

FOR SALE



5.1 +/- ACRES

**5434 Spring Cypress Road
Spring, Texas 77379**

\$1,889,000 (\$8.50 psf)

- 164'+/- of frontage on Spring Cypress
- Great location for office condos, restaurant, office warehouse and medical uses
- Excellent visibility on high traffic volume 5 lane major thoroughfare
- Close to the Grand Parkway and ExxonMobil campus with attractive demographics
- Existing Bridgestone MUD water line on the tract
- Good stormwater outfall in adjacent flood control ditch

For More information, please contact:

Brad Dill

bdill@bdrealty.com

(281) 272-2560

BD Realty Advisors, L.L.C., Broker, 5010-F Louetta Road #543, Spring, Texas 77379

www.bdrealty.com

No warranty or representation, expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.

Demographics

Population			
	2 mile	5 mile	10 mile
2010 Population	38,060	210,302	721,676
2022 Population	47,008	265,341	917,235
2027 Population Projection	49,226	278,671	982,362
Annual Growth 2010-2022	2.0%	2.2%	2.3%
Annual Growth 2022-2027	0.9%	1.0%	1.4%
Median Age	37	36.4	35.1
Bachelor's Degree or Higher	38%	36%	33%
U.S. Armed Forces	48	158	398

Households			
	2 mile	5 mile	10 mile
2010 Households	13,176	75,658	250,483
2022 Households	16,629	96,769	322,044
2027 Household Projection	17,465	101,822	345,776
Annual Growth 2010-2022	2.3%	2.4%	2.3%
Annual Growth 2022-2027	1.0%	1.0%	1.5%
Owner Occupied Households	13,313	70,982	230,750
Renter Occupied Households	4,152	30,840	115,026
Avg Household Size	2.8	2.7	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$609.8M	\$3.4B	\$10.9B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$113,919	\$106,237	\$101,492
Median Household Income	\$87,334	\$79,811	\$74,134
< \$25,000	1,350	11,301	43,015
\$25,000 - 50,000	2,666	17,397	64,565
\$50,000 - 75,000	3,106	17,299	55,186
\$75,000 - 100,000	2,417	12,406	40,680
\$100,000 - 125,000	1,641	9,705	31,328
\$125,000 - 150,000	1,341	7,862	23,327
\$150,000 - 200,000	2,034	9,645	28,839
\$200,000+	2,074	11,154	35,102

Traffic

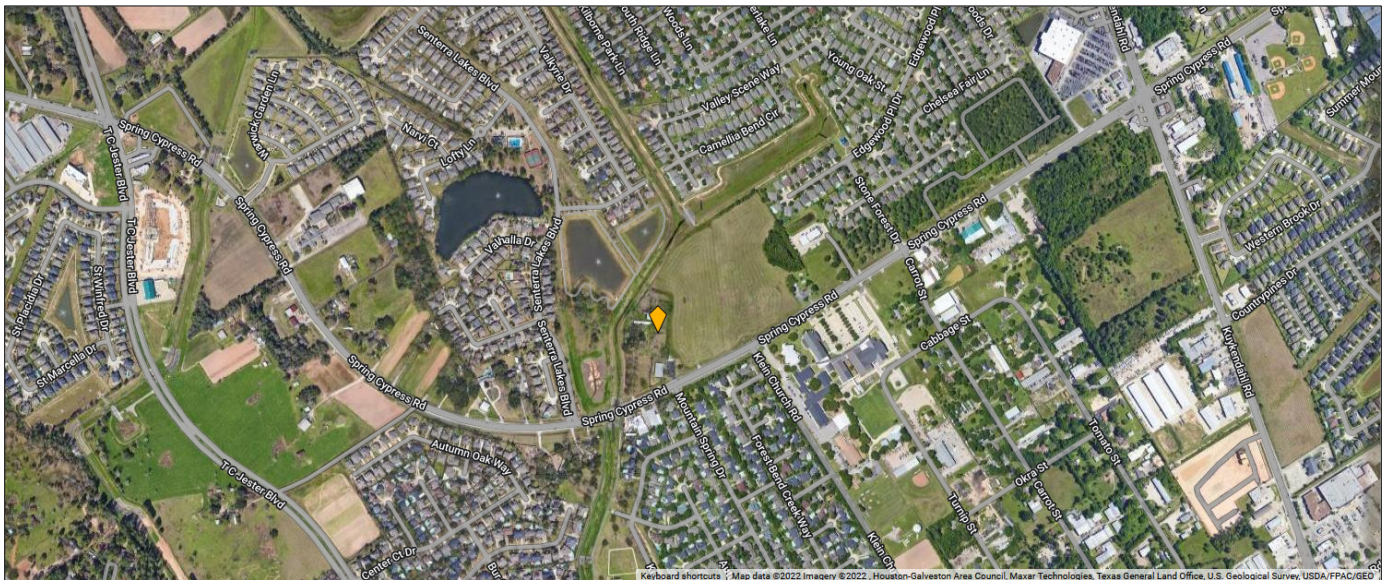
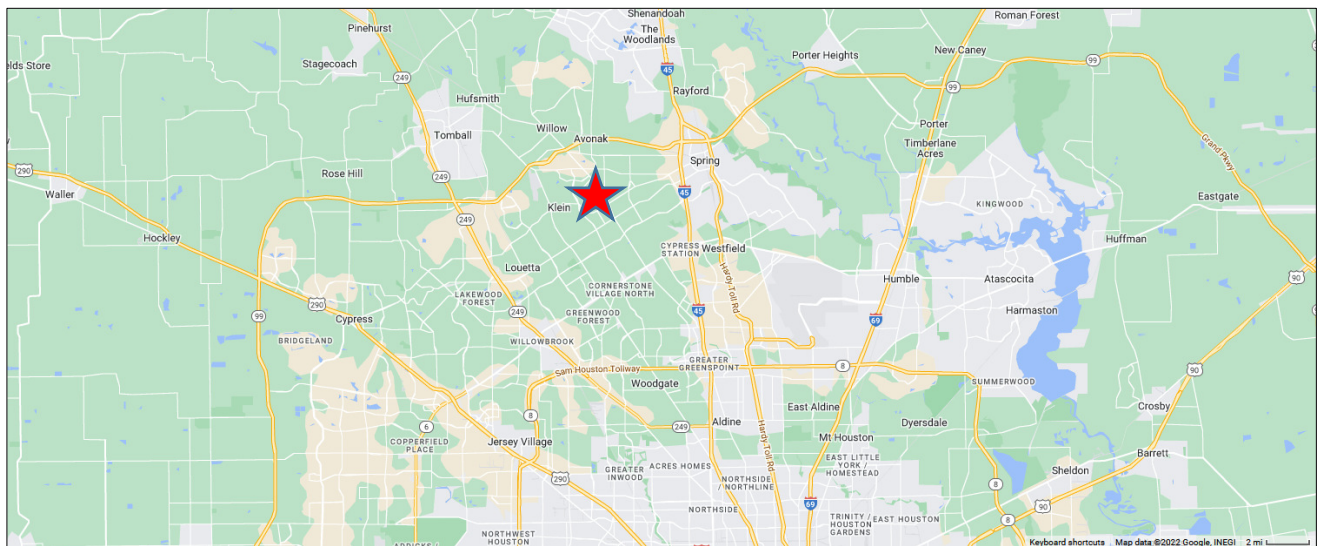
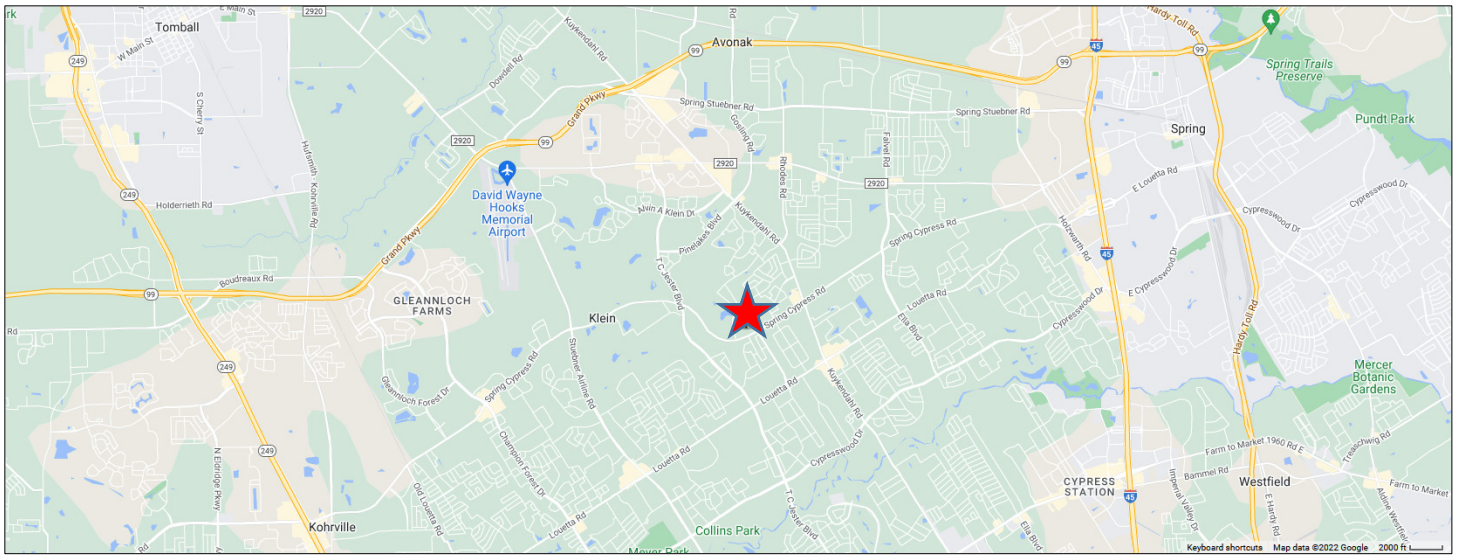
<i>Collection Street</i>	<i>Cross Street</i>	<i>Traffic Vol</i>	<i>Year</i>	<i>Distance</i>
<i>Spring Cypress</i>	<i>Kuykendahl</i>	<i>23,647</i>	<i>2022</i>	<i>0.58 mi</i>
<i>Kuykendahl Rd</i>	<i>Spring Cypress South</i>	<i>28,052</i>	<i>2022</i>	<i>0.77 mi</i>
<i>Kuykendahl Rd</i>	<i>Spring Cypress North</i>	<i>25,382</i>	<i>2022</i>	<i>0.76 mi</i>

Obtained from CoStar



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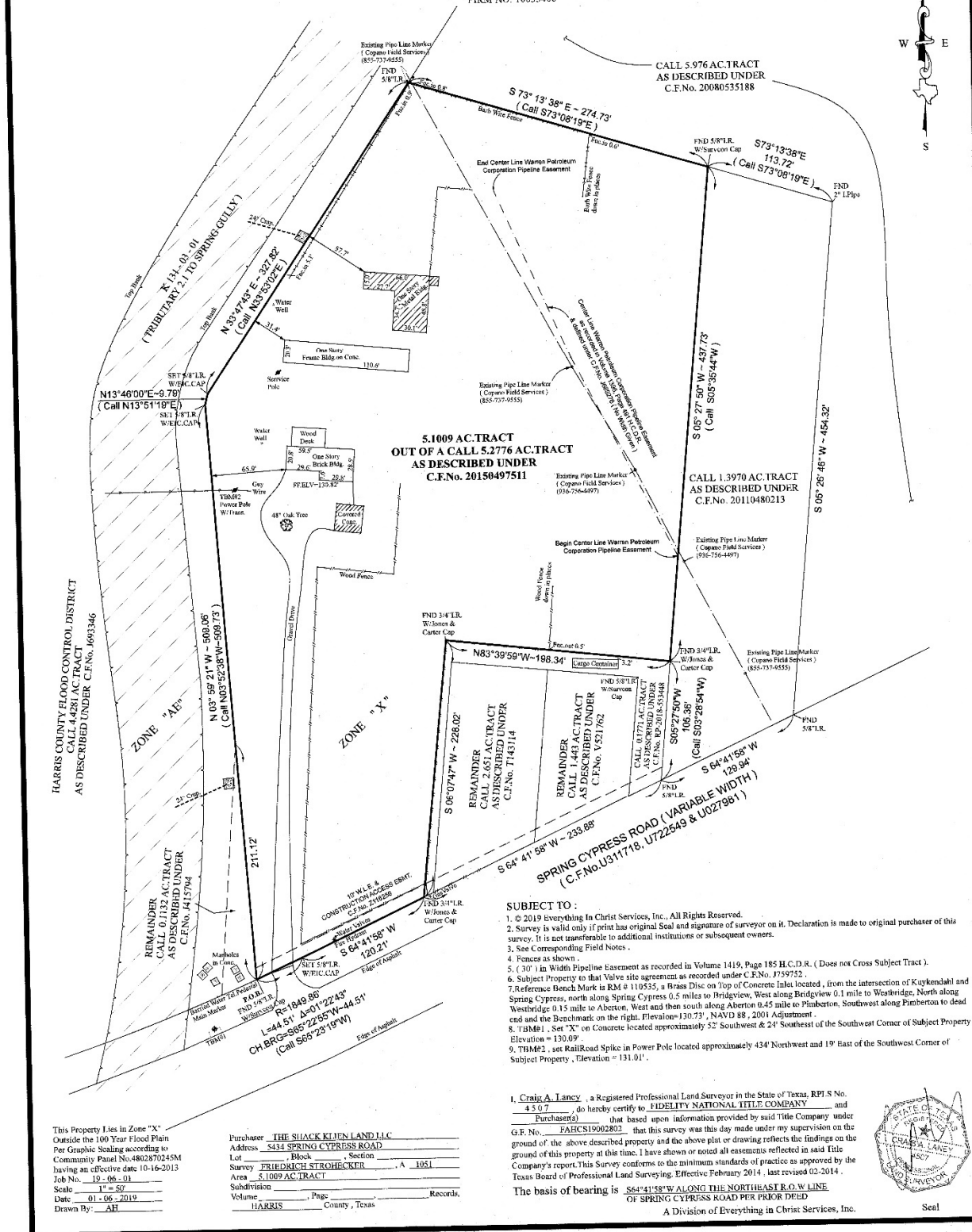
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**5.1009 AC TRACT
 OUT OF A CALL 5.2776 AC TRACT
 AS DESCRIBED UNDER
 C.F.No. 20150497511**

SUBJECT TO:

- © 2019 Everything in Christ Services, Inc. All Rights Reserved.
- Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- See Corresponding Field Notes.
- Fences as shown.
- (30') in Width Pipeline Easement as recorded in Volume 1419, Page 185 H.C.D.R. (Does not Cross Subject Tract).
- Subject Property to that Valve site agreement as recorded under C.F.No. F395752.
- Reference Bench Mark is RM # 110555, a Brass Disc on Top of Concrete Inlet located, from the intersection of Kuykendahl and Spring Cypress, north along Spring Cypress 0.5 miles to Westbridge, West along Westbridge 0.1 mile to Westbridge, North along Westbridge 0.15 mile to Aberton, West and then south along Aberton 0.45 mile to Plimberton, Southwest along Plimberton to dead end and the Benchmark on the right. Elevations 130.73', NAVD 88, 2001 Adjustment.
- 1/8" Me 1, Set "X" on Concrete located approximately 52' South and 24' Southeast of the Southwest Corner of Subject Property. Elevation = 130.09'.
- TRM#2, set Railroad Spike in Power Pole located approximately 434' Northwest and 19' East of the Southwest Corner of Subject Property, Elevation = 131.01'.

I, Crain A. Lancy, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4307, do hereby certify to FIDELITY NATIONAL TITLE COMPANY and Purchasers that based upon information provided by said Title Company under G.F.No. FARCS19002802, that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying, Effective February 2014, last revised 02-2014.

The basis of bearing is S64°41'58"W ALONG THE NORTHEAST R.O.W. LINE OF SPRING CYPRESS ROAD PER PRIOR DEED

A Division of Everything in Christ Services, Inc. Seal

This Property Lies in Zone "X"
 Outside the 100 Year Flood Plain
 Per Graphic Scaling according to
 Community Panel No.4802870245M
 having an effective date 10-16-2013
 Job No. 19-06-01
 Scale 1" = 50'
 Date 01-06-2019
 Drawn By: AH

Purchaser THE SLACK KLUEN LAND L.L.C.
 Address 5434 SPRING CYPRESS ROAD
 Lot _____ Block _____ Section _____
 Survey FRIEDRICH STROHECKER, A 1051
 Area 5.1009 AC TRACT
 Subdivision _____
 Volume _____ Page _____ Records _____
 HARRIS County, Texas



Some of the buildings have been removed from the property



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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.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Dill	380677	bdill@bdrealty.com	(281) 272-2560
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

BD Realty Advisors, LLC, Broker, represents the Owner

IABS 1-0

subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.