



# Commercial Reserves

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### EXECUTIVE SUMMARY

JLL is pleased to exclusively offer the Cypress Green Commercial Reserves, which represents the opportunity to acquire land primed for new development. Located 30 minutes away from Houston’s CBD, Cypress Green is strategically posited between Grand Parkway and Mueschke Road in Hockley, Texas. Utilities are available to the site and off-site master detention is in place. Pricing starts at \$11/psf. For more information, please contact the listing brokers.



## WHY HOCKLEY & SITE MAP

**Utilities:** Available

**Detention:** Off Site

**Pricing:** \$11/PSF

### WHY HOCKLEY?

Large scale residential and commercial development has transformed this once rural area. The explosion of new real estate construction in area is a clear indication that the local economy is robust, and that jobs and other amenities are attracting an influx of new residents.

### PROXIMITY TO HOUSTON'S MAJOR EMPLOYERS

Excellent schools, affordable housing, and extensive recreational facilities have attracted families with impressive demographic profiles. This results in a local employment base that provides relocating companies with a diverse mix of professional, technical, skilled, and unskilled labor with the highest educational attainment levels in the region.

### EDUCATION

The quality of public education and the availability of good schools add value to every community. Waller Independent School District (WISD) is one of the oldest recognized school district in the state of Texas, celebrating 130 years of service. Waller ISD is one of the largest school districts in Texas encompassing 328 miles.

### SUBURBAN LIFESTYLE

- Houston Premium Outlet: 8 miles, < 15 minutes: anchored by Walmart and Sam's Club, south of tract, offers convenient access to multiple dining options
- Prairie View A&M University: 15 miles, < 20 minutes: affectionately known as "The Hill," is deeply rooted in culture & tradition and provides an undeniable educational experience to more than 9,000 diverse students across ±1,502 acres.
- Katy Mills Mall: 25 miles, < 30 minutes: located south of tract, anchored by Cinemark Movie theaters, redevelopment of mall



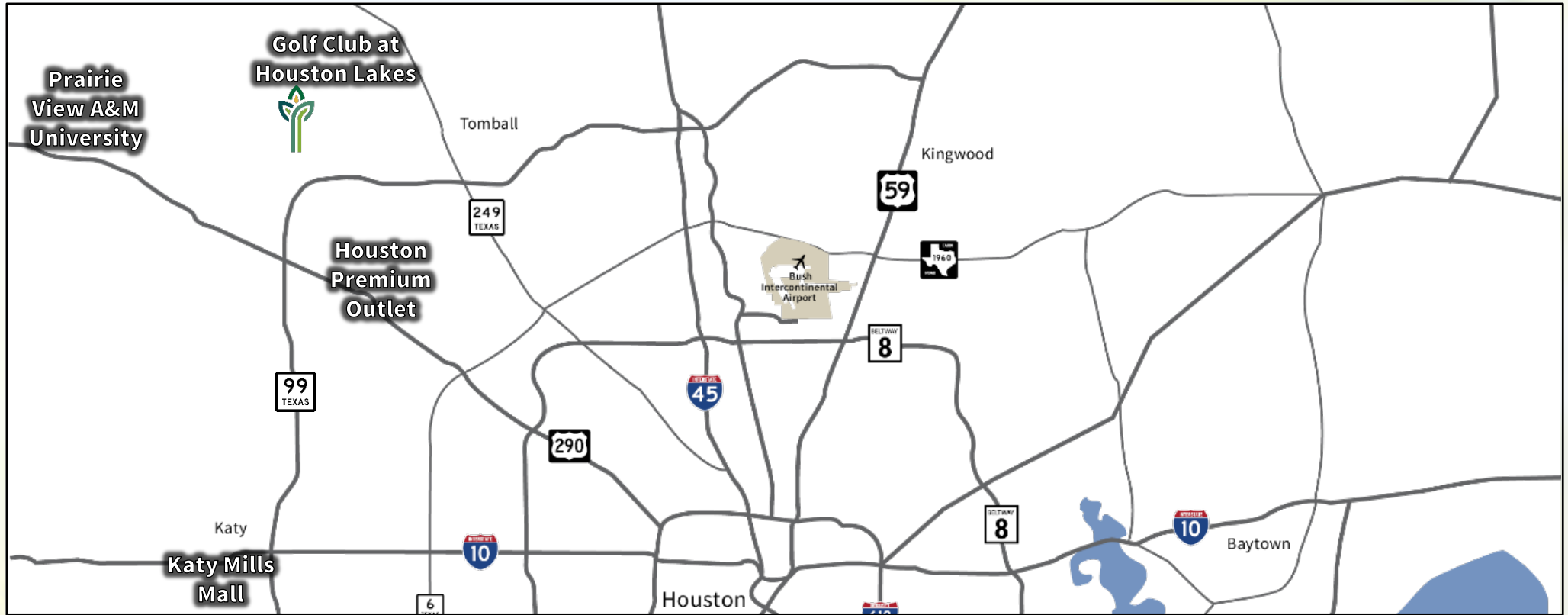


AERIAL





## DEMOGRAPHICS



Drive Times	Minutes
Golf Club at Houston Lakes	10
Houston Premium Outlet	15
Prairie View A & M University	20
Katy Mills Mall	30
Downtown Houston	40

Population Summary	3-Mile	5-Mile	7-Mile
2024 Population	11,887	56,849	101,649
2024 Median Age	35.9	36.9	37.0
2024 Average Household Income	\$134,902	\$146,352	\$148,201
Average Home Value	\$473,075	\$449,331	\$441,708
Educational Attainment – College Degree or Higher	29.2%	39.6%	41.9%



**\$147,315**  
Average  
Household Income  
(3-Mile Radius)



**\$531K**  
Average  
Home Value  
(3-Mile Radius)



**1.65%**  
Projected Annual  
Population Growth  
(3-Mile Radius)



LIVE



WORK



PLAY







[cypressgreentx.com](http://cypressgreentx.com)

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# 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.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date