

# FOR SALE

19.29 Acres

Baker Cypress Rd. & Morton Rd., Houston, TX, 77084

VIN REALTY proudly presents a 19.29-acre development site located at Baker Cypress Road and Morton Road, one of the most unique and limited remaining development parcels in close proximity to Town Lake.



Lot 1: 10.5030 Acres

Lot 2:  
1.0185  
Acres

Lot 3:  
7.7776  
Acres

**VIN REALTY**

6100 Corporate Dr. #180  
Houston, TX, 77036  
832-782-4690

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# FOR SALE

## 19.29 Acres

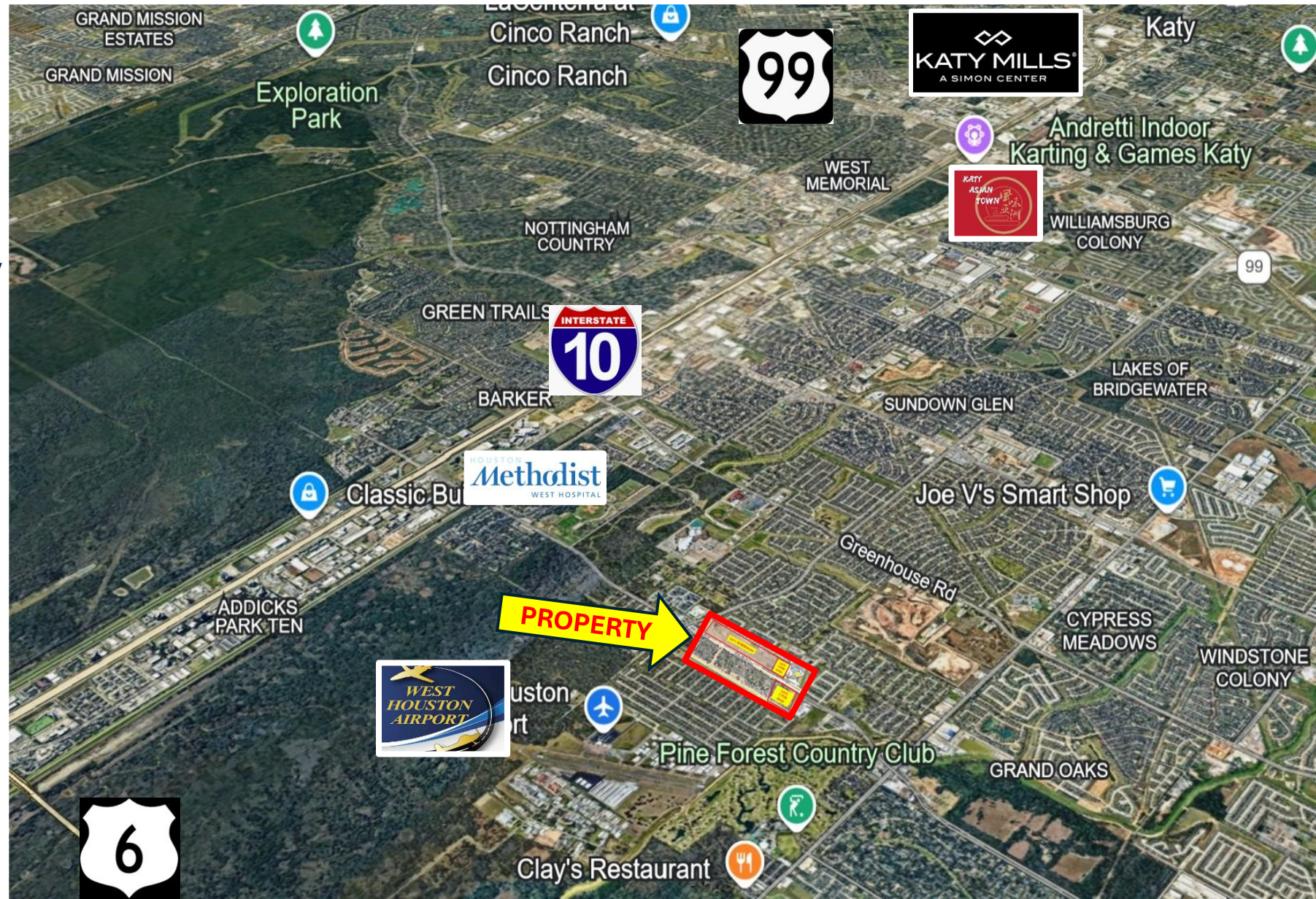
Baker Cypress Rd. & Morton Rd., Houston, TX, 77084

### Property Highlights

- ✓ 19.29 acres located near Town Lake
- ✓ Subdividable
- ✓ Convenient access to I-10, Highway 99, and Highway 6
- ✓ High daytime traffic counts
- ✓ Utilities available
- ✓ Ideal for development, including multifamily, retail, senior living, or office/warehouse

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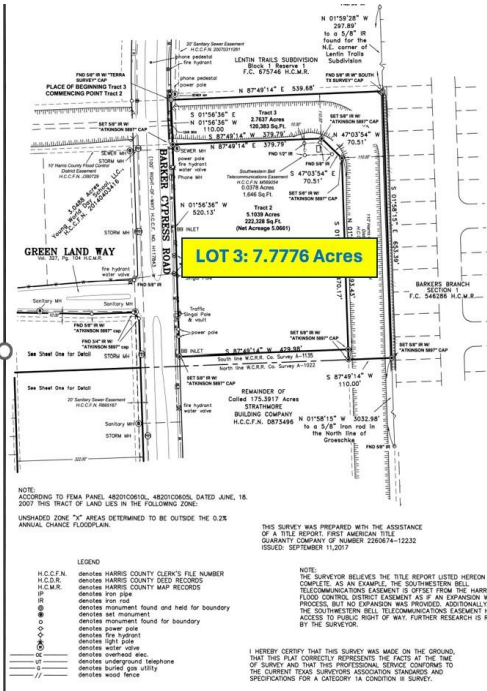
# 19.39 Acres

## Baker Cypress Rd. & Morton Rd., Houston, TX, 77084

## OFFERING SUMMARY

### SALE PRICE

- ✓ **LOT 1 & 2 & 3**    **\$10,927,788 (\$13/SF)**  
**19.29 Acres**
- ✓ **WILL DIVIDE**



**Legal Description**  
Tract 2  
2.7637 Acres

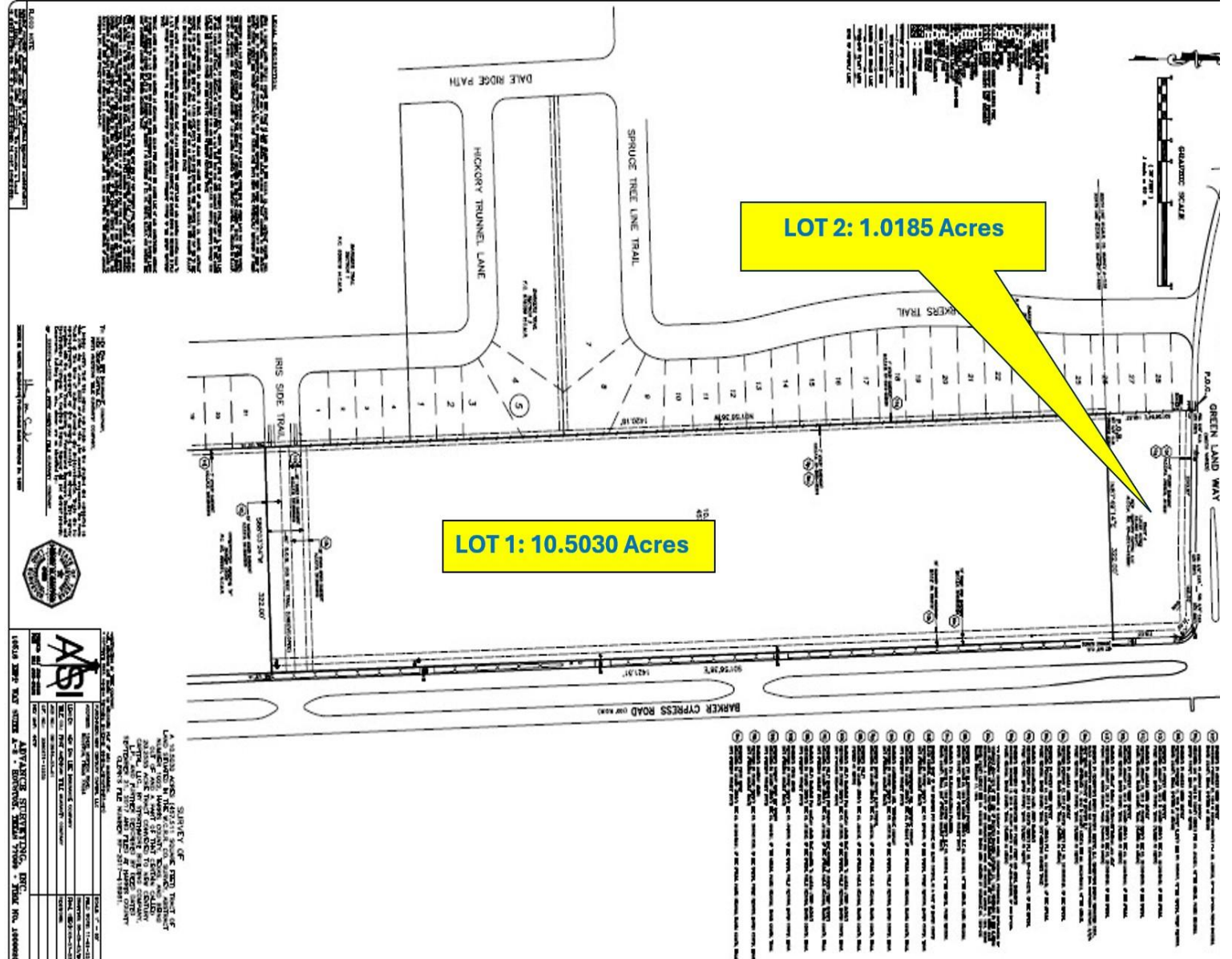
BEING 2.7637 acres of land out of a 133,000 acre tract of land described in deed to Oak Glen Building Company as recorded in D87485 of the Harris County Deed Records...

**Legal Description**  
Tract 2  
5.1839 Acres

BEING 5.1839 acres of land out of a 133,000 acre tract of land described in deed to Oak Glen Building Company as recorded in D87485 of the Harris County Deed Records...

**Legal Description**  
Tract 2  
7.7776 Acres

BEING 7.7776 acres of land out of a 133,000 acre tract of land described in deed to Oak Glen Building Company as recorded in D87485 of the Harris County Deed Records...



ATKINSON ENGINEERS - Land Surveyors

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 08-10-2017

# FOR SALE

# 19.29 Acres

## Baker Cypress Rd. & Morton Rd., Houston, TX, 77084

### Demographic

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Current Households	7,998	51,714	108,000
Current Population	22,855	156,166	330,260
2020 Census Average Persons per Household	2.86	3.02	3.06
2020 Census Population	22,556	150,056	322,604
Population Growth 2020 to 2024	1.33%	4.07%	2.37%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Households	22.08%	24.10%	25.59%
2 Person Households	37.25%	42.10%	38.29%
3+ Person Households	40.67%	33.80%	36.11%
Owner-Occupied Housing Units	46.78%	64.70%	63.64%
Renter-Occupied Housing Units	53.22%	35.30%	36.36%
<b>RACE AND ETHNICITY</b>			
White	34.67%	35.36%	35.37%
Black or African American	16.12%	16.72%	18.25%
Asian or Pacific Islander	6.07%	6.60%	6.66%
Other Races	41.90%	40.03%	38.51%
Hispanic	51.14%	51.69%	50.19%
<b>INCOME</b>			
Average Household Income	\$89,991	\$113,758	\$120,981
Median Household Income	\$72,817	\$84,012	\$90,630
Per Capita Income	\$32,276	\$38,676	\$40,525
<b>EDUCATION</b>			
Estimated High School Graduate	23.62%	23.18%	22.19%
Estimated Bachelor's Degree	19.28%	22.22%	22.90%
Estimated Graduate Degree	7.82%	9.16%	10.27%
<b>AGE</b>			
Median Age	33.2	35.3	34.9



### Katy Asian Town



## Contact Us

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## Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

VIN REALTY	9011594	ndmtri3@yahoo.com	832 782 4690
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tri Nguyen	602302	ndmtri3@yahoo.com	832 782 4690
Designated Broker of Firm	License No.	Email	Phone
Tri Nguyen	602302	ndmtri3@yahoo.com	832 782 4690
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone



## CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **VIN REALTY** and should not be made available to any other person or entity without the written consent of **VIN REALTY**.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation and makes no warranty or representation with respect to:

- the income or expenses for the subject property;
- the future projected financial performance of the property;
- the size and square footage of the property and improvements;
- the presence or absence of contaminating substances, PCBs, or asbestos;
- the compliance with State and Federal regulations;
- the physical condition of the improvements thereon;
- the financial condition or business prospects of any tenant; or
- any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, **VIN REALTY** has not verified, and will not verify, any of the information contained herein, nor has **VIN REALTY** conducted any investigation regarding these matters. Accordingly, **VIN REALTY** makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature; that you will hold and treat it in the strictest confidence; and that you will not disclose its contents in any manner detrimental to the interests of the Owner. You also agree that by accepting this Memorandum, you agree to release **VIN REALTY** and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.