

1115 SPRING CYPRESS RD, SPRING, TX 77373

FOR PRICING CALL BROKER

AM
Amit Mehta Inc.

AMIT MEHTA
Broker
Phone: 832-607-1579
Email: universalproperties@gmail.com

1115 SPRING CYPRESS RD, SPRING, TX 77373

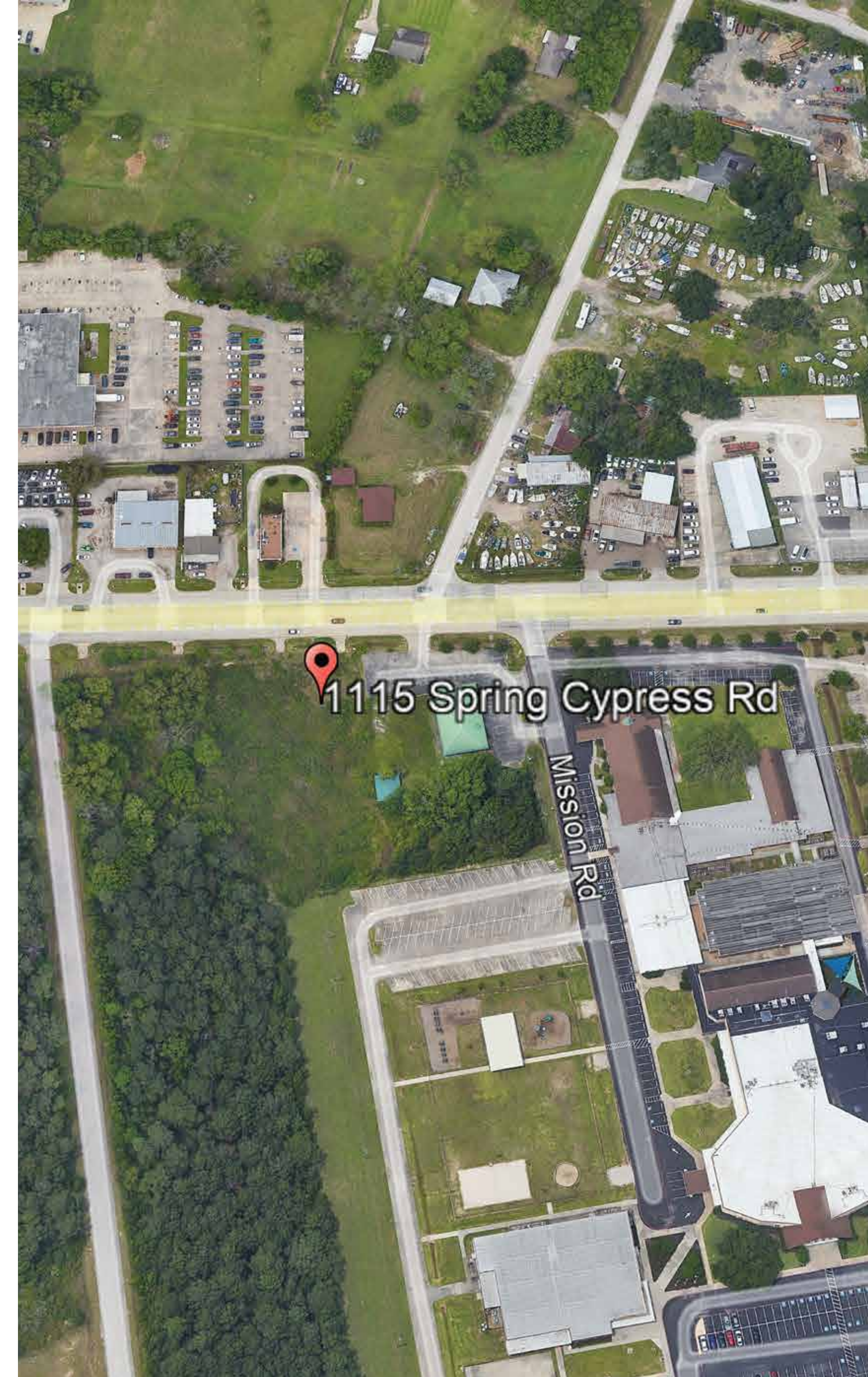
PROPERTY DETAILS

LOCATION: 1115 SPRING CYPRESS SPRING TX 77373

TYPE: UNDEVELOPED LAND 1.09 ACRES

PARCEL SIZE: 1.09 AC

ON-SITE IMPROVE: RAW LAND



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DEMOGRAPHICS



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Spring Cypress Rd	Wunsche Loop	0.05 NE	2022	22,273	MPSI	.08
2	Spring Cypress Road	I- 45	0.01 E	2022	45,231	MPSI	.28
3	Lexington Boulevard	Spring Cypress Rd	0.11 N	2022	14,723	MPSI	.31
4	Spring Cypress Rd	Bell	0.04 NE	2020	54,399	MPSI	.34
5	Spring Cypress Rd	Bell	0.04 NE	2022	51,799	MPSI	.34
6	Lexington Blvd	Cypresswood Dr	0.11 SE	2022	12,109	MPSI	.46
7	Spring Cypress Road	Brandt Rd	0.12 E	2022	12,224	MPSI	.47
8	I- 45	N Freeway Svc Rd	0.06 S	2018	103,204	MPSI	.51
9	E Louetta Rd	Whitewood Dr	0.29 SW	2022	24,725	MPSI	.51
10	East Louetta Road	Whitewood Dr	0.29 SW	2022	32,375	MPSI	.52

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DEMOGRAPHICS REPORT

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	6,844	73,680	260,332
2023 Estimate	6,600	71,494	250,265
2010 Census	4,642	54,410	190,983
Growth 2023 - 2028	3.70%	3.06%	4.02%
Growth 2010 - 2023	42.18%	31.40%	31.04%
2023 Population by Hispanic Origin	1,848	20,530	79,143
2023 Population	6,600	71,494	250,265
White	4,308 65.27%	51,769 72.41%	178,611 71.37%
Black	1,475 22.35%	11,587 16.21%	47,424 18.95%
Am. Indian & Alaskan	40 0.61%	551 0.77%	2,094 0.84%
Asian	622 9.42%	5,680 7.94%	15,332 6.13%
Hawaiian & Pacific Island	8 0.12%	144 0.20%	602 0.24%
Other	147 2.23%	1,762 2.46%	6,201 2.48%
U.S. Armed Forces	0	188	313
Households			
2028 Projection	2,359	26,070	94,167
2023 Estimate	2,266	25,217	90,315
2010 Census	1,532	18,643	67,521
Growth 2023 - 2028	4.10%	3.38%	4.27%
Growth 2010 - 2023	47.91%	35.26%	33.76%
Owner Occupied	2,048 90.38%	20,912 82.93%	61,431 68.02%
Renter Occupied	218 9.62%	4,305 17.07%	28,885 31.98%
2023 Households by HH Income			
Income: <\$25,000	159 7.02%	2,418 9.59%	10,338 11.45%
Income: \$25,000 - \$50,000	140 6.18%	3,900 15.47%	16,780 18.58%
Income: \$50,000 - \$75,000	361 15.93%	4,509 17.88%	16,305 18.05%
Income: \$75,000 - \$100,000	452 19.95%	3,878 15.38%	11,648 12.90%
Income: \$100,000 - \$125,000	376 16.59%	3,001 11.90%	10,157 11.25%
Income: \$125,000 - \$150,000	134 5.91%	1,800 7.14%	7,099 7.86%
Income: \$150,000 - \$200,000	456 20.12%	3,042 12.06%	9,715 10.76%

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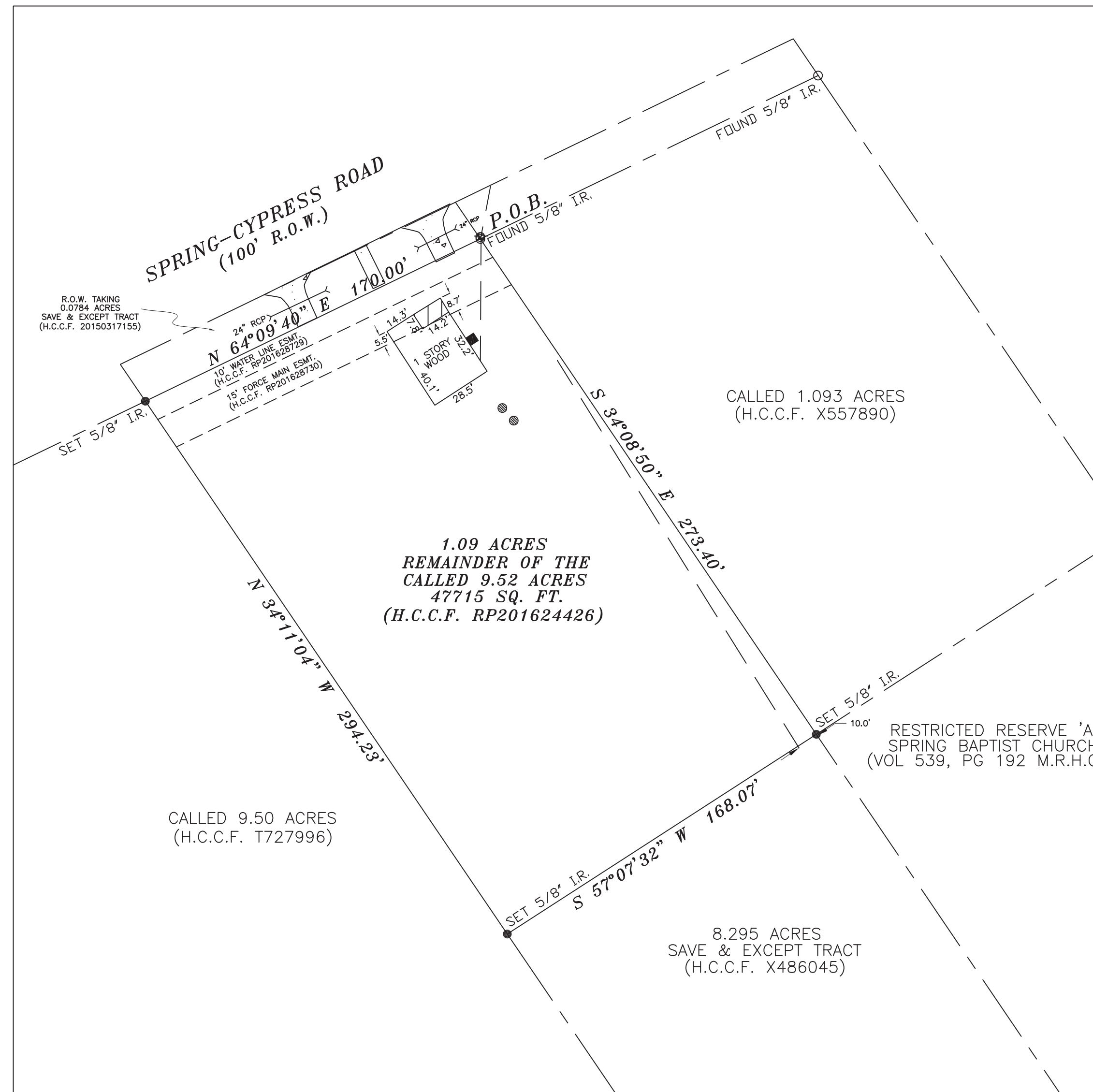
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SURVEY 1115 SPRING CYPRESS



LEGEND

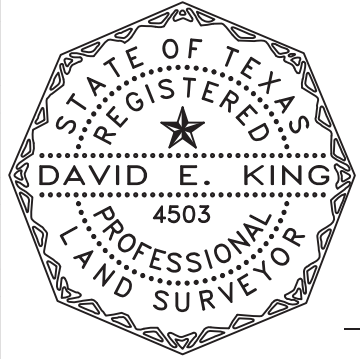
- These standard symbols will be found in the drawing.
- FOUND MONUMENT
 - SET 5/8" I.R. W/CAP
 - AC PAD
 - ⊖ POWER POLE
 - ⊙ SEPTIC TANK
 - ⊗ TELE PEDESTAL
 - CONCRETE
 - ▨ COVERED AREA
 - HOG WIRE FENCE
 - OVERHEAD POWER



NOTES:
 UPDATE WITH NEW TITLE COMMITMENT INFO - 01/25/2016
 UPDATE TO INCLUDE EASEMENTS AS PART OF SUBJECT ACREAGE - 01/04/2015
 THIS SURVEY WAS MADE IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS BEARING ORIENTATION BASED ON SOUTHERN ROW OF SPRING-CYPRESS ROAD, AS PER DEED ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED DEED OF THE CALLED 1.0491 ACRES (H.C.C.F. 20150317155) FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

DESCRIPTION:	BEING A 1.09 ACRE REMAINDER OF THE CALLED 9.52 ACRES			This lot does appear to lie in the 100 year flood plain and appears to be in ZONE AE as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48291C0260L dated 06/18/2007
RECORDATION:	COUNTY:	ST:	ABSTRACT:	
	H.C.C.F. RP201624426	HARRIS	TX	W.S. SMITH A-706
RECORD OWNER:	TITLE COMPANY:			JOB #:
CYNTHIA A DAVENPORT ROBERT W DAVENPORT	FIDELITY NATIONAL TITLE			
PURCHASER:	DESAI BHARAT AND/OR ASSIGNS			1512349
ADDRESS:	1115 SPRING CYPRESS ROAD, SPRING, TEXAS 77373			

FIELD WORK:	TG
DRAFTED BY:	JP
CHECKED BY:	DK, SR
C.F. NUMBER	1037000831



I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

FIRM NO. 10152100

DAVID E. KING DATE

KLSS
 KING'S LAND SURVEYING SOLUTIONS, LLC
 Professional Land Surveyors
 19042 MIRROR LAKE DRIVE SPRING, TX 77388 (281)350-8003

