

FOR SALE

\$7.00 PSF

+/- 2.9 ACRES OF LAND (ADJACENT TRACTS AVAILABLE FOR A TOTAL OF +/- 12 AC)
12941 SPRING CYPRESS RD, TOMBALL, TX 77377



JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
JOEL@TEXASCRES.COM
(713) 473-7200

ALEX WISNOSKI
PRINCIPAL
ALEX@TEXASCRES.COM
(281) 415-1913



PROPERTY HIGHLIGHTS



Location

12941 Spring Cypress Rd.
Tomball, TX 77377



Asking Price

\$7.00 PSF



Size

± 2.9 Acres

Contact:

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- Fantastic property with development potential, only minutes from downtown Tomball, schools, the Grand Parkway (99), Vintage Park, freeways & retail centers.
- Located in high density residential & commercial populated area on high commute corridor.
- Located on the south side of Spring Cypress Road just west of North Eldridge Parkway.
- +/- 2.9 Acres for sale. Adjacent properties are also for sale for a combined acreage of +/- 11.98 Acres.
- Spring Cypress recently expanded to four lanes
- Desirable location with average traffic of over 167,000 vehicles per day on SH 249 & over 34,000 vehicles per day on Spring Cypress.
- Situated in Harris County & Tomball ISD.
- Full demographic package available



To: Cindy Lay Bateson and wife, Regina Bateson

This is to certify that this plot and the survey on which it is based were prepared in accordance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 10, Contention Survey. Field Work was completed on 01-22-19.



GB Partners, L.P.

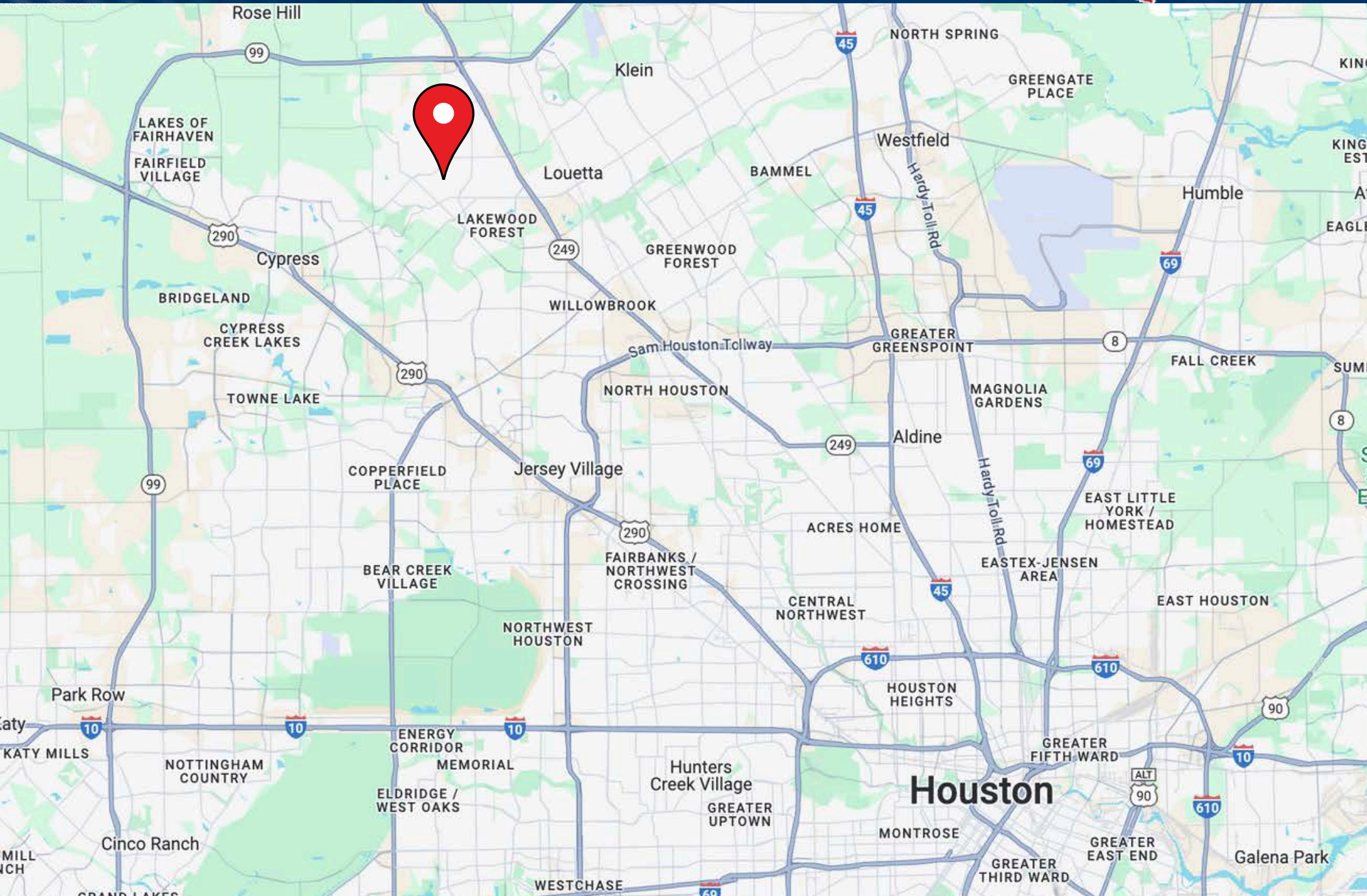


Chris R. Bateson
Registered Professional Land Surveyor
No. 8107

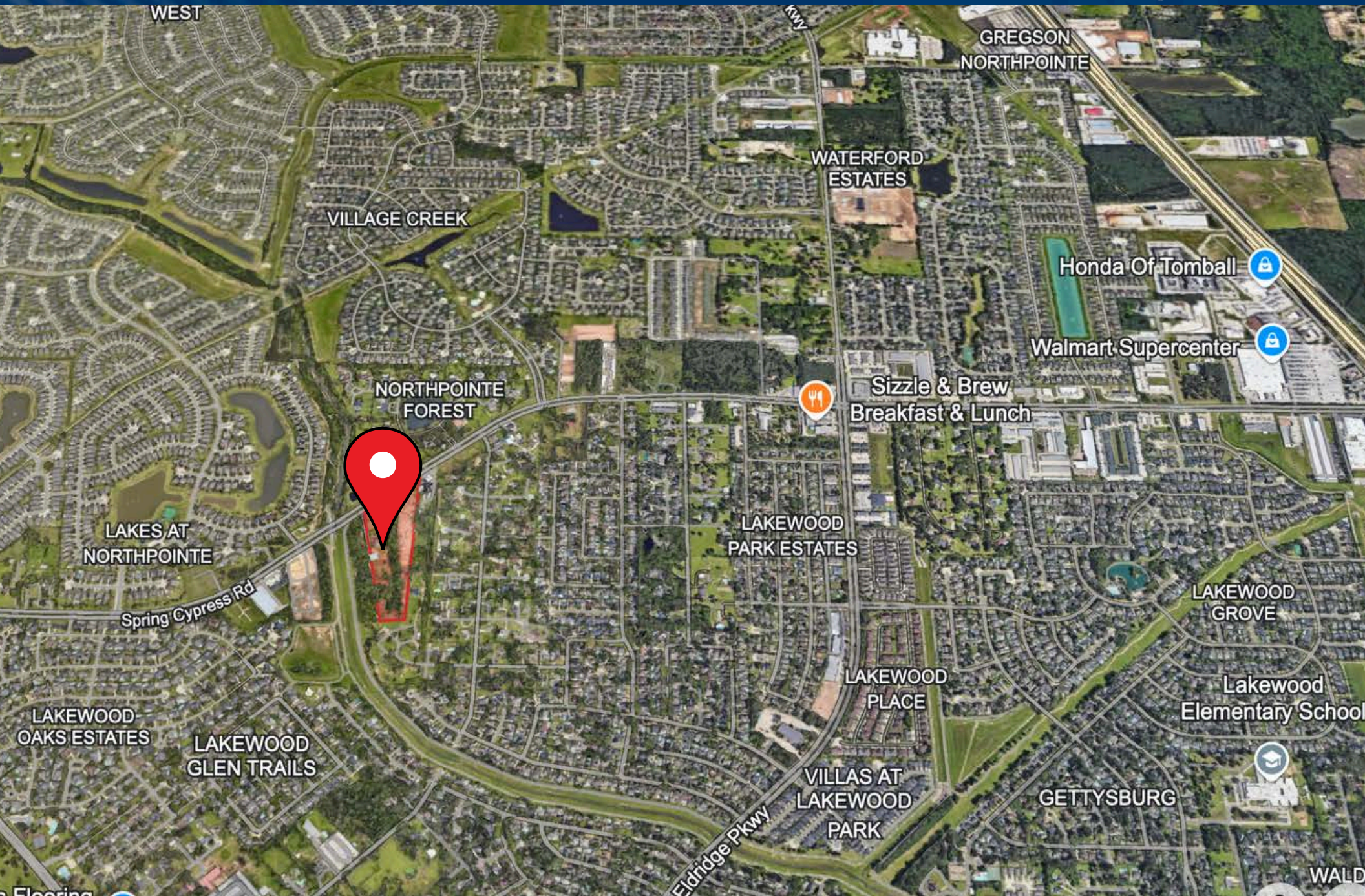
STANDARD LAND SURVEY
TRACT I: 2,905 ACRES
TRACT II: 5,268.4 ACRES
TRACT I BEING THE RESIDUE OF THAT CERTAIN CAL. 2,977 ACRE TRACT DESCRIBED IN DEED TO CALVIN RAL BALDAU AS RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2016-398354 A TRACT I BEING THE RESIDUE OF THAT CERTAIN CAL. 5,53 ACRE TRACT DESCRIBED IN DEED TO CALVIN RAL BALDAU AS RECORDED IN HARRIS COUNTY CLERKS FILE NO. RP-2016-398563 AND LYING IN THE N.E. & E.N. CO. SURVEY A-4
HARRIS COUNTY, TEXAS

GGH PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
10404 E. GARDNER RD. ADDICKS CITY, TX 77418
PHONE: 817-496-0337 www.gghpartners.com
FACSIMILE: 817-496-0338

LOCATION MAP



MARKET AERIAL MAP



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

12941 Spring Cypress Rd, Tomball, Texas, 77377

Ring of 3 miles

KEY FACTS

86,468

Population



29,277

Households

37.8

Median Age

\$103,054

Median Disposable Income

EDUCATION

3.6%

No High School Diploma



17.5%

High School Graduate



25.0%

Some College/
Associate's Degree



53.9%

Bachelor's/Grad
/ Prof Degree



86,468

2023 Total
Population (Esri)

INCOME



\$121,297

Median Household
Income



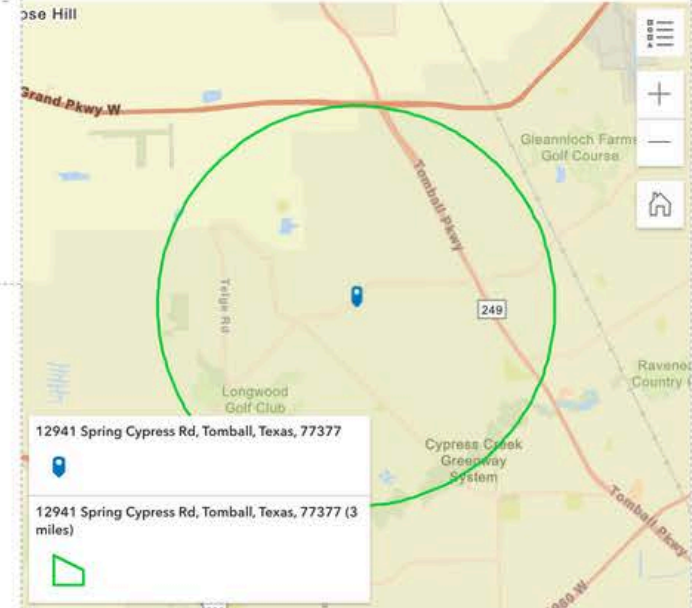
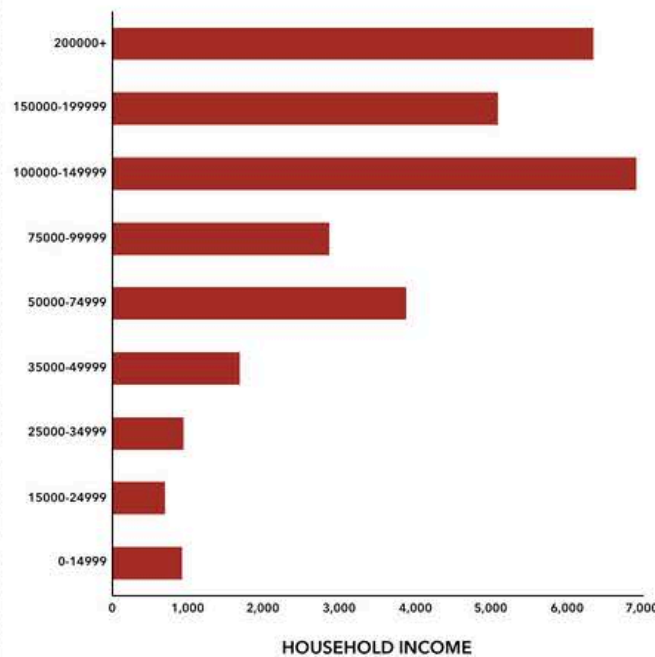
\$51,712

Per Capita Income



\$580,232

Median Net Worth



EMPLOYMENT



White Collar

77.7%



Blue Collar

12.7%



Services

11.0%

3.4%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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.

11-2-2015



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.

Texas CRES, LLC	9004590		(713) 473-7200
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Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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