

FOR SALE

\$1,075,000

+/- 5.70 ACRES

0 SPRING CYPRESS RD, SPRING, TX 77379



SITE

Aden Auto Sales
Car dealer

ALEX WISNOSKI

Principal

Alex@TexasCRES.com

(281) 415-1913

TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895





PROPERTY HIGHLIGHTS



Location

0 Spring Cypress Rd
Spring, TX 77379



Asking Price

\$1,075,000



Size

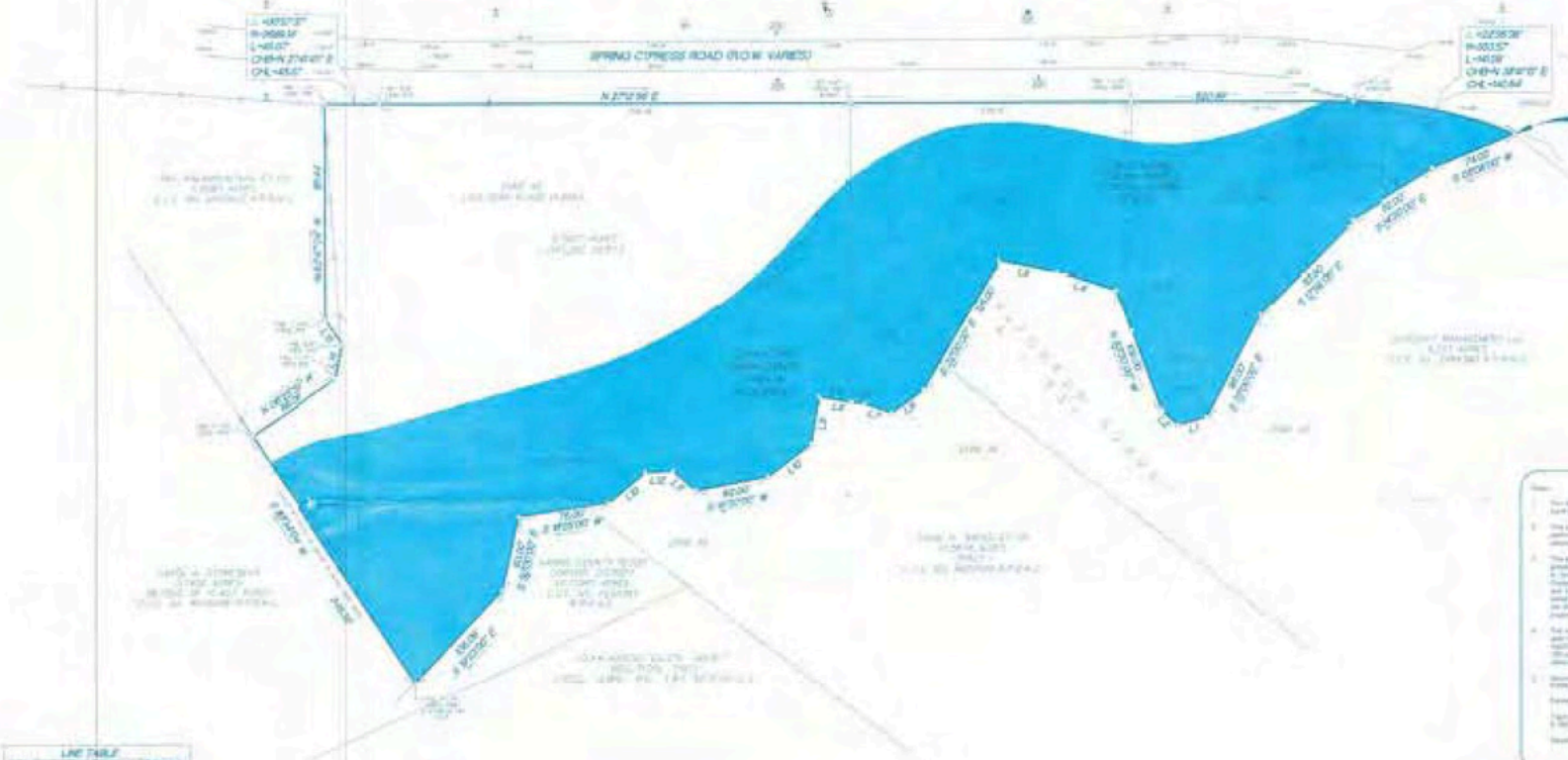
+/- 5.70 AC

Contact:

ALEX WISNOSKI
Principal
Alex@TexasCRES.com
(281) 415-1913

TYLER TORRES
Principal
Tyler@TexasCRES.com
(281) 898-0895

- Great development opportunity on approximately 5.7 acres on Spring Cypress Road in Spring, TX.
- Located on the south side of Spring Cypress, just west of Stuebner Airline Road.
- Property located in flood plain.
- Almost 1,000 feet of frontage on Spring Cypress Road.
- Preliminary engineering completed.
- Utilities available; located in HC MUD 24.
- Total Tax Rate for 2021: \$2.51 per \$100 of assessed value.
- Great location with over 21,000 vehicles per day on Spring Cypress.
- Call Broker for more information.
- Full demographic package available.



LINE TABLE

LINE	BEARING	LENGTH
1	N 89° 57' 30" E	100.00
2	S 89° 57' 30" E	100.00
3	S 89° 57' 30" E	100.00
4	S 89° 57' 30" E	100.00
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98	S 89° 57' 30" E	100.00
99	S 89° 57' 30" E	100.00
100	S 89° 57' 30" E	100.00

1. The surveyor has been duly sworn and qualified in accordance with the laws of the State of Texas.

2. The surveyor has been duly sworn and qualified in accordance with the laws of the State of Texas.

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9. The surveyor has been duly sworn and qualified in accordance with the laws of the State of Texas.

10. The surveyor has been duly sworn and qualified in accordance with the laws of the State of Texas.

PLAT SHOWING A LAND TITLE SURVEY OF A 5.7007 ACRE TRACT OF LAND, OUT OF THE SARAH McFERRON SURVEY ABSTRACT NO. 531, HARRIS COUNTY, TEXAS.

DATE: 05/14/2013 SCALE: 1" = 50'

Surveyed by
Thomas Land Surveying
 Thomas Land Surveying
 10000 Katy Road, Suite 100
 Houston, Texas 77024
 Phone: 281-461-1111
 Fax: 281-461-1112
 www.thomaslandsurveying.com

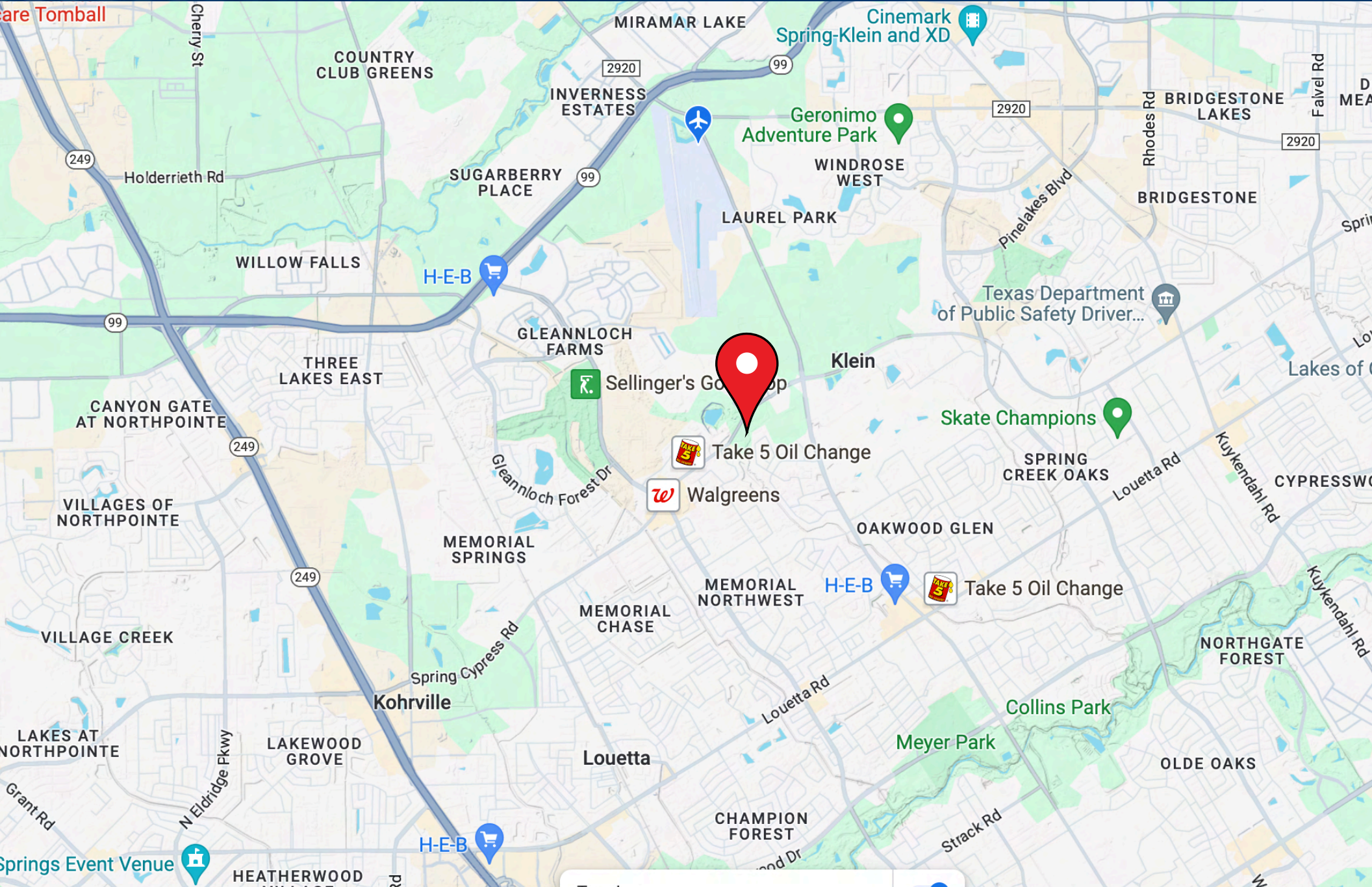
Surveyed by
John A. Thomas
 State of Texas
 Commission Expires 05/14/2015
 Surveyed by
John A. Thomas
 State of Texas
 Commission Expires 05/14/2015



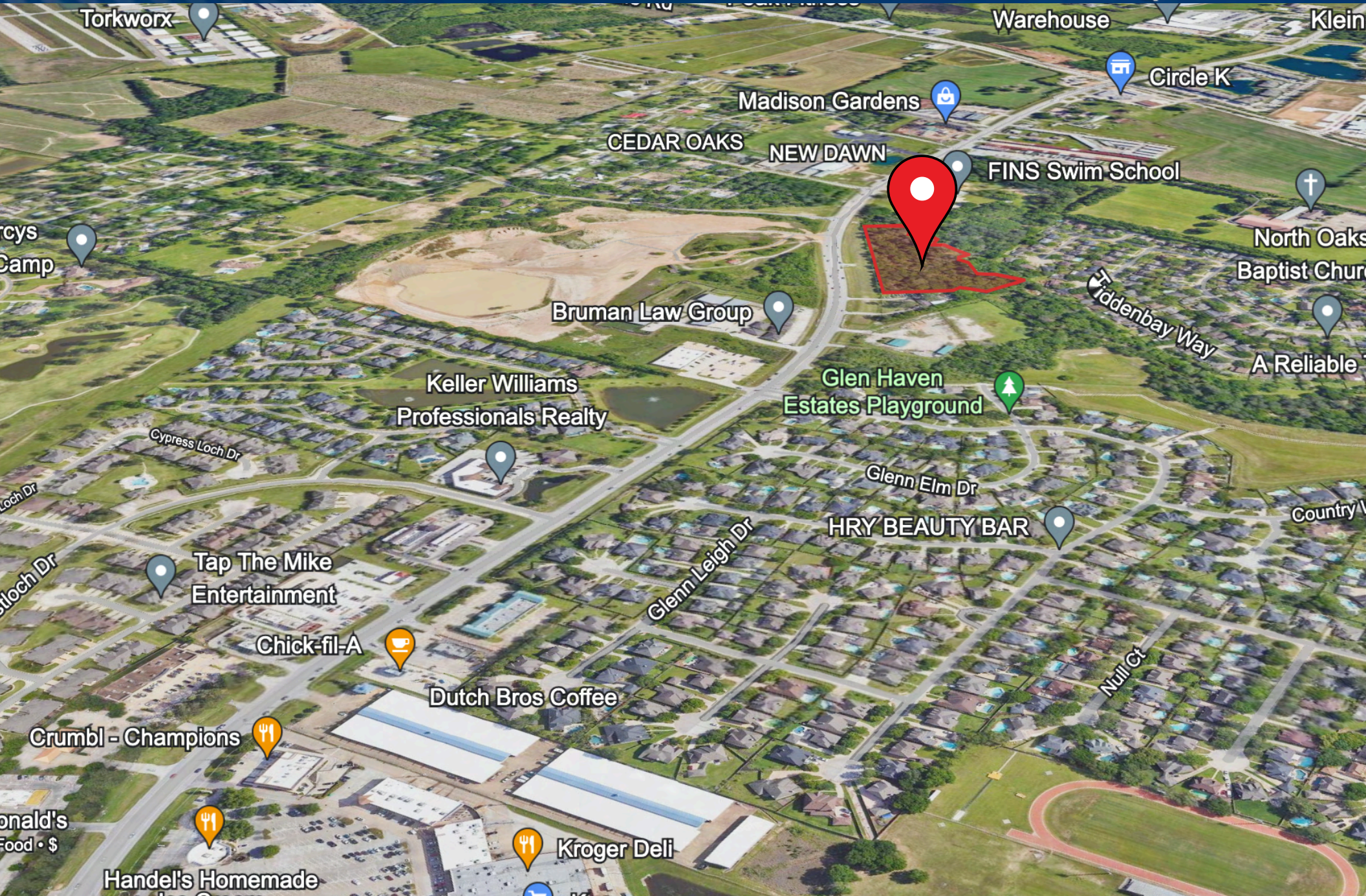
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/14/2013	ORIGINAL SURVEY	JAT

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

Klein Mini St

DEMOGRAPHIC SUMMARY

7901-7999 Spring Cypress Rd, Spring, Texas, 77379
Ring of 3 miles

KEY FACTS

103,467

Population



34,245

Households

36.3

Median Age

\$85,713

Median Disposable Income

EDUCATION

5.5%

No High School Diploma



49.7%

Bachelor's/Grad / Prof Degree

18.7%

High School Graduate



103,467

2023 Total Population (Esri)

26.1%

Some College/ Associate's Degree

INCOME



\$102,406

Median Household Income



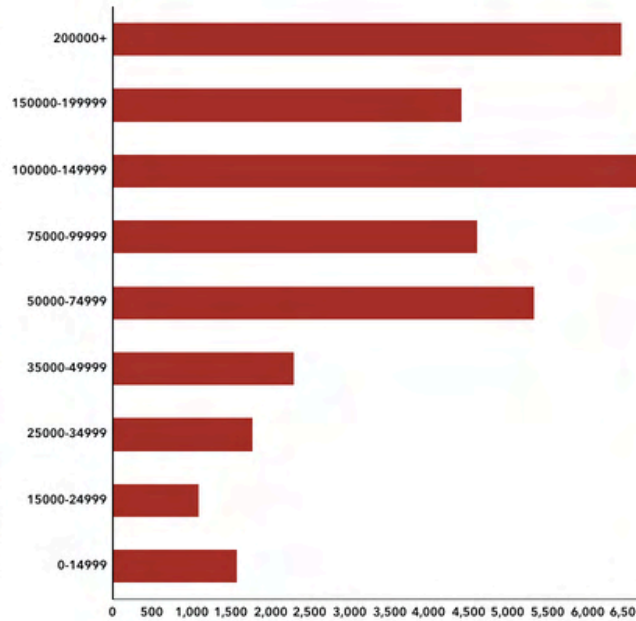
\$46,302

Per Capita Income

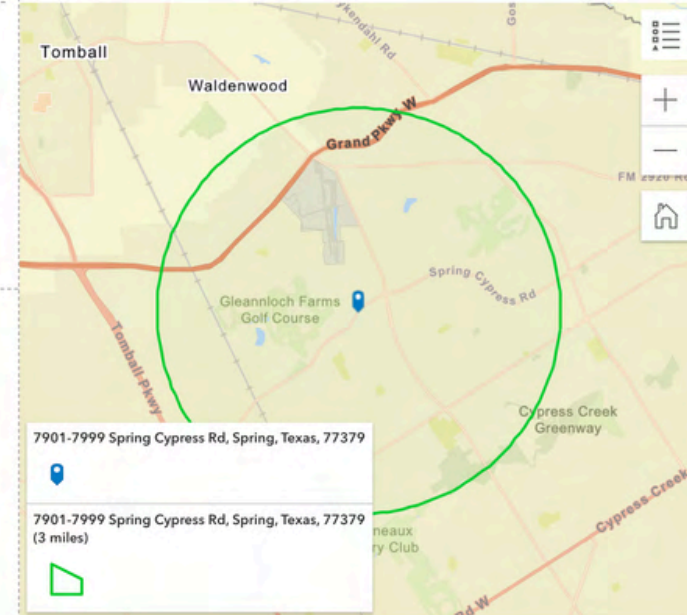


\$293,766

Median Net Worth



HOUSEHOLD INCOME



7901-7999 Spring Cypress Rd, Spring, Texas, 77379

7901-7999 Spring Cypress Rd, Spring, Texas, 77379 (3 miles)

EMPLOYMENT



White Collar

76.4%



Blue Collar

13.5%



Services

11.6%

4.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

Glen Haven Estates Playground



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Alex Wisnoski</u>	<u>636406</u>	<u>alex@texasgres.com</u>	<u>(281) 415-1913</u>
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

TAR 2501

IABS 1-0

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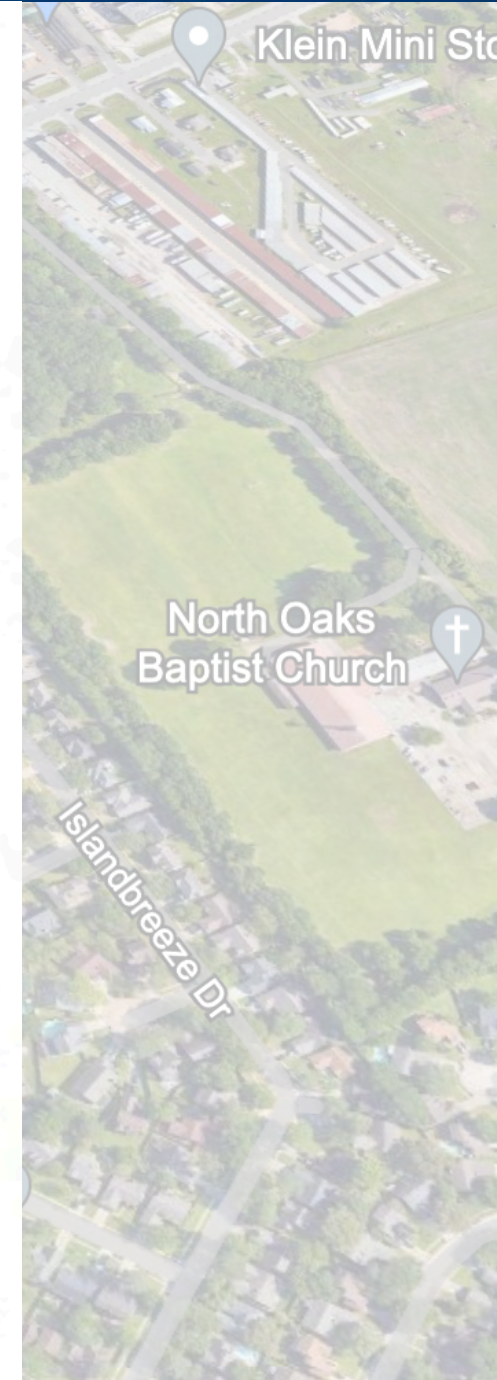
Texas C.R.E.S. LLC, 11020 SaddleHill Drive Cypress, TX 77429
Tracy Klep

Phone: (713) 907-1707

Fax:

New IABS

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A Reliable Tax

