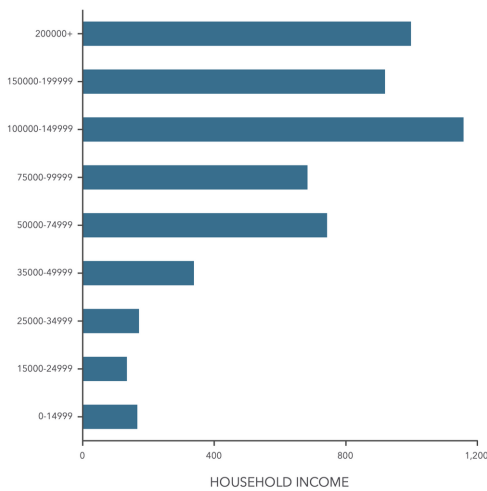
**28%**

Some College



**46%**

Bachelor's/Grad/Prof Degree



## EMPLOYMENT



**76%**

White Collar



**15%**

Blue Collar



**10%**

Services

**4.1%**

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.





# 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.

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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