

FOR SALE

±192.22 ACRES OFF THE GRAND PARKWAY/HIGHWAY 99



LOCATION

Schiel Road and Bauer Road just east of Highway 99
Cypress, Harris County, Texas 77429

LAND SIZE

192.22 Acres

PROPERTY HIGHLIGHTS

- ±192.22 Acre Shovel Ready tract
- MUD created and have City Consent.
- TCEQ Water and Wastewater discharge permit approved. Waste Water and Water Treatment Plant feasibility complete.
- 275.2-AC Industrial Site Drainage Analysis and Detention Plan: Unit L100-00-00; Project No. 1812270029; approved by HCFCD on July 17, 2020
- Street dedication plat submitted to COH
- Excellent access to the Grand Parkway and in turn, US 290 and SH 249. The Grand Parkway (State Highway 99) is a 180+ mile circumferential highway traversing seven counties and encircling the Greater Houston region.



CLAY & CO
COMMERCIAL REAL ESTATE

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Ring of 3 miles

Longitude: -95.76983

DEMOGRAPHIC SUMMARY

77433, Cypress, Texas

INCOME

\$108,600
Median Household Income

\$44,039
Per Capita Income

\$334,460
Median Net Worth

Traffic Data

Street name	Traffic volume	Direction	Distance
North Grand Parkway West	40,119	NE	0.3
Schiel Road	1,353	NW	0.7
Schiel Road	1,476	NW	0.7
Fairfield Place Dr	4,122	E	0.9
Bauer Rd	3,117	NW	1.0
Fairfield Place Dr	10,053	SE	1.1
Bauer Hockley Rd	270	NW	1.2
Bauer Road	7,762	SW	1.2
Bauer Road	6,750	SW	1.2

Closest locations 1-9, Table 1 of 2

KEY FACTS

39,312
Population

33.9
Median Age

12,166
Households

\$92,065
Median Disposable Income

HOUSEHOLD INCOME

EMPLOYMENT

74%
White Collar

17%
Blue Collar

10%
Services

4.3%
Unemployment Rate

EDUCATION

5%
No High School Diploma

18%
High School Graduate

30%
Some College

46%
Bachelor's/Grad/Prof Degree

Source: This infographic contains data provided by Esri (2023, 2028).



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.

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Buyer/Tenant/Seller/Landlord Initials

Date