

1115 SPRING CYPRESS RD, SPRING, TX 77373

FOR PRICING CALL BROKER

AMIT MEHTA

Broker Phone: 832-607-1579

Email: universalproperties@gmail.com



SPRING, TX 77373

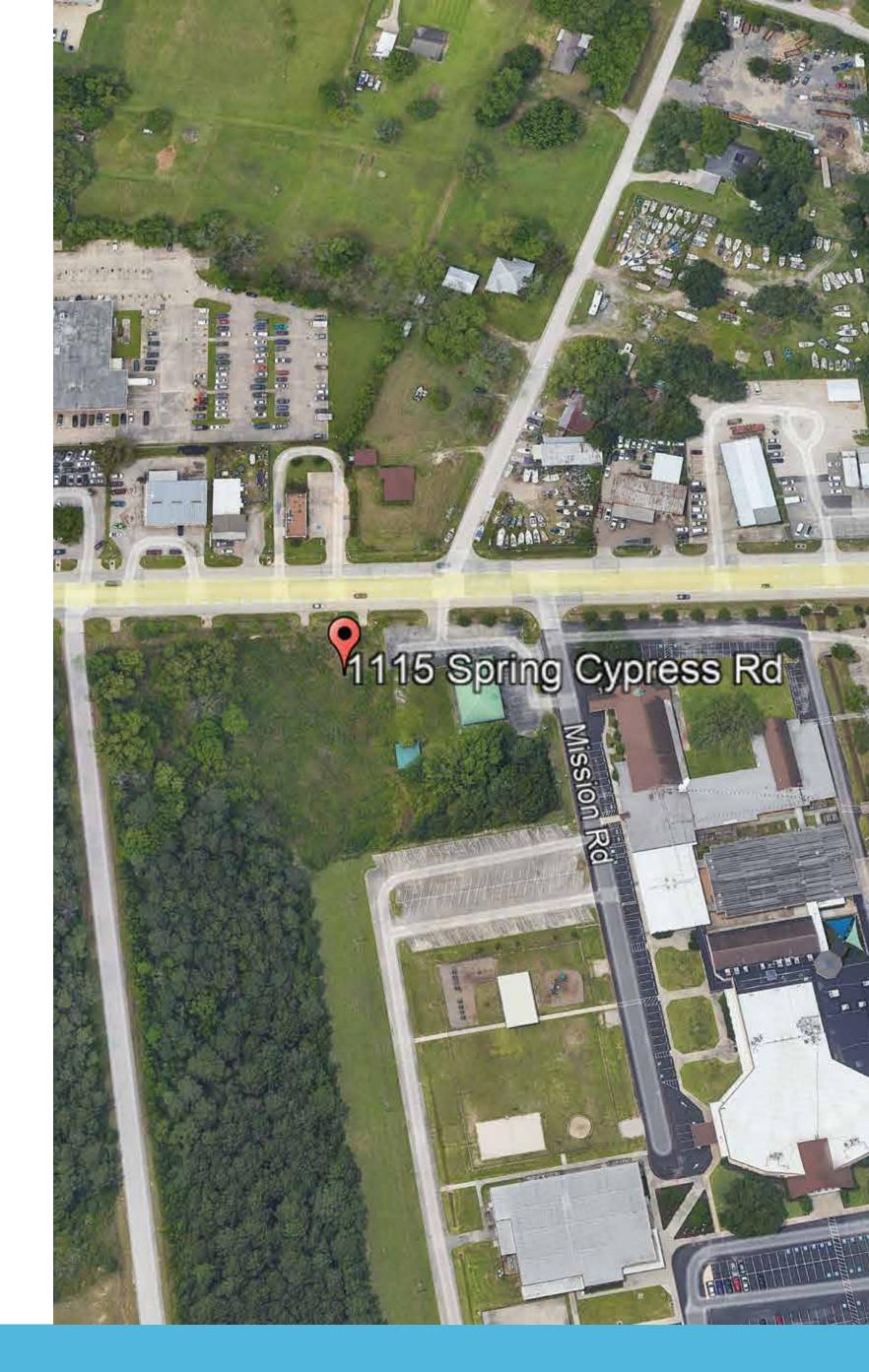
PROPERTY DETAILS

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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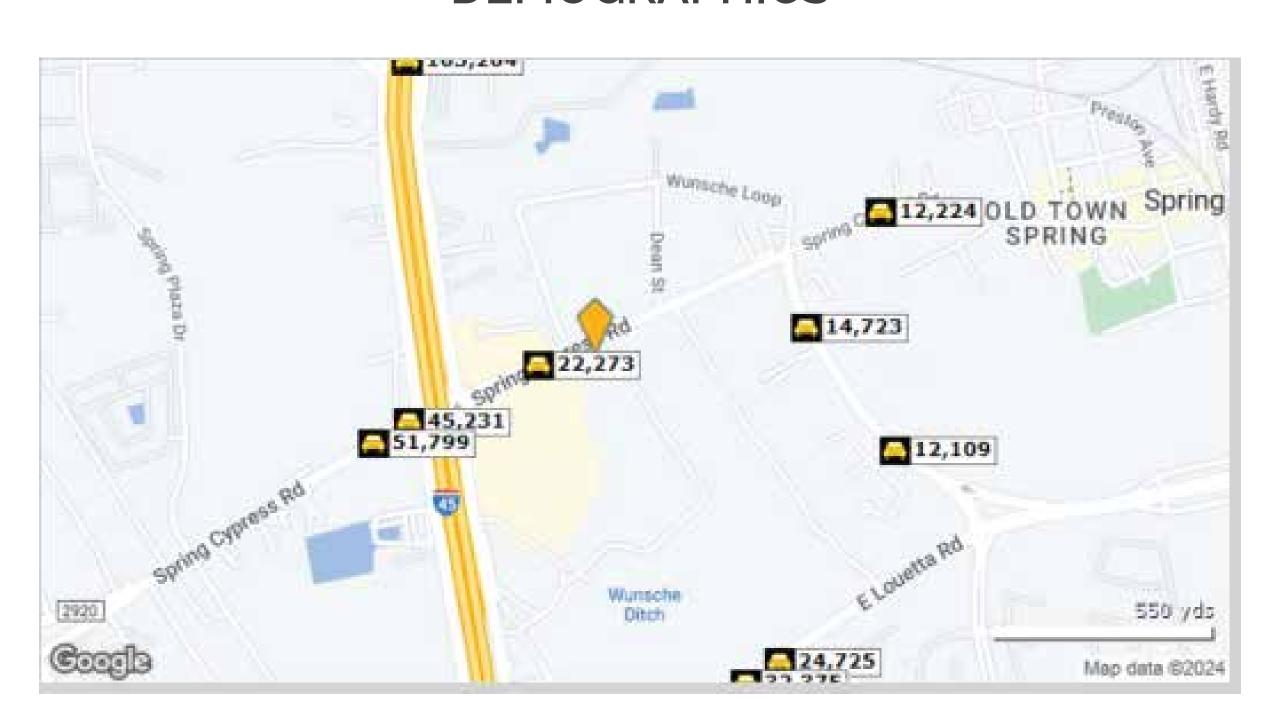
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DEMOGRAPHICS



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%	•	82.93%	·	68.02%
Renter Occupied	218	9.62%	4,305	17.07%	28,885	31.98%
2023 Households by HH Income	2,266		25,215		90,317	
Income: <\$25,000	159	7.02%	2,418		•	11.45%
Income: \$25,000 - \$50,000	140		•	15.47%	•	18.58%
Income: \$50,000 - \$75,000		15.93%	•	17.88%		18.05%
Income: \$75,000 - \$100,000		19.95%	,	15.38%	•	12.90%
Income: \$100,000 - \$125,000		16.59%	,	11.90%	•	11.25%
Income: \$125,000 - \$150,000		5.91%	•	7.14%	7,099	
Income: \$150,000 - \$200,000	156	20.12%	3 0/12	12.06%	9 715	10.76%

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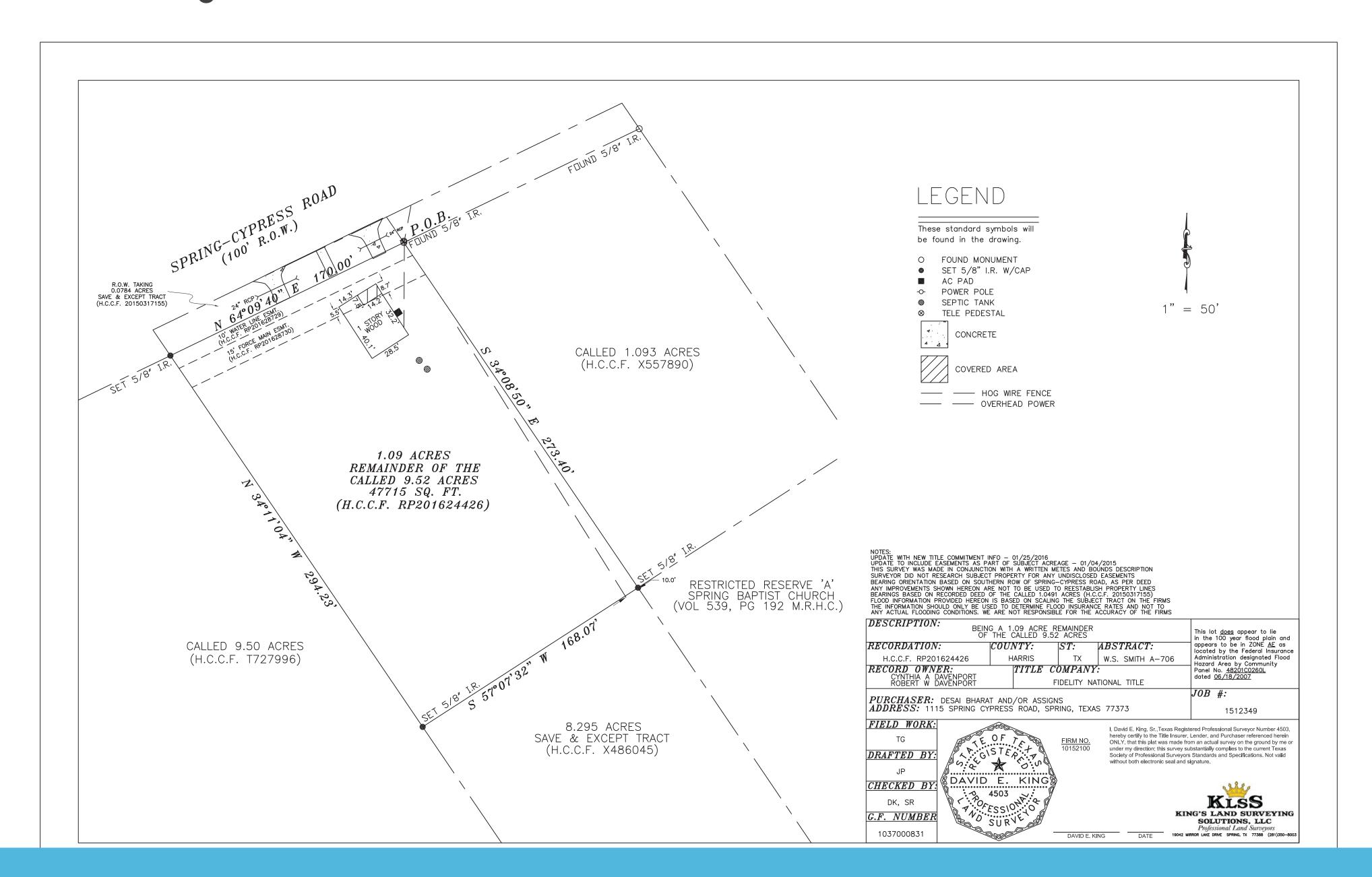
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SURVEY 1115 SPRING CYPRESS



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Information About Brokerage Services

Texas law requires all real estate licensees 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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

Amit Mehta Inc	9005803	universalproperties@gmail.com	(713)333-1448	
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Primary Assumed Business Name				
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone	
Associate				
Amit Mehta	0511295	universalproperties@gmail.com	(832)607-1579	
Sales Agent/Associate's Name	License No.	Email	Phone	
В	Buyer/Tenant/Seller/Landlord Initia	ls Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Fax: 2816577759

IABS 1-0 Date

11/2/2015