



±4.4 Acres

161.04 FT. FRONTAGE

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

COMMERCIAL DEVELOPMENT FRONTAGE FOR SALE

16602 CYPRESS ROSE HILL ROAD | CYPRESS, TX 77429



OFFERING SUMMARY

SALE PRICE

\$1,450,000

LOT SIZE

4.4 ACRES

PROPERTY TYPE

**COMMERCIAL AND
RESIDENTIAL, VACANT LAND**

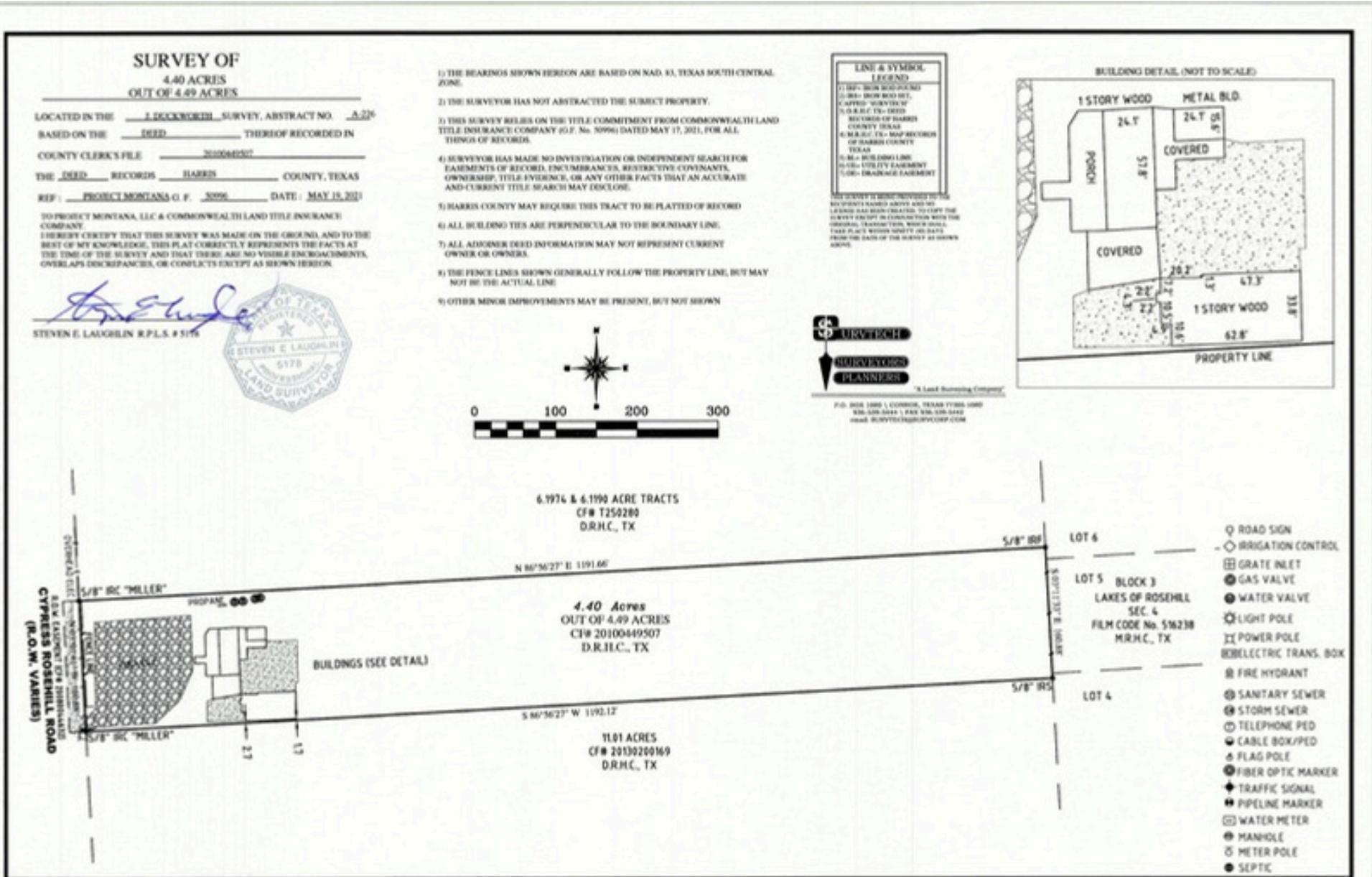
PROPERTY HIGHLIGHTS

Prime 4.40± acre commercial development opportunity with 161' of frontage on Cypress Rosehill in one of Cypress' fastest-growing corridors. Former outdoor venue site that is cleared and ready for new construction.

Geotechnical report, boundary survey, topo survey, and architectural concept plans for a retail center are included, saving valuable pre-development time and cost.

Surrounded by strong residential growth, schools, and expanding commercial activity. Ideal for retail, restaurant, medical, daycare, office, or service-based commercial development. Available For Sale or Ground Lease.

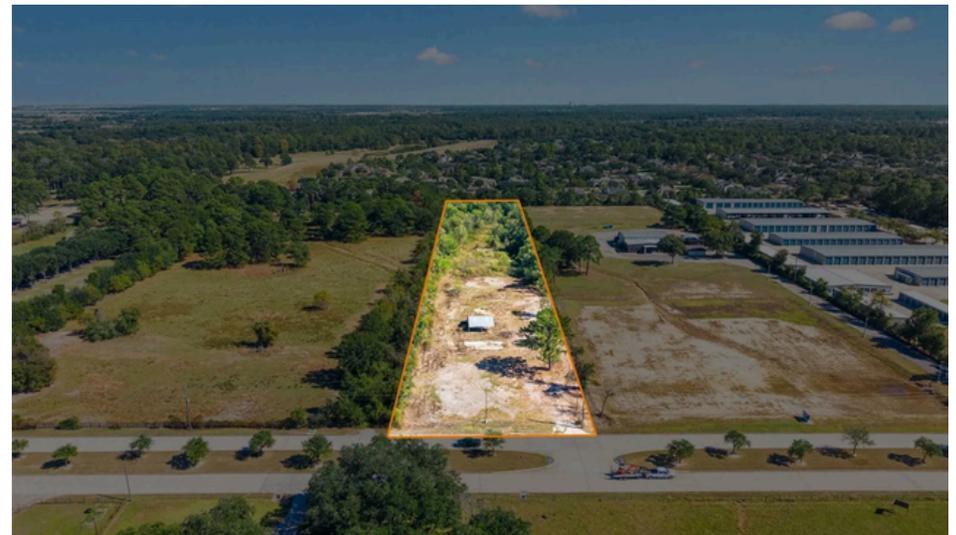
Survey



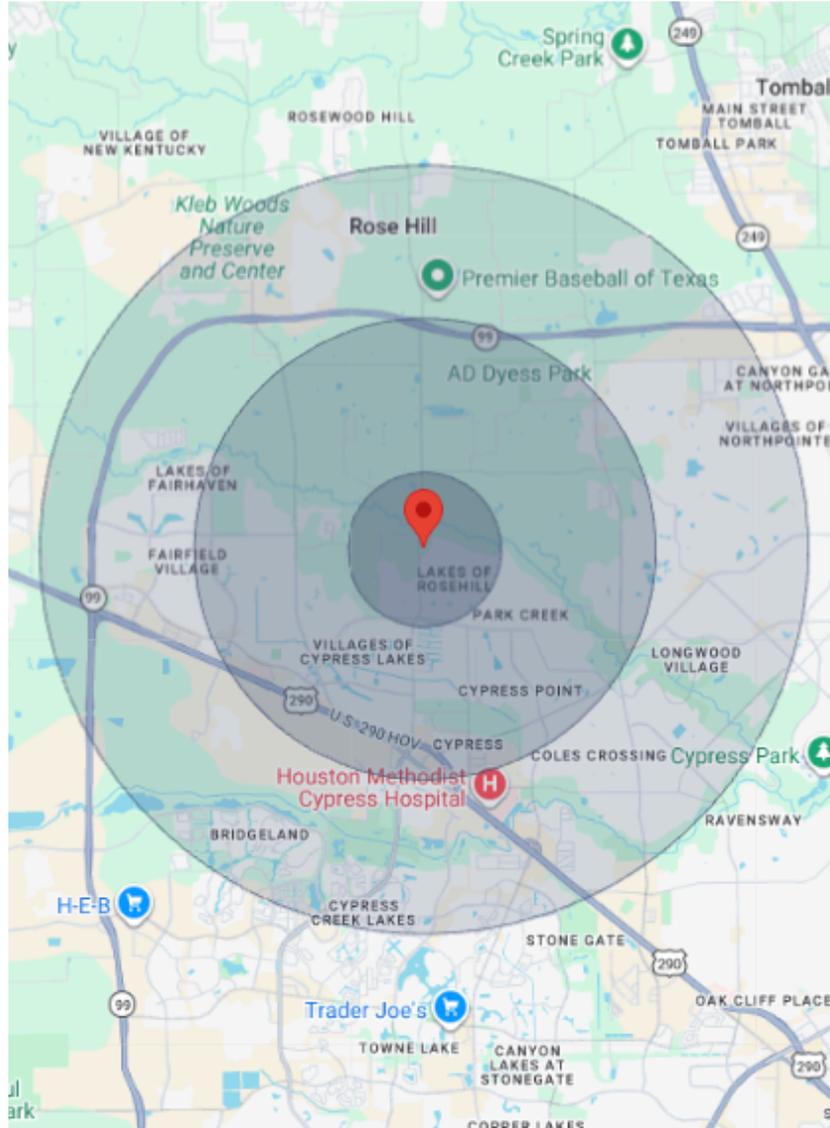
Aerial Map



Property Photos



Demographics



From the Louetta/Huffmeister intersection, proceed north on Cypress Rosehill Road. The property is positioned on the east (right) side of the roadway, offering prominent visibility along this high-traffic commercial corridor.

	1 Mile	3 Miles	5 Miles
Total population	4,581	56,616	134,404
Workday Population	2,348	28,860	66,819
Total household	1,462	18,036	43,158
Average household income	\$179,387	\$151,536	\$168,398
Average age	36	35	37
Male Population	2,183	28,661	67,442
Female Population	2,401	27,965	66,980

Demographics data derived from AlphaMap

Market Overview

Cypress, Texas is one of the fastest-growing suburban communities within the Greater Houston metropolitan area, located in northwest Harris County along key transportation corridors including U.S. Highway 290 and the Grand Parkway (SH 99). Its strategic location provides convenient access to major employment centers in Houston's Energy Corridor, Downtown Houston, and the broader northwest Houston region. Strong infrastructure, high-quality schools, and expansive master-planned communities continue to attract new residents and businesses to the area.

Over the past decade, Cypress has experienced substantial residential growth driven by large-scale master-planned communities such as Bridgeland, Towne Lake, and Cypress Creek Lakes. This sustained population expansion has significantly increased demand for retail, healthcare, office, and service-oriented commercial properties. Ongoing commercial development along major corridors reflects rising consumer demand and strong investor confidence in the submarket.

From a real estate perspective, Cypress offers strong demographics, rapid population growth, and increasing commercial demand across multiple property types. Limited remaining developable land in certain high-demand corridors, combined with continued residential expansion, supports healthy occupancy levels and long-term value appreciation. As northwest Houston continues to grow, Cypress remains well-positioned for sustained economic development and stable long-term investment performance.



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