

FOR SALE

\$1,500,000

📍 6710 SPRING CYPRESS RD, SPRING, TX 77379

±1.55 AC WITH ±5,689 SF OF IMPROVEMENTS



JOEL C. ENGLISH
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(713) 473-7200

TRACY EDDY
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PROPERTY HIGHLIGHTS



Location

6710 Spring Cypress Rd.
Spring, TX 77379



Asking Price

\$1,500,000



Size

±1.55 acres with ±5,689 SF
of improvements

Contact Us

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- **±1.5 acre on Spring Cypress Rd** – Approximately ±235.7 ft of frontage.

- **Freestanding Buildings On-Site** – Ideal for office, medical, retail, or professional services

- **Ample On-Site Parking** for employees and clients

- **Flexible Interior Layout** – Easily adaptable for a variety of business uses

- **High Growth Trade Area** surrounded by dense residential neighborhoods and thriving retail centers

- **Minutes from Kuykendahl Rd, SH-249, and Grand Parkway (99)** – seamless regional connectivity

- **Excellent Owner-User or Investment Opportunity** with long-term upside in a booming submarket

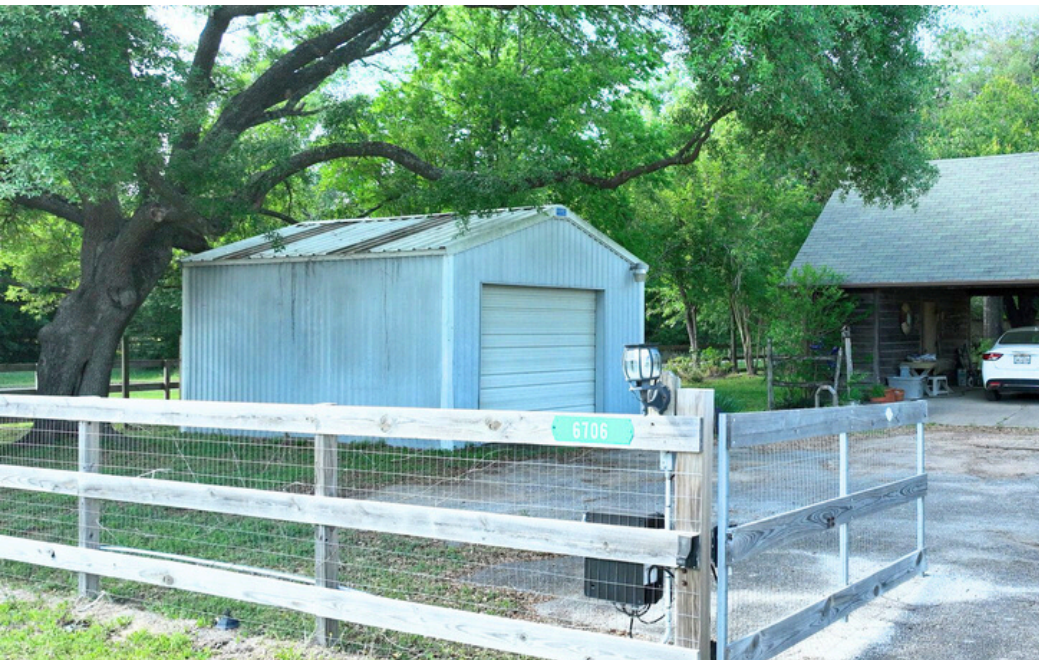
- **Established Commercial Corridor** – Surrounded by national retailers, schools, and professional offices

- **High-Traffic Corridor** with ±19,899 vehicles per day on Spring Cypress Rd., according to TxDOT.

PROPERTY PICTURES



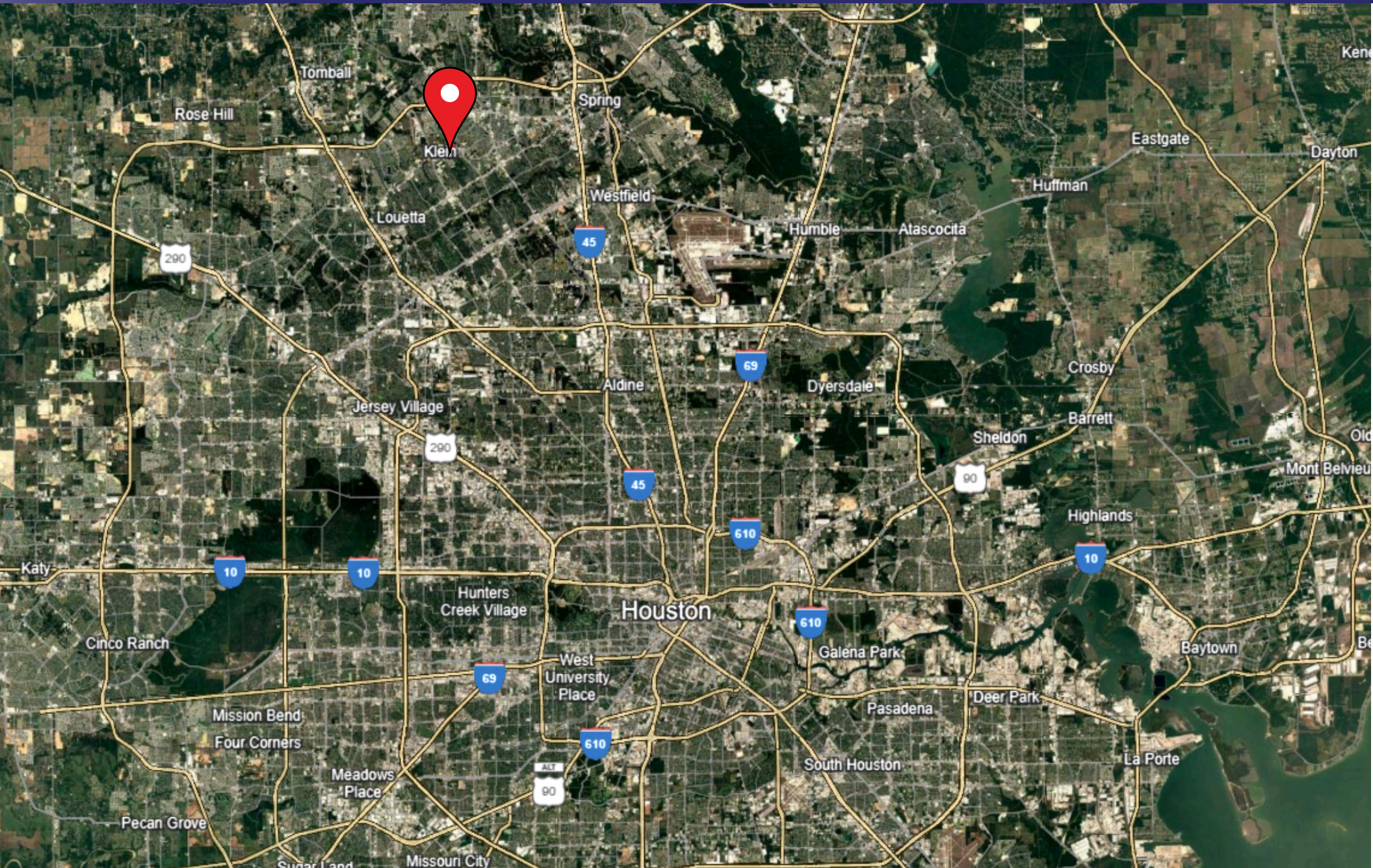
BUILDINGS ON-SITE



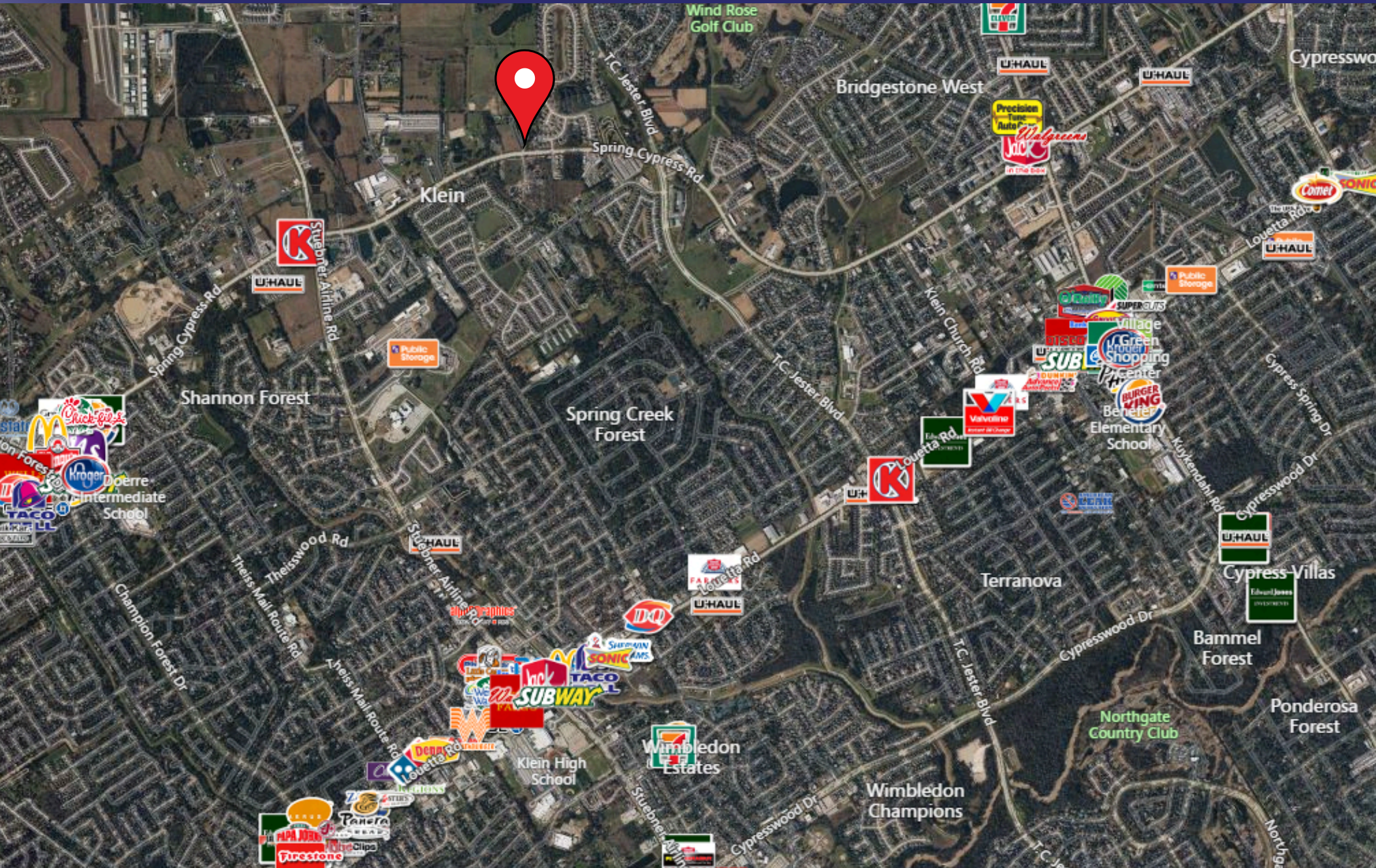
PROPERTY AERIAL



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

6710 Spring Cypress Rd, Spring, Texas, 77379

Ring of 3 miles

KEY FACTS

102,767

Population



33,979

Households

37.0

Median Age

\$90,242

Median Disposable Income

EDUCATION

4.9%

No High School Diploma



50.0%

Bachelor's/Grad / Prof Degree



17.4%

High School Graduate



27.8%

Some College/ Associate's Degree



102,767

2023 Total Population (Esri)

INCOME



\$107,333

Median Household Income



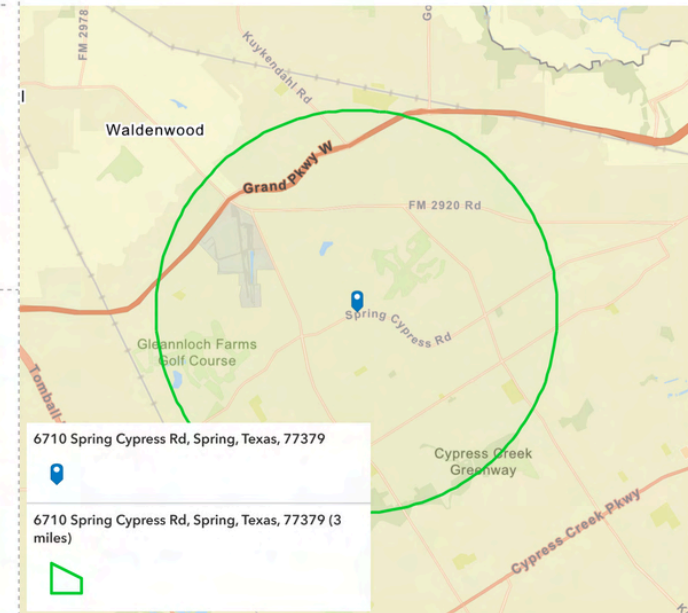
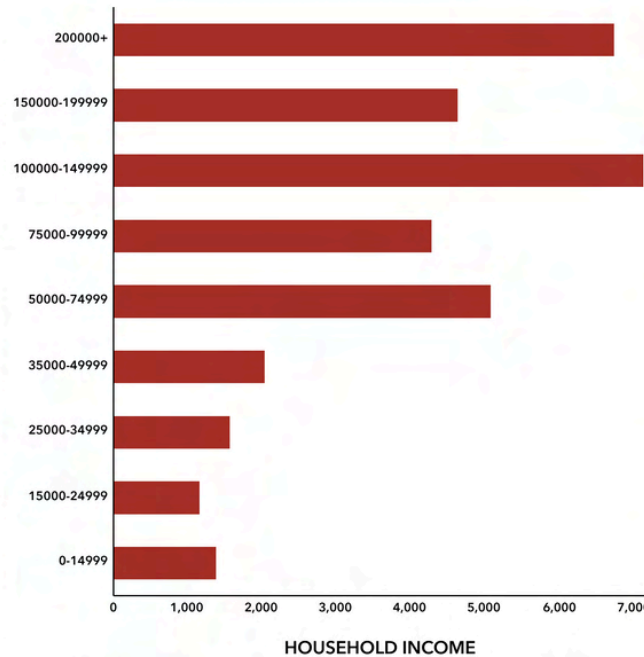
\$47,223

Per Capita Income



\$399,235

Median Net Worth



EMPLOYMENT



White Collar

76.3%



Blue Collar

13.2%



Services

12.7%

4.2%

Unemployment Rate

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

Full demographic package available upon request.



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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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004590 License No.	joel@texascres.com Email	(713) 473-7200 Phone
Joel C. English Designated Broker of Firm	465800 License No.	joel@texascres.com Email	(713) 473-7200 Phone
Joel C. English Licensed Supervisor of Sales Agent/ Associate	465800 License No.	joel@texascres.com Email	(713) 473-7200 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

TAR 2501

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