

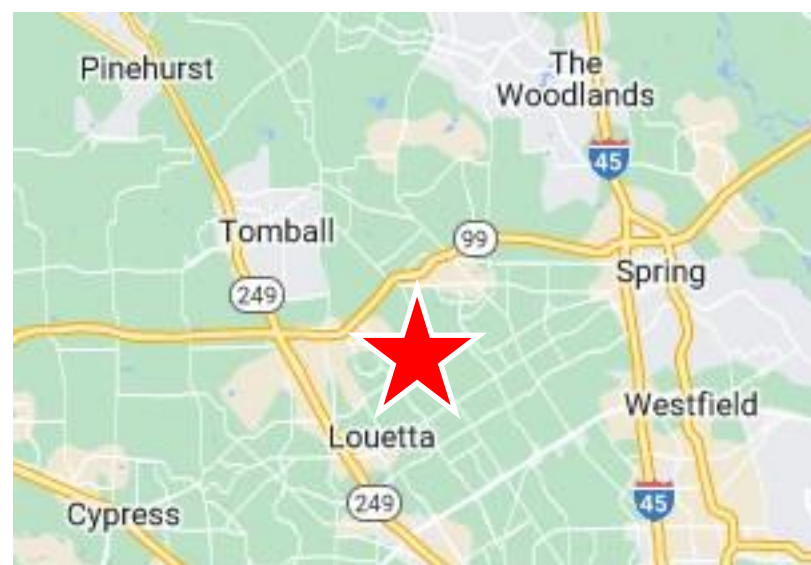


LAND FOR SALE – 39.37 ACRES
8222 SPRING CYPRESS RD, SPRING, TX 77379



PROPERTY HIGHLIGHTS:

- 39.37 acres (*unrestricted*) located in unincorporated Klein, Texas (*Klein ISD*).
- 865 linear feet of frontage along Spring Cypress Rd.
- Drainage plan and stormwater retention facility in place to serve tract and subdivision.
- Portions of the tract lie within “100 year flood hazard area” as designated on FEMA & County flood maps (*Zone AE*).
- Applications for utilities (*public water & sewer*) available via Harris County MUD #24 and Harris County MUD #367.
- Property information, including recent survey, environmental, and geotech reports on file.
- Owner will subdivide.



2022 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Daytime Population	7,905	79,811	232,010
Total Population	8,889	98,798	261,769
Total Households	3,042	33,060	93,014



FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

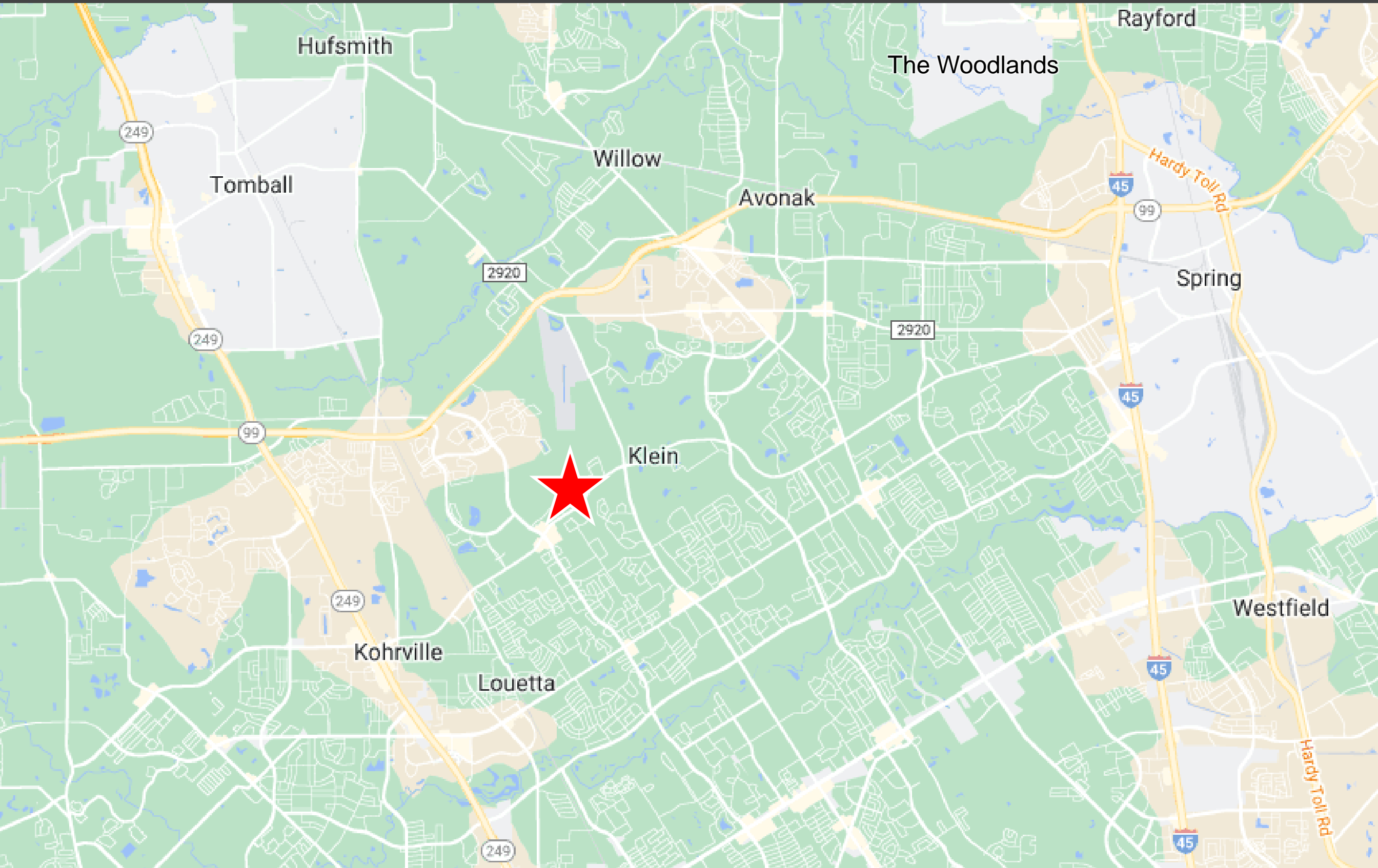
39.37 ACRES – 8222 SPRING CYPRESS RD, SPRING, TX

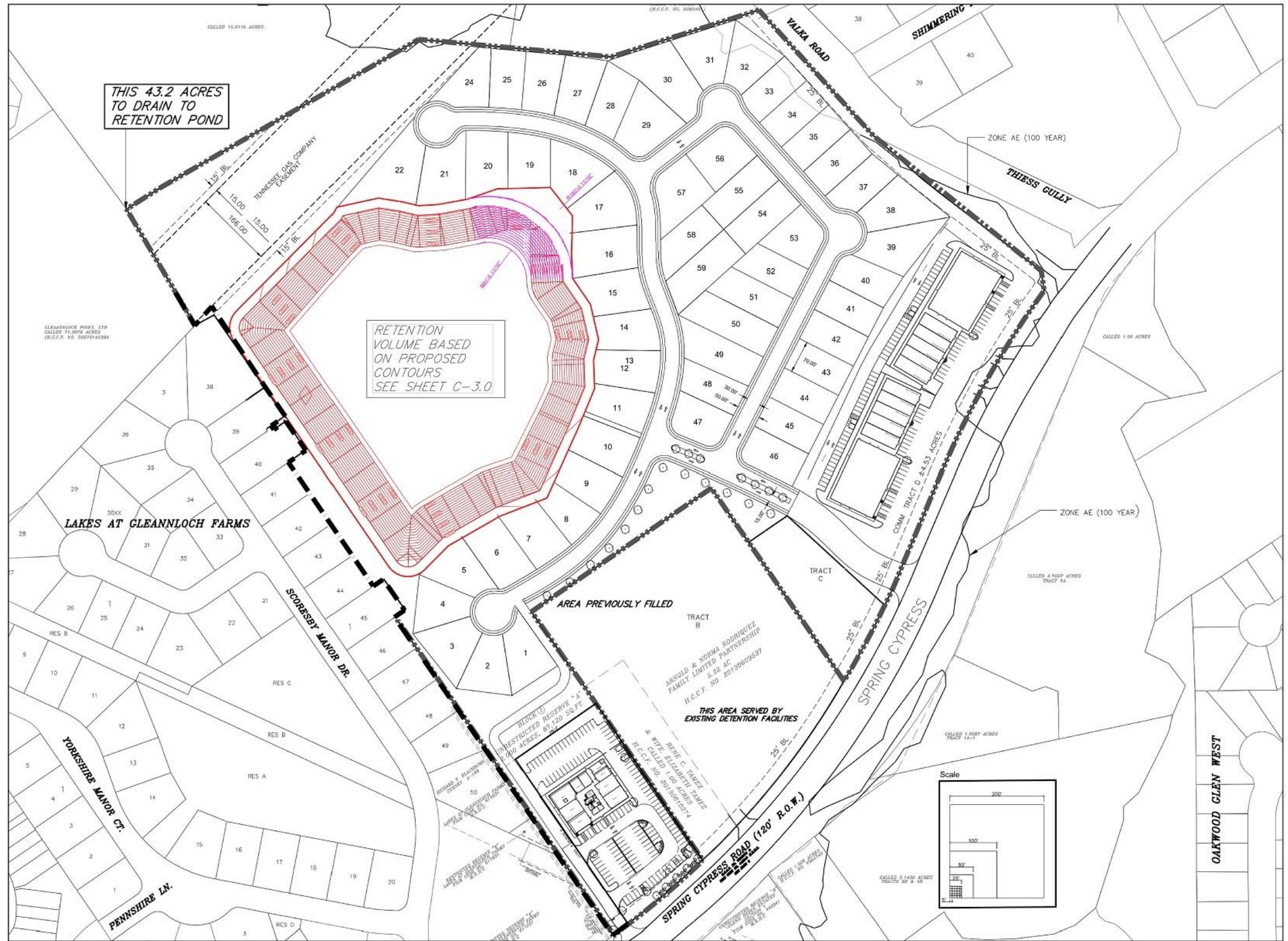


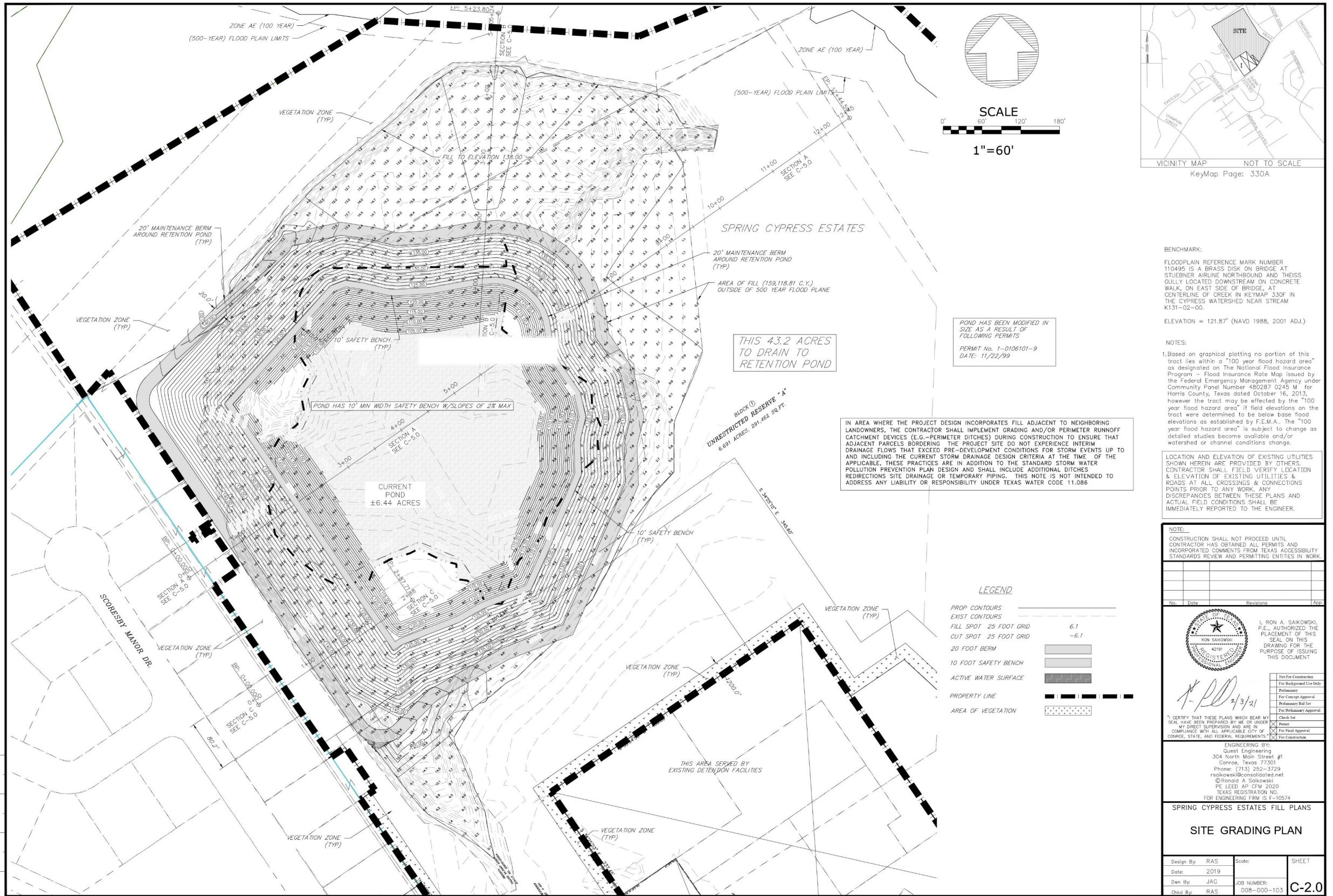


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39.37 ACRES – 8222 SPRING CYPRESS RD, SPRING, TX







SCALE
0' 60' 120' 180'
1"=60'



THIS 43.2 ACRES TO RETENTION POND

POND HAS BEEN MODIFIED IN SIZE AS A RESULT OF FOLLOWING PERMITS:
PERMIT No. 1-0106101-9
DATE: 11/22/99

IN AREA WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G. PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF THE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION PLAN DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTIONS SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 110495 IS A BRASS DISK ON BRIDGE AT STUEBNER AIRLINE NORTHBOND AND THEISS GULLY LOCATED DOWNSTREAM ON CONCRETE WALK, ON EAST SIDE OF BRIDGE, AT CENTERLINE OF CREEK IN KEYMAP P.330F IN THE CYPRESS WATERSHED NEAR STREAM K131-02-00.
ELEVATION = 121.87' (NAVD 1988, 2001 ADJ.)

NOTES:
1. Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480287 0245 M for Harris County, Texas dated October 16, 2013, however the tract may be effected by the "100 year flood hazard area" if field elevations on the tract were determined to be below base flood elevations as established by F.E.M.A. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION & ELEVATION OF EXISTING UTILITIES & ROADS AT ALL CROSSINGS & CONNECTIONS POINTS PRIOR TO ANY WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

NOTE:
CONSTRUCTION SHALL NOT PROCEED UNTIL CONTRACTOR HAS OBTAINED ALL PERMITS AND INCORPORATED COMMENTS FROM TEXAS ACCESSIBILITY STANDARDS REVIEW AND PERMITTING ENTITIES IN WORK.

No.	Date	Revisions	App.



I, RONALD A. SISKOWSKI, P.E., AUTHORIZED THE PLACEMENT OF THIS SEAL ON THIS DRAWING FOR THE PURPOSE OF ISSUING THIS DOCUMENT

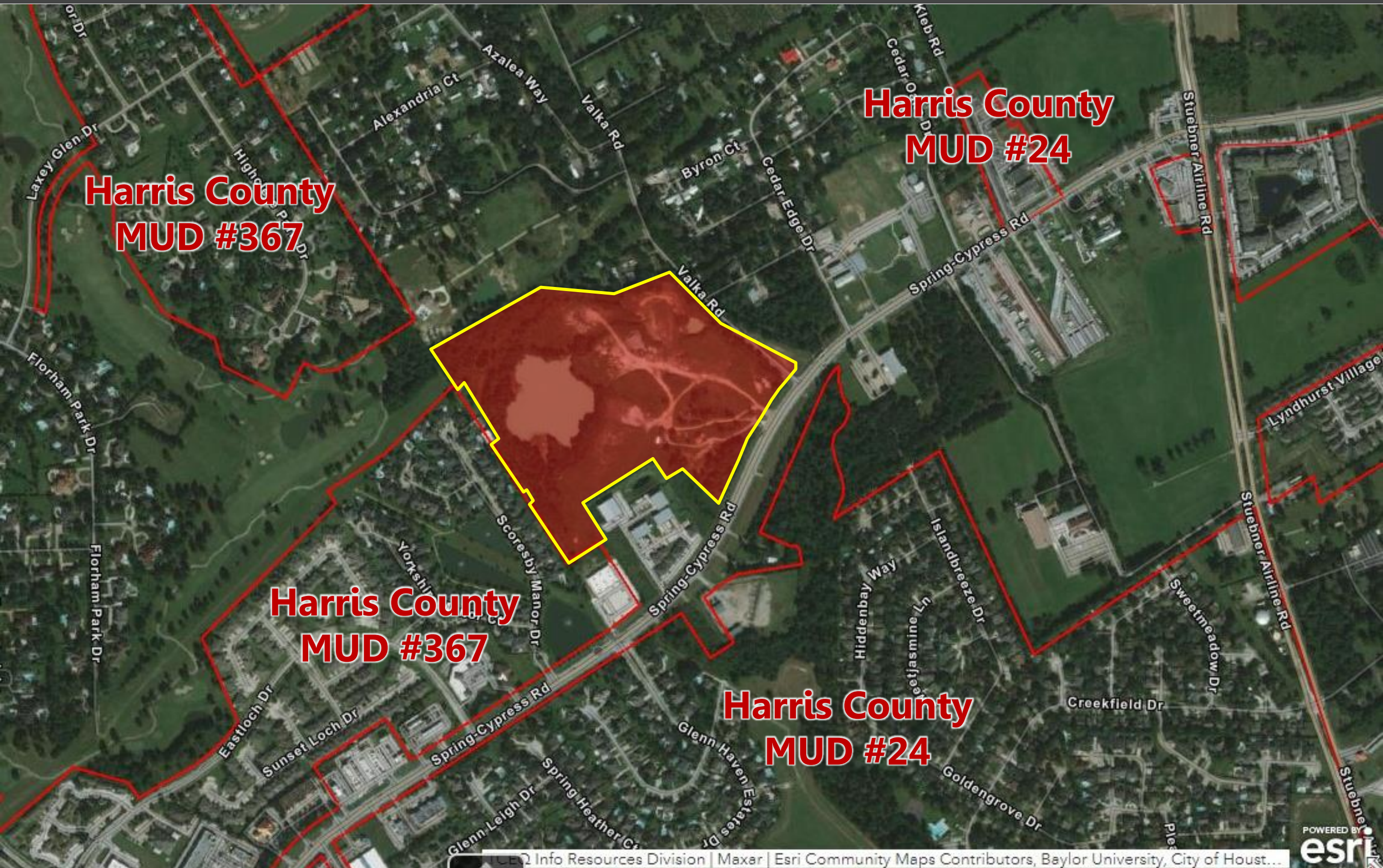
Not For Construction
 For Background Use Only
 Preliminary
 For Concept Approval
 Preliminary Bid Set
 For Preliminary Approval
 Check Set
 Permit
 For Final Approval
 For Construction

ENGINEERING BY:
Quest Engineering
304 North Main Street #1
Conroe, Texas 77301
Phone: (713) 252-3729
rsiskowski@consolidated.net
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PE LEED AP CFM 2020
TEXAS REGISTRATION NO. 4219
FOR ENGINEERING FIRM IS F-10574

SPRING CYPRESS ESTATES FILL PLANS

SITE GRADING PLAN

Design By: RAS	Scale:	SHEET
Date: 2019		
Dwn By: JAG	JOB NUMBER:	C-2.0
Chd By: RAS	008-000-103	



**Harris County
MUD #367**

**Harris County
MUD #24**

**Harris County
MUD #367**

**Harris County
MUD #24**

FOR MORE INFORMATION CONTACT:
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Klein Senior High School



June 2022 - Median listing home price in Klein, TX: \$433K

KLEIN COMMUNITY OVERVIEW

Klein is an unincorporated community located in Harris County, Texas and is one of the largest unincorporated areas of Houston with a population of approximately 239,521.

Population growth in the Klein area outpaced both Harris County and the State of Texas over the past five years and increased nearly 15.5% between 2014-2019.

Klein is served by David Wayne Hooks Memorial Airport (*located 1/2-mile north of the property*), one of just a few privately owned airports in the U.S. to have a Federal Aviation Administration control tower, and home to Civil Air Patrol's Delta Composite Squadron.

There are several new housing and master-planned community developments in the area, and Klein ISD is approximately 88% built out. Single-family housing starts in KISD have slowly decreased since 2016 due to a shrinking supply of large available land tracts. Lot inventory in Klein ISD is extremely low as many newer neighborhoods are now built out or nearing build-out stage.

The Klein community's geographic position in the northwest suburbs will continue to drive new job growth, housing construction, and commercial development long-term.



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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