

LAND FOR SALE

**PRIME 3.55-ACRE CORNER LOT | SPRING CYPRESS & FALVEL RD |
3310 SPRING CYPRESS ROAD**

SPRING, TX 77388



KEVIN RILES COMMERCIAL
BROKERAGE • DEVELOPMENT • CONSULTING



LISTING PRICE: \$1,250,000 *UNRESTRICTED ZONING *FRONTAGE- SPRING CYPRESS & FALVEL RD
*TRAFFIC-22,272 CPD ON SPRING CYPRESS (5-LANE ROAD) *PROXIMITY: 2.5 MILES TO I-45

KEVIN RILES COMMERCIAL
4501 Cartwright Rd Ste 204
Missouri City, TX 77459



PRESENTED BY:

KEVIN RILES, Ph.D., CCIM
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

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Property Summary

Price:	\$1,250,000
Lot Size:	3.55 Acres
Frontage:	±500' on Spring Cypress ±327' on Falvel Rd
Traffic Count:	22,272 CPD on Spring Cypress (5-lane road)
Zoning:	Unrestricted –offering maximum development flexibility
Proximity:	2.5 miles to I-45

Prime 3.55-Acre Corner Lot | Spring Cypress & Falvel Rd | Spring, TX

Kevin Riles Commercial is pleased to present a high-profile, unrestricted 3.55-acre development opportunity located at the southeast corner of Spring Cypress and Falvel Road in the heart of Spring, Texas.

This corner tract boasts unmatched visibility and accessibility with ±500 feet of frontage on Spring Cypress Road (22,272 CPD, 5-lane thoroughfare) and ±327 feet of frontage on Falvel Road. Just 2.5 miles from I-45, the site offers seamless connectivity to major regional corridors, making it ideal for a variety of commercial or light industrial uses.

Ideal for:

- * Retail Center
- * Daycare Facility
- * Office Development
- * Light Industrial or Flex Space
- * Mini-Storage Facility

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PROPERTY PHOTOS

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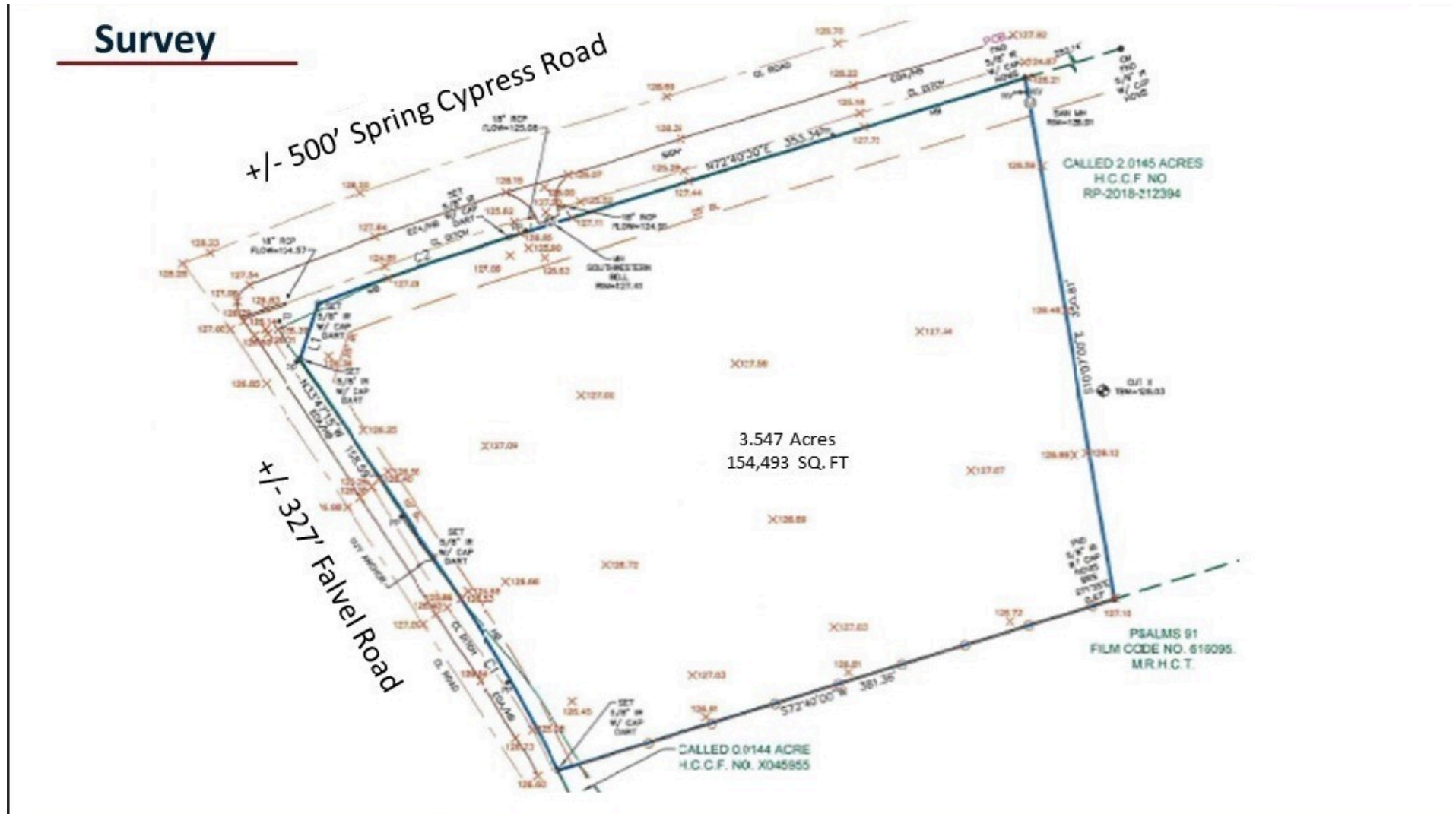
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SURVEY

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MAPS

1

LOCATION MAPS

BUSINESS MAP

AERIAL MAP

DEMOGRAPHICS

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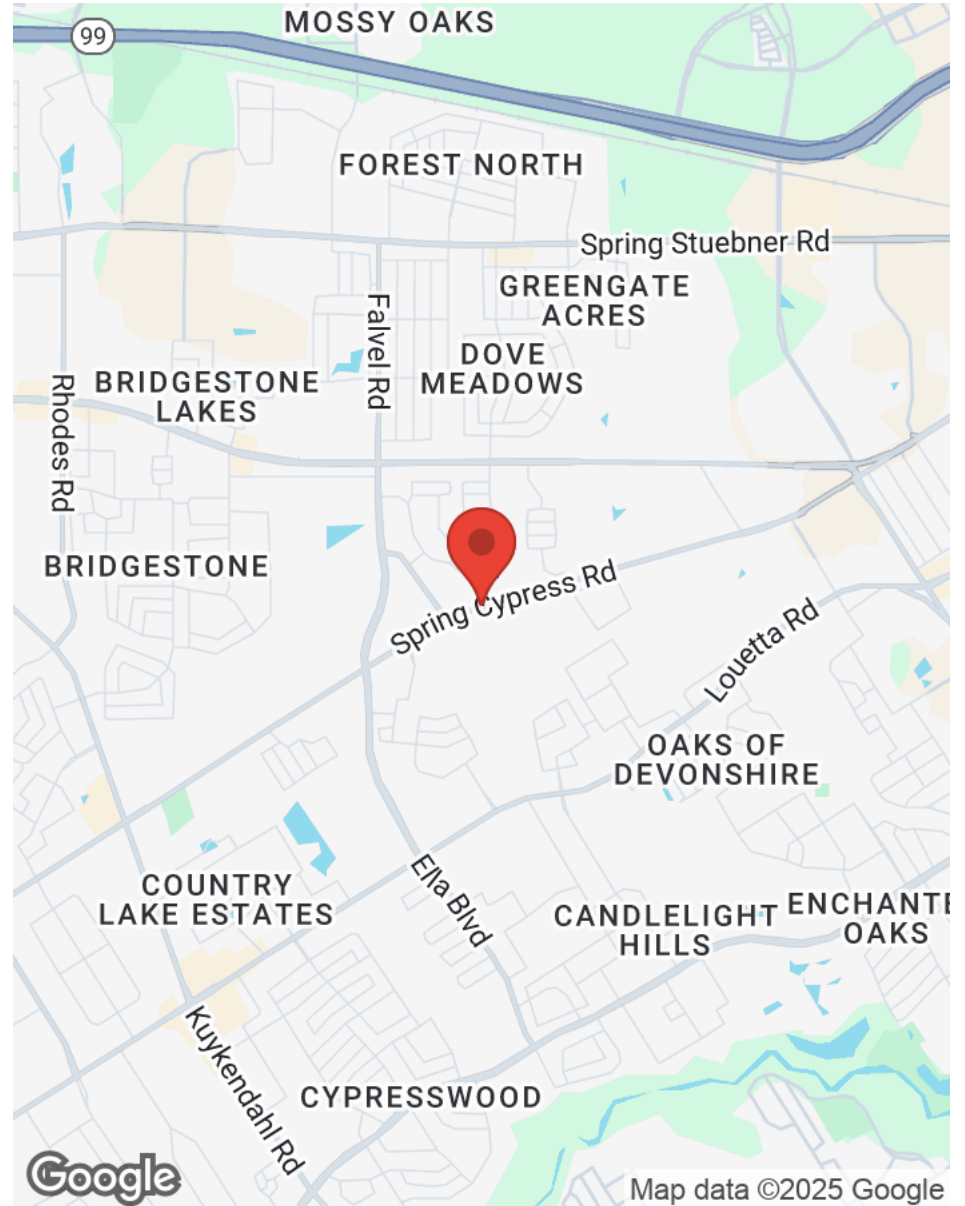
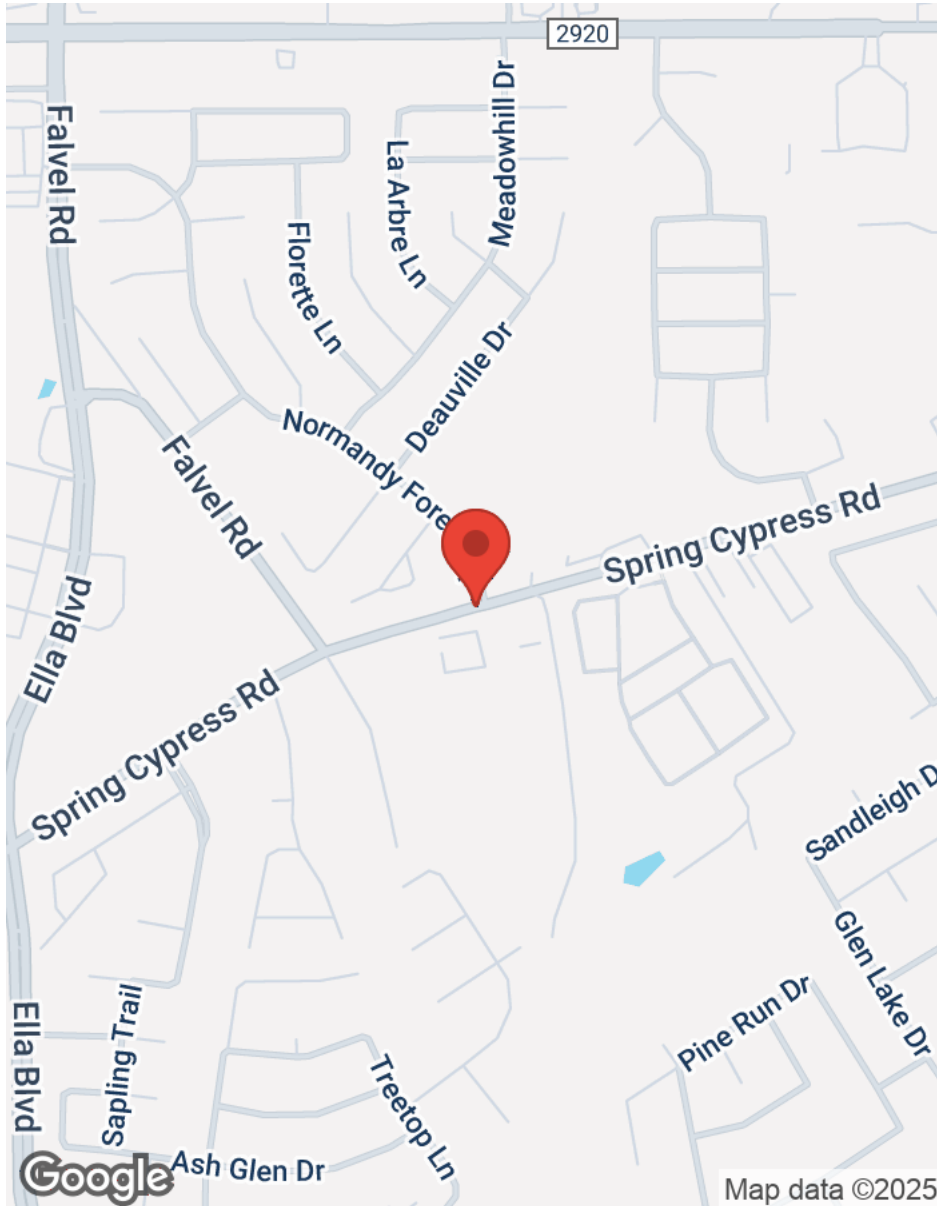
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LOCATION MAPS

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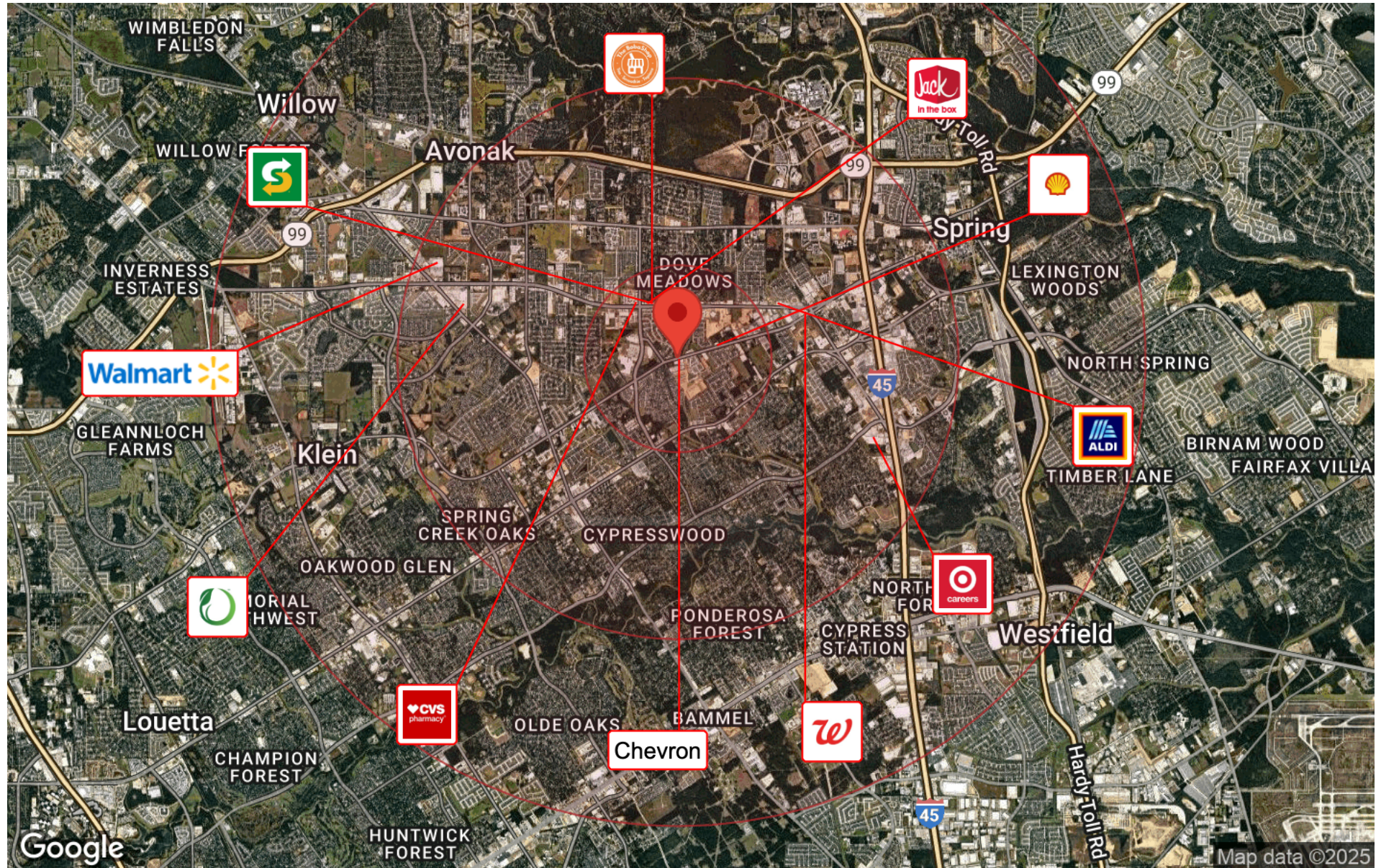
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BUSINESS MAP

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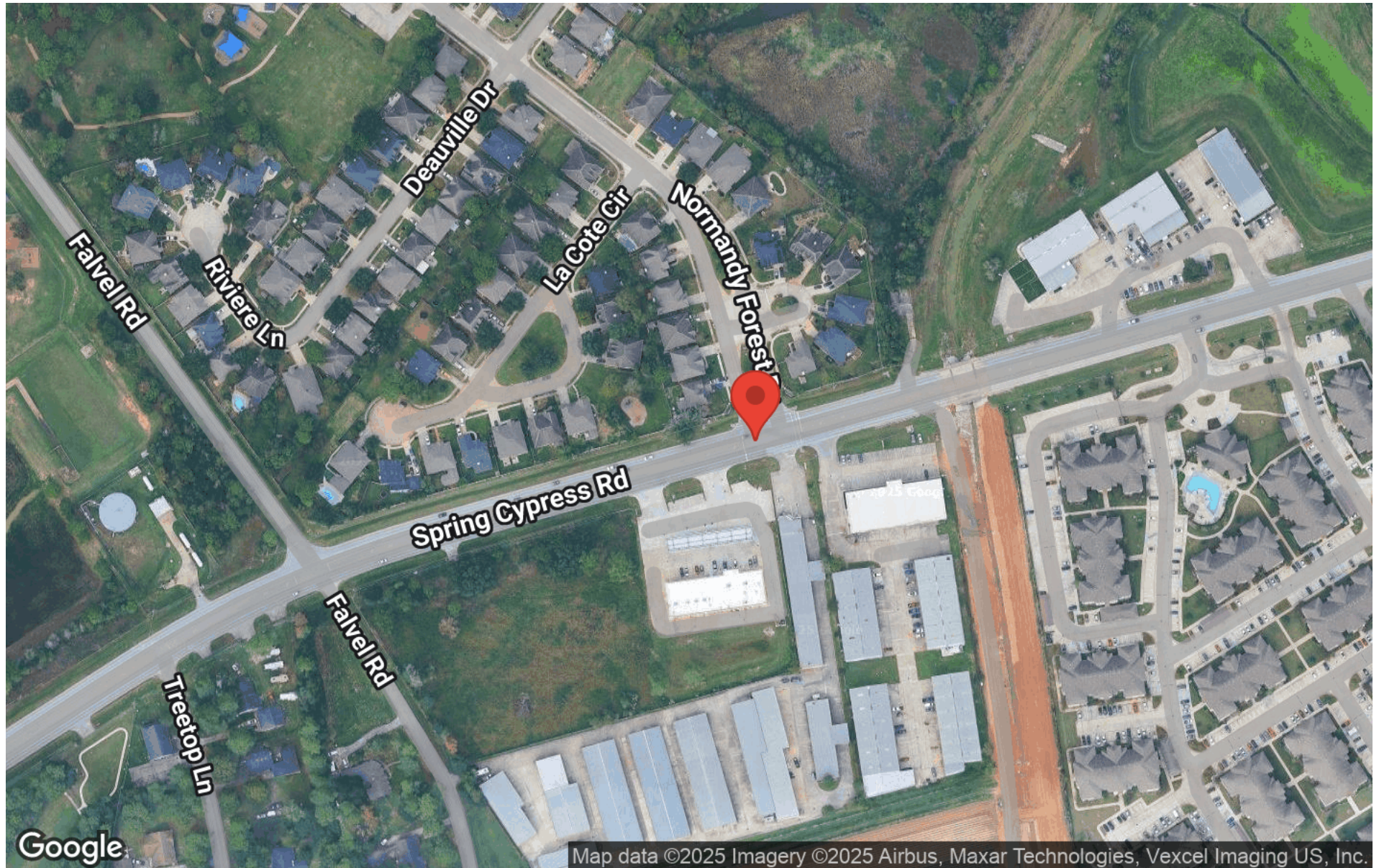
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AERIAL MAP

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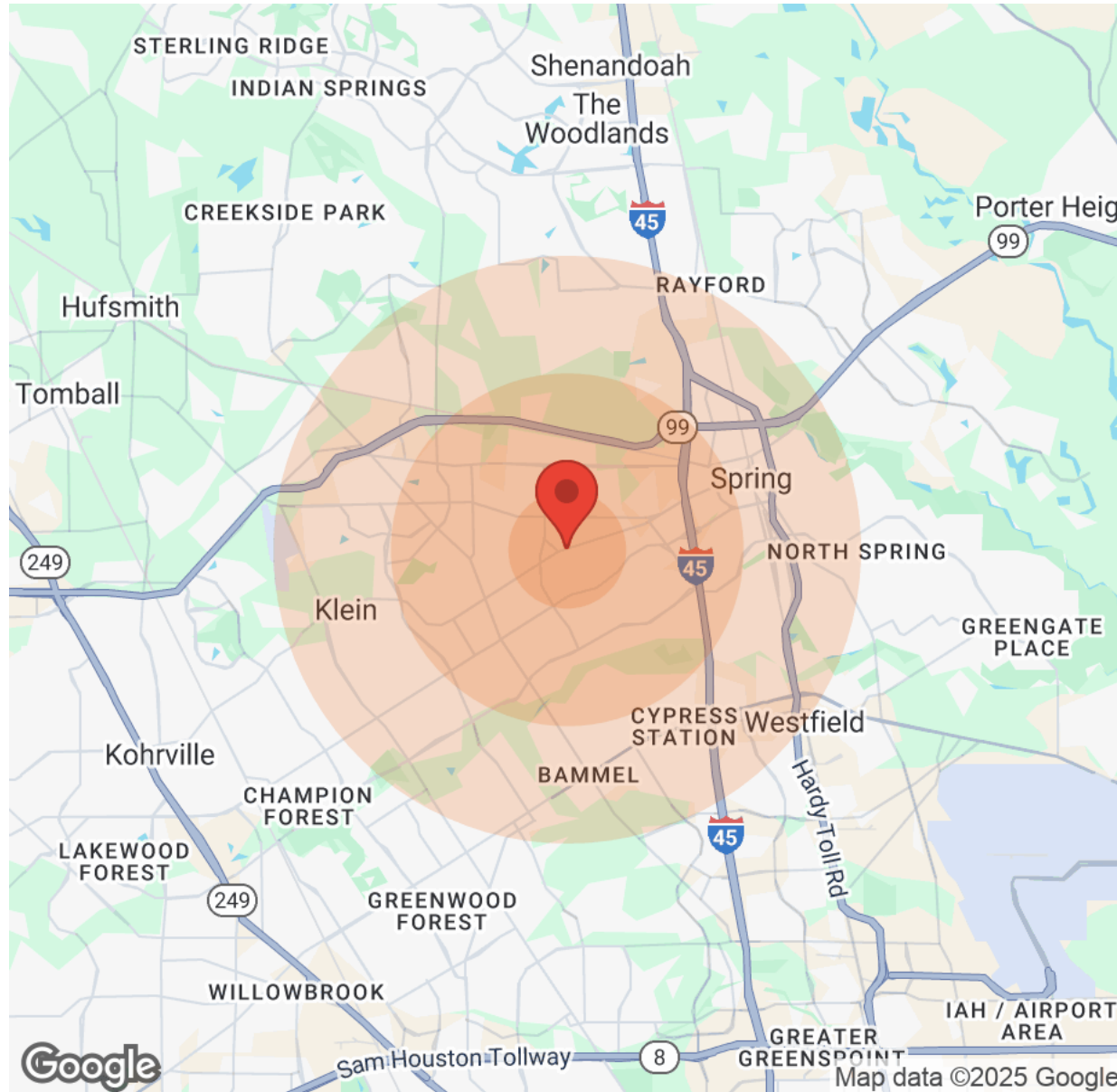
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,559	40,140	104,503
Female	6,669	39,664	106,266
Total Population	13,228	79,804	210,769

Income	1 Mile	3 Miles	5 Miles
Median	\$93,659	\$75,825	\$66,605
< \$15,000	197	1,170	5,090
\$15,000-\$24,999	111	1,598	6,004
\$25,000-\$34,999	204	2,106	5,662
\$35,000-\$49,999	341	3,187	9,461
\$50,000-\$74,999	750	4,839	14,746
\$75,000-\$99,999	856	4,617	11,529
\$100,000-\$149,999	1,038	5,834	12,580
\$150,000-\$199,999	575	2,571	5,302
> \$200,000	221	1,716	4,327

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,280	29,845	83,671
Occupied	4,143	27,983	76,308
Owner Occupied	3,544	21,653	51,288
Renter Occupied	599	6,330	25,020
Vacant	137	1,862	7,363

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About Kevin

2

PROFESSIONAL BIO

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KEVIN RILES, Ph.D., CCIM

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Kevin Riles, Ph.D., CCIM is a seasoned commercial real estate broker, developer, and advisor with over 25 years of experience delivering results for investors, institutions, and organizations across Texas. As President & CEO of Kevin Riles Commercial, he leads a full-service brokerage and development firm specializing in multifamily assets, distressed property repositioning, retail and industrial tenant representation, and faith-based real estate solutions.

Kevin has represented a wide array of institutional and government clients, including the U.S. Department of Justice (DOJ), the U.S. Bankruptcy Court, HUD, Harris County, and the Houston Independent School District (HISD). He has also advised multiple Tax Increment Reinvestment Zones (TIRZ) and Redevelopment Authorities across Greater Houston.

As a Certified Commercial Investment Member (CCIM) and Texas Real Estate Broker since 1998, Kevin is known for his strategic insight, financial acumen, and ability to navigate complex transactions. He is also a respected academic, serving as an Assistant Professor of Real Estate at Prairie View A&M University and holding a Ph.D. in Leadership Studies.

He is the author of two real estate books, *Confessions of a Top Producer* and *40 Acres & A Mule*, and has been recognized by the Houston Business Journal as one of the city's top-producing brokers. Whether representing high-net-worth individuals or public agencies, Kevin brings integrity, expertise, and a track record of maximizing value to every deal.

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