

# FOR SALE

0 GRANT RD, CYPRESS, TX 77429

±3 ACRES OF LAND

\$10.00/SF



**JOEL ENGLISH**  
President/Principal  
[joel@TexasCRES.com](mailto:joel@TexasCRES.com)  
(713) 473-7200

**ADRIA MARTINEZ**  
Assistant Vice President  
[Adria@TexasCRES.com](mailto:Adria@TexasCRES.com)  
(713) 459-4483



# PROPERTY HIGHLIGHTS



## Location

0 Grant Rd.  
Cypress, TX 77429



## Asking Price

\$10.00/SF



## Size

±3 AC

## Contact Us

### JOEL ENGLISH

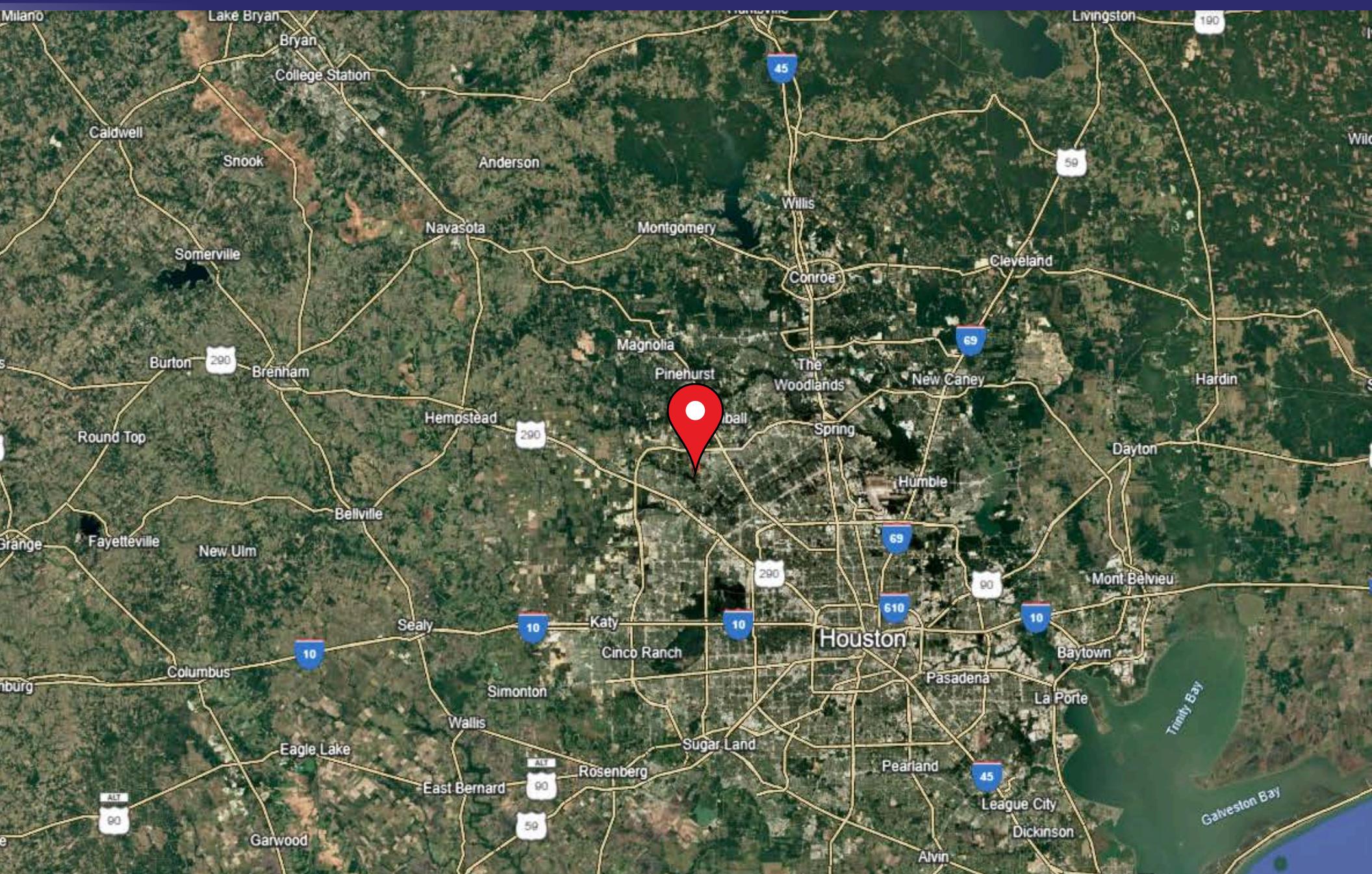
Joel@TexasCRES.com  
(713) 473-7200

### ADRIA MARTINEZ

Adria@TexasCRES.com  
(713) 459-4483

- **±3 acres of commercial land offering versatile development potential in Cypress, TX**
- **Platting and Civil Permit Set completed by current owners** – plans designed for a mixed-use boat/RV storage development
- **Approximately 175 ft of frontage on Grant Rd** with excellent visibility for retail, office, or mixed-use projects
- **Just ±2.4 miles to TX-99 (Grand Parkway)** for quick regional access
- **Approximately 5,640 VPD on Grant Rd and 13,317 VPD on Telge Rd (TxDOT 2021)** for strong traffic exposure
- **Situated in a rapidly growing area** with nearby residential communities, commercial centers, and retail corridors
- **Easy access to SH 249** and other major thoroughfares, providing seamless connectivity to greater Houston
- **Ideal opportunity** for investors, developers, or owner-operators seeking a strategic Cypress location

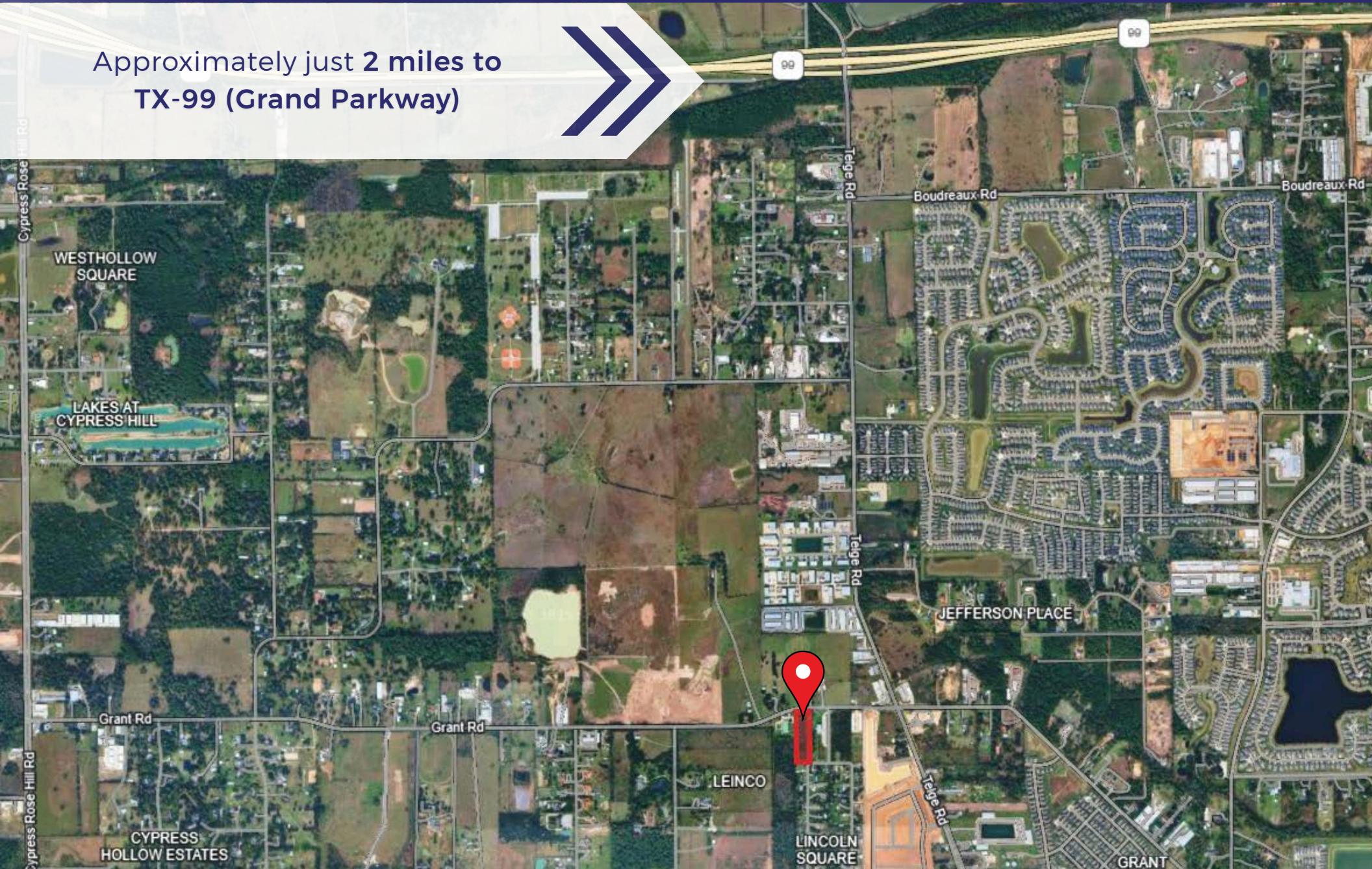
# LOCATION MAP



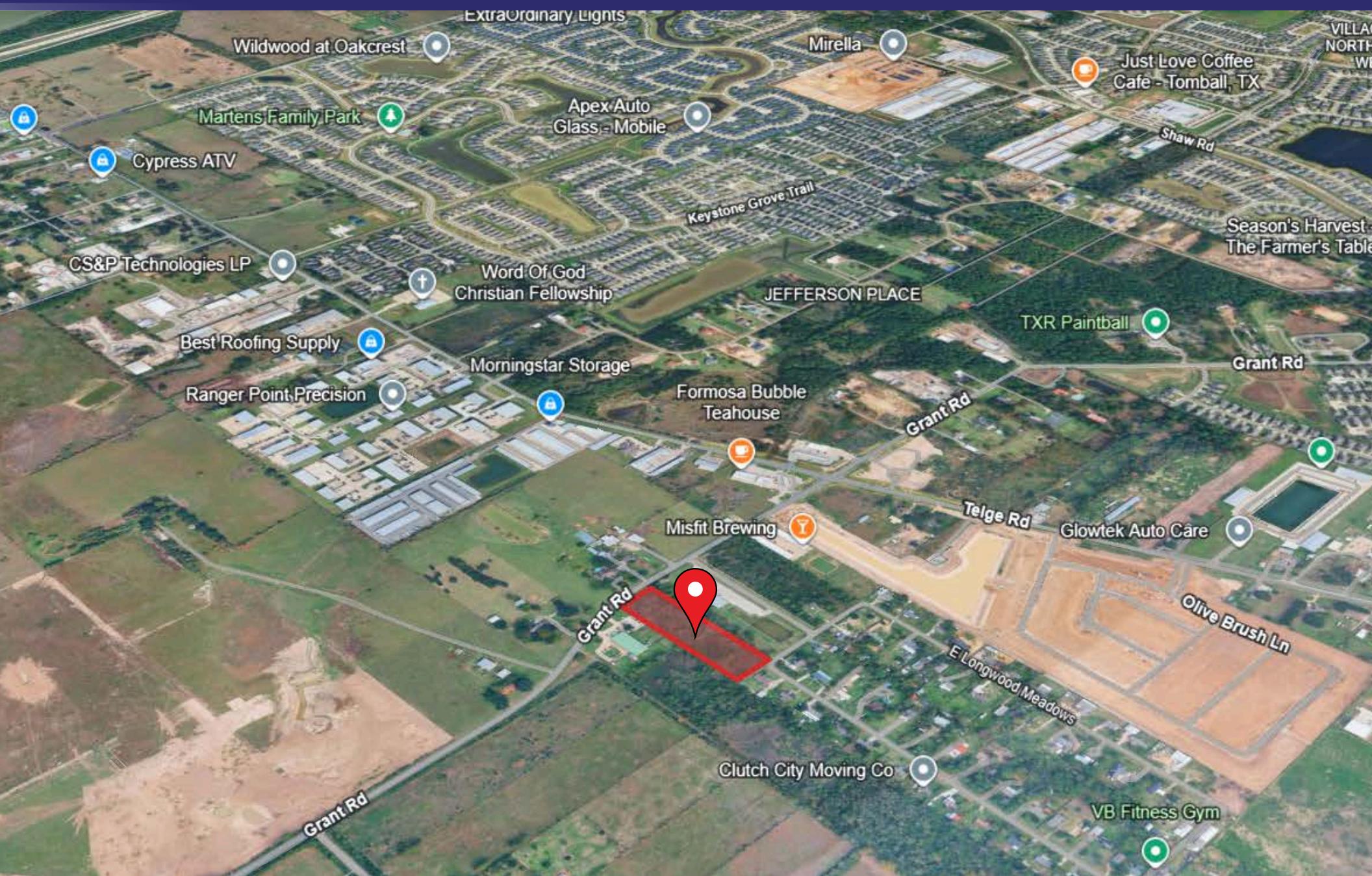
# PROPERTY AERIAL



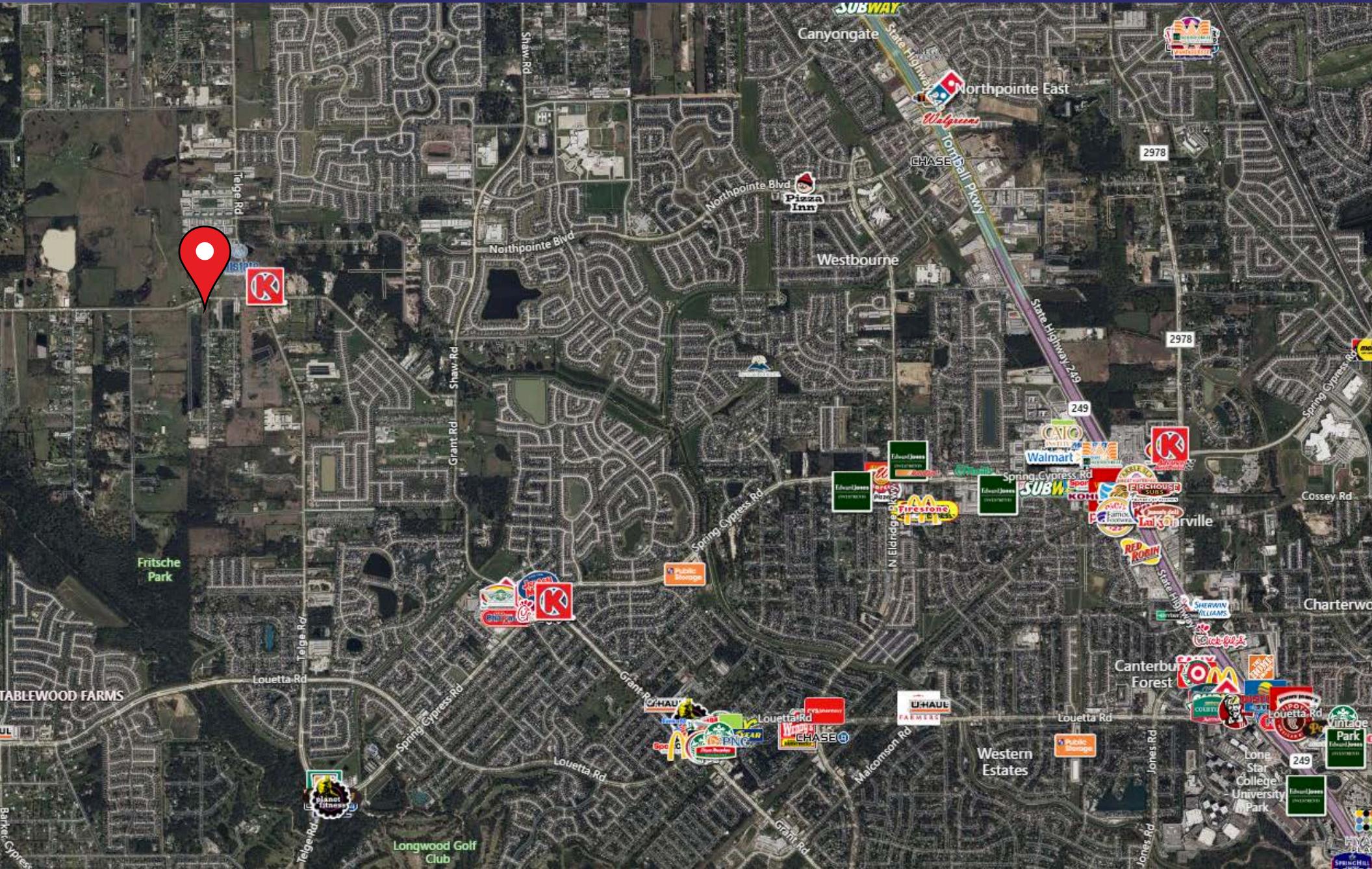
Approximately just 2 miles to  
TX-99 (Grand Parkway)



# MARKET AERIAL 1



# MARKET AERIAL 2



# SURVEY



ADDRESS: 16251 GRANT ROAD  
CYPRESS, TEXAS 77429  
ORDERED BY: BRANDON MCFARLAND

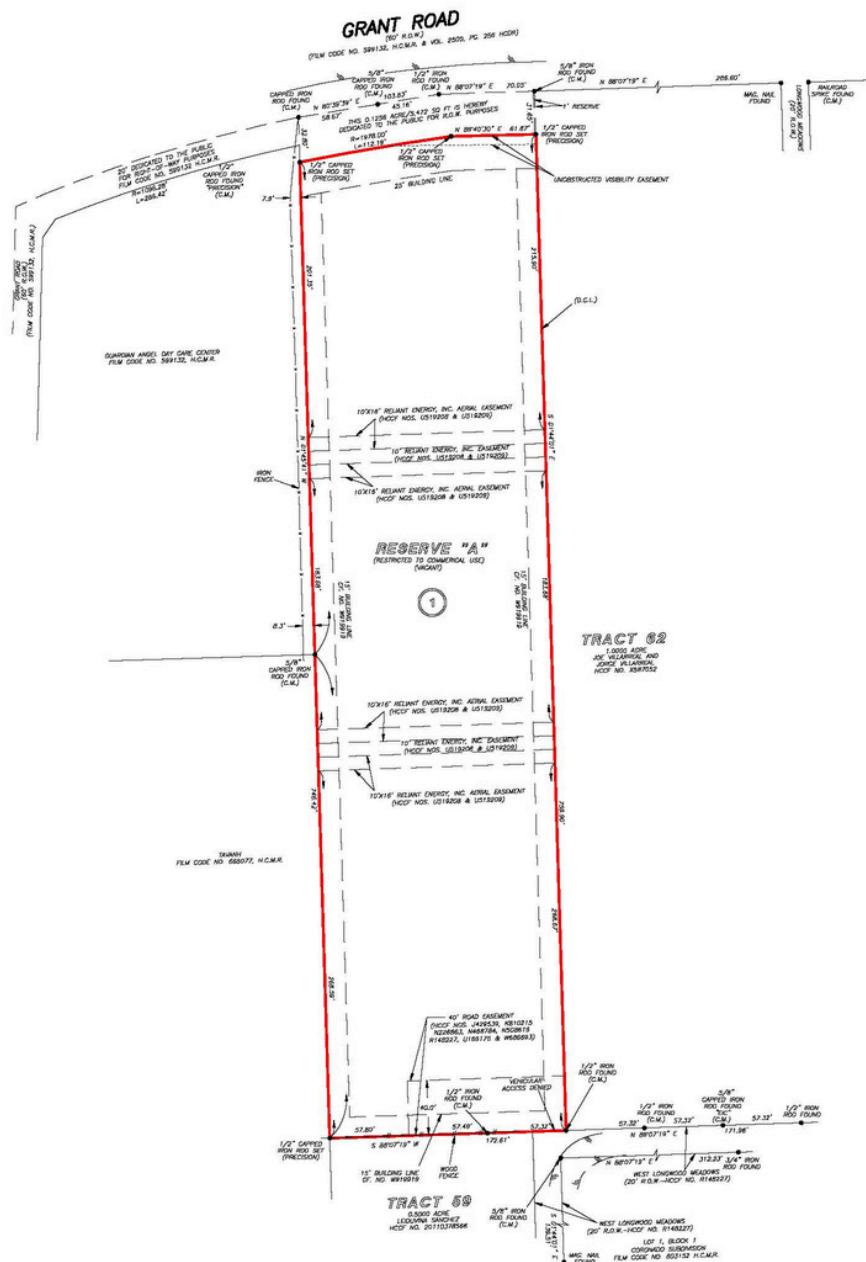
THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS ESTABLISHED  
BY THE U.S. DEPT. OF HOUSING & URBAN  
DEVELOPMENT.  
COMMUNITY/PANEL NO. 48201C 0220 L  
MAP REVISION: 06/18/2007  
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.  
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

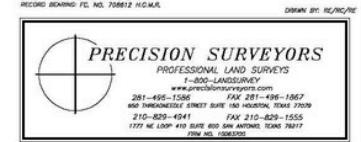


RESERVE "A", BLOCK 1  
McHUE PLACE

**NOTICE TO USE**  
A SUBDIVISION IN HARRIS COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
UNDER FILM CODE NO. 708612 OF THE MAP RECORDS  
OF HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY.

RICHARD S. WILLETT  
PROFESSIONAL LAND SURVEYOR  
NO. 4615  
DRAWING NO. 24-06814  
AUGUST 12, 2024



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

16303 Grant Rd, Cypress, Texas, 77429

Ring of 5 miles

### KEY FACTS

**165,369**

Population



**56,712**

Households

**37.6**

Median Age

**\$103,123**

Median Disposable Income

### EDUCATION

**5.2%**

No High School Diploma



**17.3%**

High School Graduate



**26.9%**  
Some College/  
Associate's  
Degree

**50.5%**

Bachelor's/Grad  
/ Prof Degree

**165,369**

2023 Total  
Population (Esri)

### INCOME



**\$124,916**

Median Household  
Income



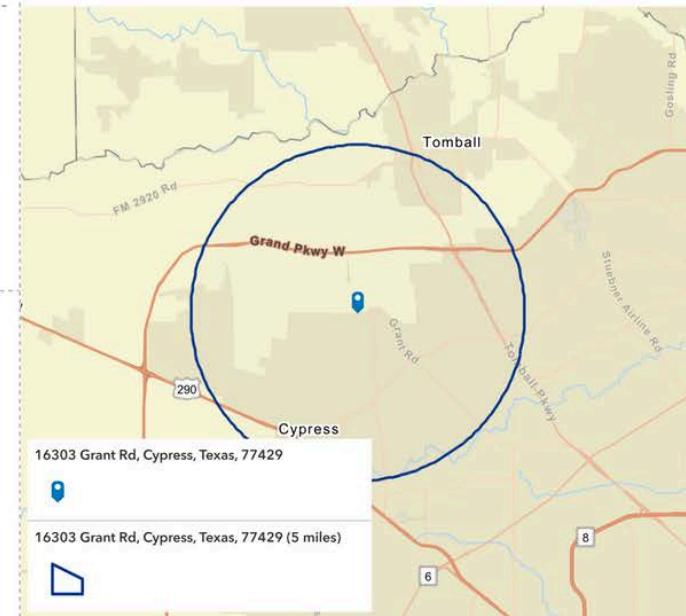
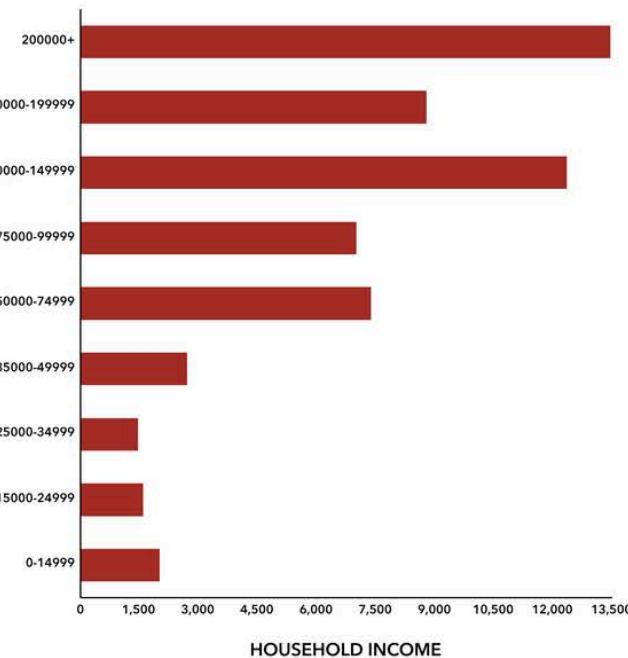
**\$53,659**

Per Capita Income



**\$552,774**

Median Net Worth



### EMPLOYMENT



**75.8%**



**14.7%**



**11.0%**



**3.4%**

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



## Information About Brokerage Services

11-2-2015

*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.

**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;
  - 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email
Phone		

<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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**Regulated by the Texas Real Estate Commission**

TAR 2501

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Texas C.R.E.S. LLC, 11020 Saathoff Drive Cypress, TX 77429

Tracy Kiep

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

New IABS



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