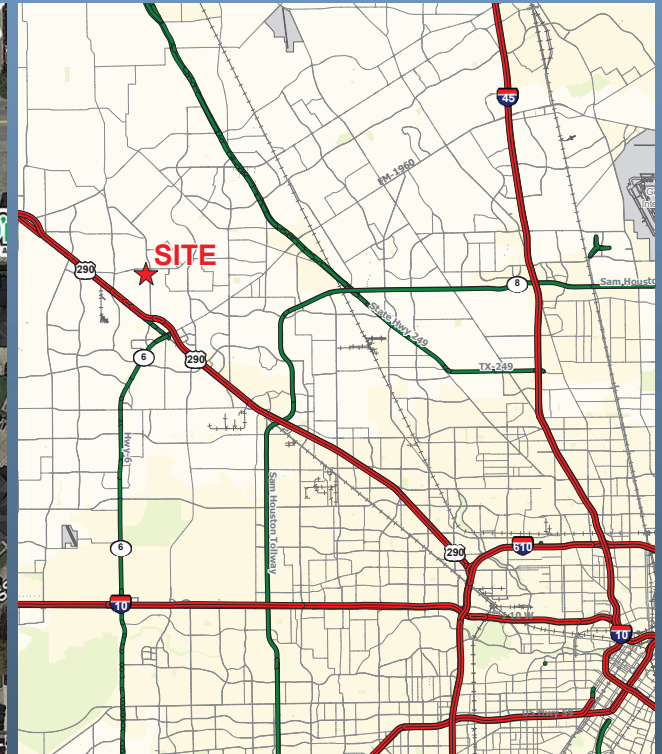
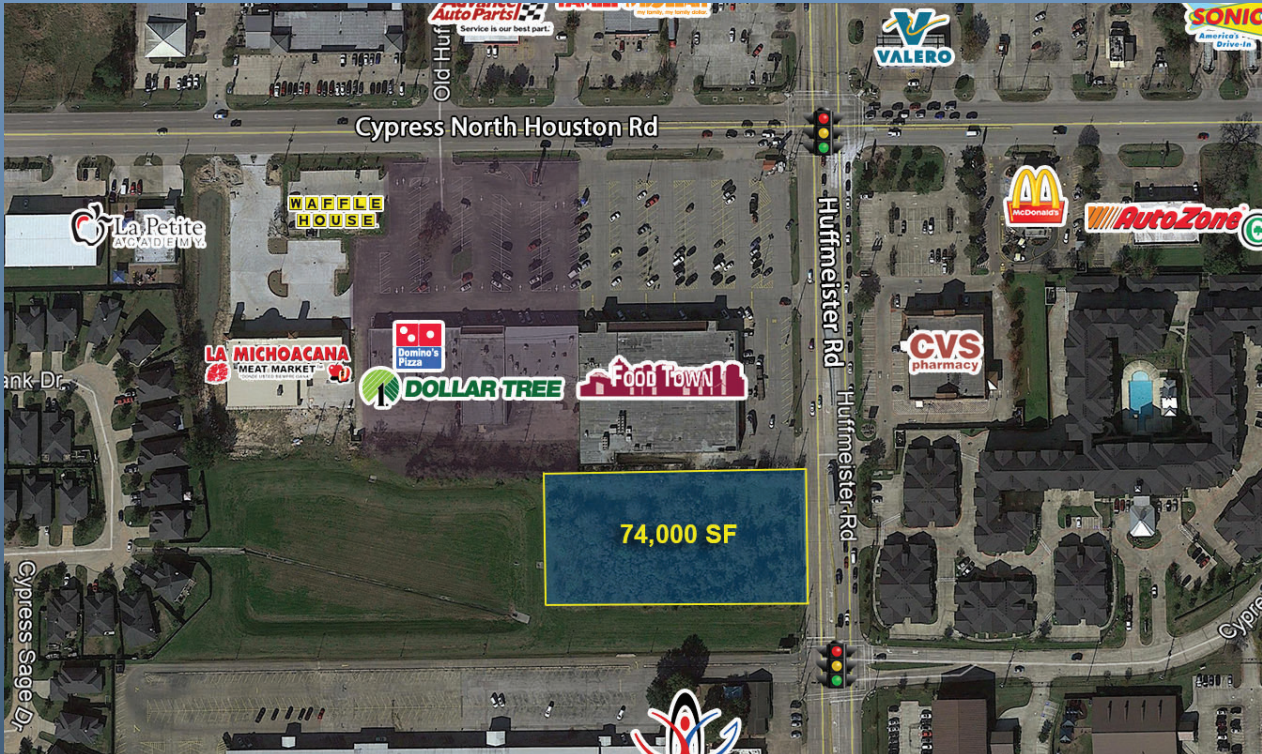


FOR SALE

Prime Land on Huffmeister Rd in Cypress, Texas



PROPERTY DATA

- 74,000 SF available on Huffmeister and Cypress Park Lane, just south of Cypress N Houston
- 200 feet of frontage on Huffmeister

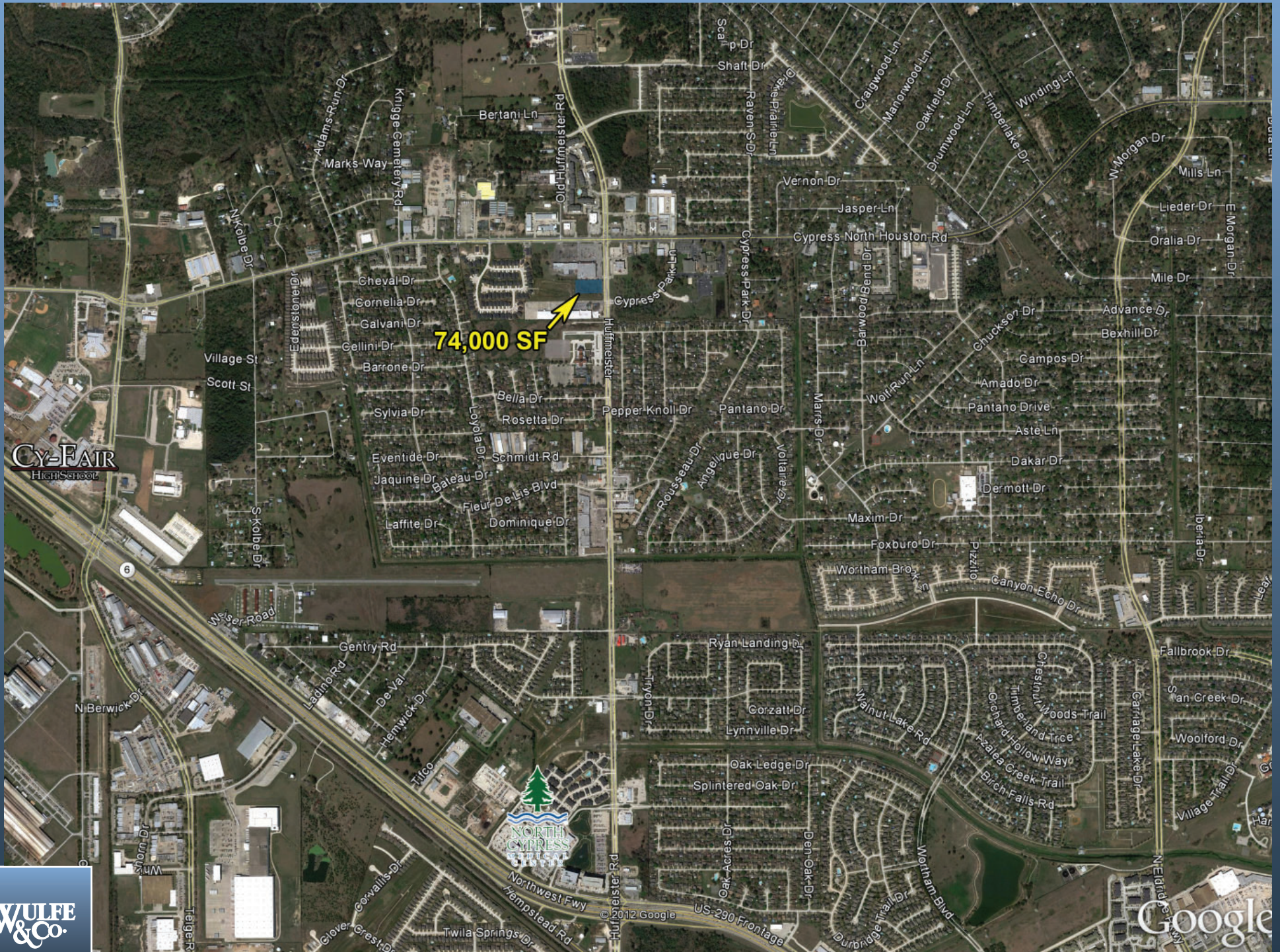
DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2025 Estimate	13,019	93,525	293,670
Ave HH Income			
2025 Estimate	\$119,698	\$128,707	\$129,272
Traffic Counts			
Huffmeister	24,004 cars per day		
Cypress N Houston	17,193 cars per day		

CONTACT

Paula Hohl
 phohl@wulfe.com
 (713) 621-1705

Wulfe & Co.
 1800 Post Oak Blvd., Suite 400
 Houston, Texas 77056
 (713) 621-1700

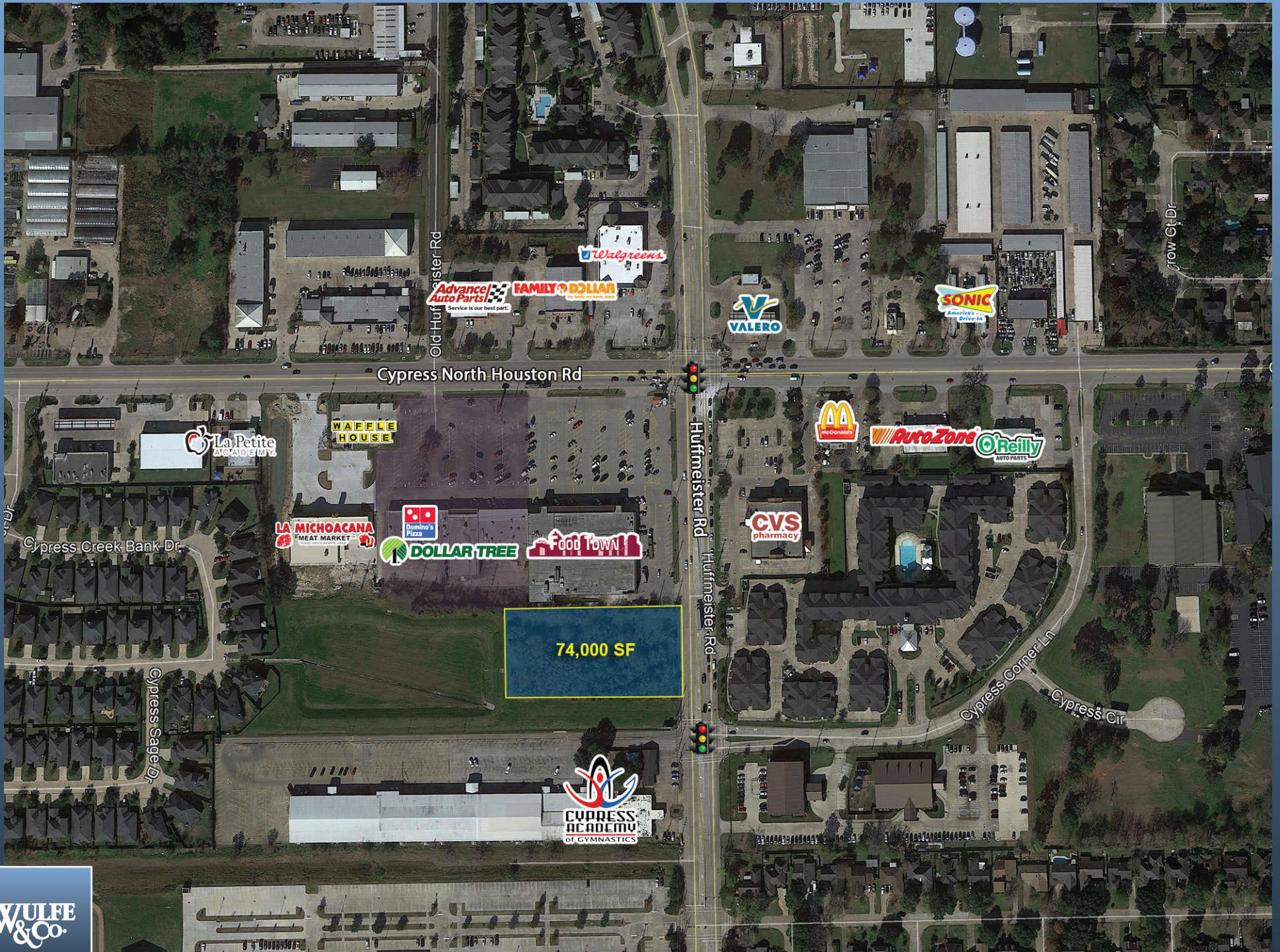


74,000 SF

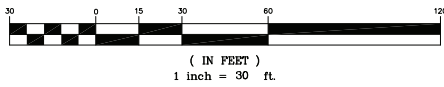
CY-FAIR
HIGH SCHOOL

NORTH
CYPRESS
MEDICAL
CENTER





GRAPHIC SCALE



RESTRICTED RESERVE 'D'
CYPRESS JUNCTION
VOL. 317, PG. 120 HCMR

CALLED 3.5937 ACRES
PARCEL NO. 1
HCCF NO. T393735

POINT OF BEGINNING
FND. 5/8" IR BEARS
S 05°24' W 0.47'

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HLAP - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - IR - CAPPIED IRON ROD
 - "STS" - STAMPED SOUTH TEXAS SURVEYING
 - HCCF - HARRIS COUNTY CLERK'S FILE
 - HCCR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - x- BARBED WIRE FENCE
 - o- CHAIN LINK FENCE
 - c- CONCRETE
 - COVERED CONCRETE
 - E- OVERHEAD ELECTRIC LINES
 - W- WOOD FENCE
 - I- WROUGHT IRON FENCE
 - G- GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MANHOLE
 - MONITORING WELL
 - PIPELINE MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - BENCHMARK

DETENTION RESERVE 'E'
CYPRESS CREEK FOREST SEC. 1
FILM CODE NO. 616006 HCMR

1.6988 ACRES
(74,000 SQ. FT.)
HEAVILY WOODED

DETENTION RESERVE 'E'
CYPRESS CREEK FOREST SEC. 1
FILM CODE NO. 616006 HCMR

HUFFMEISTER ROAD
(100' PUBLIC RIGHT-OF-WAY)

LEGAL DESCRIPTION
1.6988 ACRES OF LAND OUT OF A 25.031 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY FILE NUMBER E037462, SITUATED IN THE ROBERT TURNER SURVEY, ABSTRACT 767, HARRIS COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AT THE INTERSECTION OF THE SOUTH LINE OF A 3.5937 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NUMBER T393735, WITH THE WEST RIGHT-OF-WAY LINE OF HUFFMEISTER ROAD (100 FOOT RIGHT-OF-WAY), FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 05 DEGREES 24 MINUTES WEST, 0.47 FEET;
THENCE SOUTH 02 DEGREES 40 MINUTES 56 SECONDS EAST, ALONG AND WITH THE WEST LINE OF HUFFMEISTER ROAD, A DISTANCE OF 200.00 FEET TO A 5/8 INCH CAPPIED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 87 DEGREES 31 MINUTES 24 SECONDS WEST, A DISTANCE OF 370.00 FEET TO A 5/8 INCH CAPPIED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 02 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE SOUTH LINE OF CYPRESS JUNCTION RESTRICTED RESERVE 'D', AS RECORDED IN VOLUME 317, PAGE 120, HARRIS COUNTY MAP RECORDS;
THENCE NORTH 87 DEGREES 31 MINUTES 24 SECONDS EAST, ALONG AND WITH THE SOUTH LINE OF RESTRICTED RESERVE 'D' AND THE SOUTH LINE OF SAID 3.5937 ACRE TRACT, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6988 ACRES OF LAND, MORE OR LESS.

- NOTES:**
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 02°40'56" E ALONG THE R.O.W. LINE OF WEST 21ST STREET.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEED RECORDED HCCF NO. Z345798.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.
 7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND EARCH.

SITE PHOTOGRAPH



SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, hereby certify that this survey was made on the ground and completed on this 15th day of June, 2023 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GP _____ N/A of _____ N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2821



SURVEY OF

1.6988 ACRES OF LAND OUT OF A 25.031 ACRE TRACT AS DESCRIBED IN HARRIS COUNTY FILE NUMBER E037462, SITUATED IN THE ROBERT TURNER SURVEY, ABSTRACT 767, HARRIS COUNTY TEXAS.

ADDRESS: 0 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
JOB NO.: 883-23 SCALE: 1" = 30' DATE: 06-15-23

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
TEL. 281-556-6918 FAX 281-556-9331 Firm Number: 10045400



WITHIN FLOOD ZONE _____, ACCORDING TO F.I.R.M. MAP NO. M_____, DATE 10-18-2013, BY GRAPHING PLOTTING ONLY, WE RESPONSIBILITY FOR EXACT DETERMINATION.
IF PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY NOT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPROVE LARGER FLOOD PLAIN AND I SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.946/-95.6291

11903 Huffmeister Rd	1 mi	3 mi	5 mi
Houston, TX 77429	radius	radius	radius
Population			
2025 Estimated Population	13,019	93,525	293,670
2030 Projected Population	13,019	93,987	293,580
2020 Census Population	12,662	91,282	289,035
2010 Census Population	11,447	82,574	251,054
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.9%	0.9%	1.1%
2025 Median Age	36.9	37.0	36.9
Households			
2025 Estimated Households	4,635	34,138	105,803
2030 Projected Households	4,736	35,114	107,993
2020 Census Households	4,526	33,083	102,857
2010 Census Households	4,073	29,803	89,375
Projected Annual Growth 2025 to 2030	0.4%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	0.9%	1.0%	1.2%
Race and Ethnicity			
2025 Estimated White	47.8%	45.3%	44.6%
2025 Estimated Black or African American	16.7%	18.8%	17.8%
2025 Estimated Asian or Pacific Islander	7.1%	11.8%	11.8%
2025 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.8%
2025 Estimated Other Races	27.5%	23.5%	25.0%
2025 Estimated Hispanic	36.0%	31.1%	32.9%
Income			
2025 Estimated Average Household Income	\$119,698	\$128,707	\$129,272
2025 Estimated Median Household Income	\$83,490	\$97,998	\$103,700
2025 Estimated Per Capita Income	\$42,652	\$47,005	\$46,608
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.2%	4.8%	4.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.7%	4.0%	5.1%
2025 Estimated High School Graduate	25.3%	20.1%	19.8%
2025 Estimated Some College	23.7%	21.6%	21.0%
2025 Estimated Associates Degree Only	9.2%	10.0%	9.5%
2025 Estimated Bachelors Degree Only	18.6%	25.4%	26.4%
2025 Estimated Graduate Degree	12.4%	14.0%	13.6%
Business			
2025 Estimated Total Businesses	416	4,894	14,440
2025 Estimated Total Employees	2,462	32,347	116,709
2025 Estimated Employee Population per Business	5.9	6.6	8.1
2025 Estimated Residential Population per Business	31.3	19.1	20.3

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Information About Brokerage Services

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.

Wulfe & Co.	478511	info@wulfe.com	713-621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	713-621-1700
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	713-621-1700
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date