



**PAD SITES AVAILABLE**

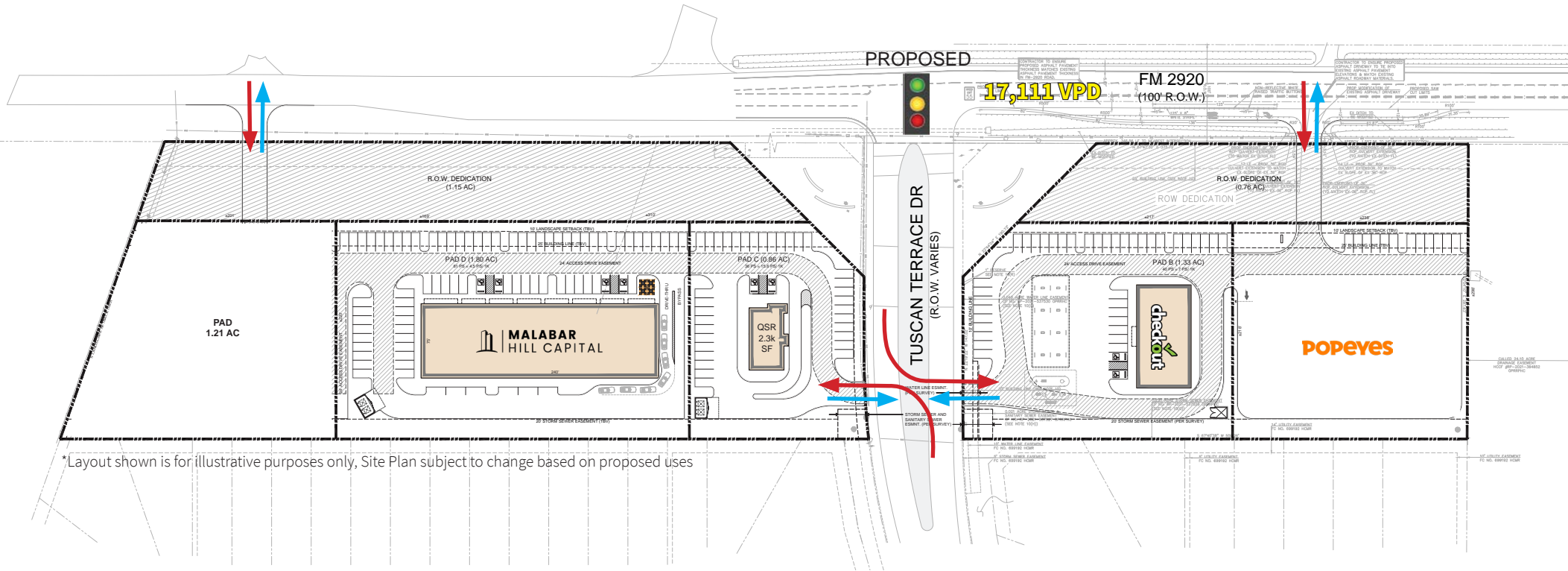


For More Information, Contact:

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# Site Plan



\*Layout shown is for illustrative purposes only, Site Plan subject to change based on proposed uses



## Location

Located 30 minutes away from Houston's CBD, Cypress Green is strategically positioned between Grand Parkway and Mueschke Road in Hockley, Texas.



## Drive Times

Golf Club at Houston Lakes  
**10 Minutes**

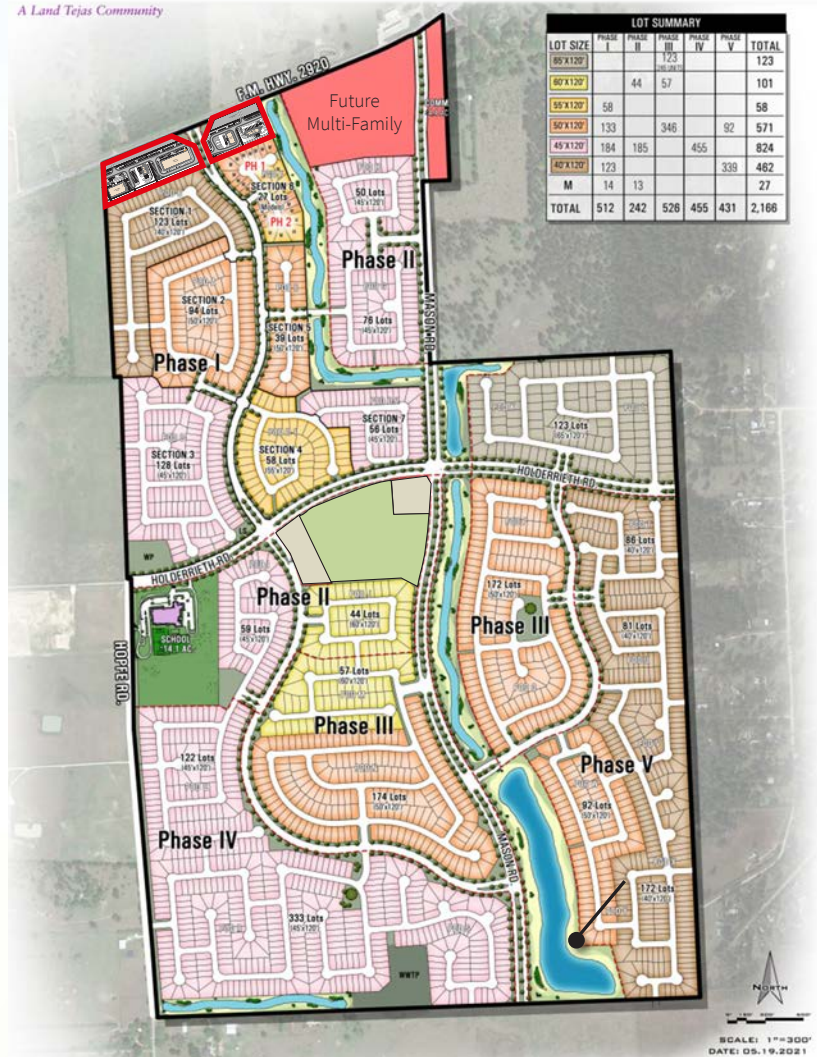
Houston Premium Outlet  
**15 Minutes**

Prairie View A&M University  
**20 Minutes**

Katy Mills Mall  
**30 Minutes**

Downtown Houston  
**40 Minutes**

A Land Tejas Community





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

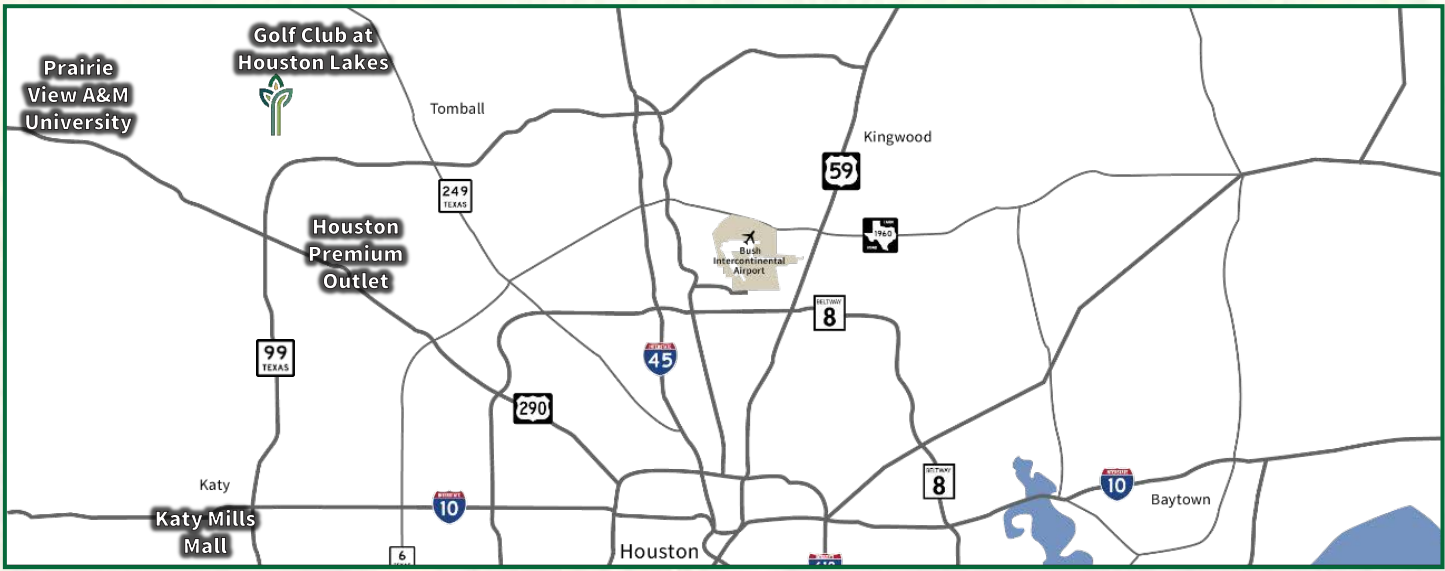


**\$531K**  
Average Home Value  
(3-Mile Radius)



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

Source: Esri, 2022






## Demographics

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.

Current average household income is \$114,309 in the area within a 3 mile radius, compared to \$79,900 for all U.S. households.

**CYPRESS GREEN IS A 635-ACRE MASTER-PLANNED COMMUNITY FEATURES PREMIUM HOME DESIGNS, ENRICHING LIFESTYLE PROGRAMS AND EXCELLENT WALLER ISD SCHOOLS.**

**A FABULOUS LOCATION BETWEEN HIGHWAY 290 AND HIGHWAY 249 PROVIDES EASY ACCESS TO EMPLOYMENT CENTERS, PREMIUM SHOPPING AND DINING, AND A POOL OVERLOOKING THE LAGOON.**

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 Population	10,333	49,239	95,087
 Median Age	41.2	36.8	35.9
 Average Home Value	\$531,208	\$392,448	\$375,591
 Average Household Income	\$105,283	\$114,309	\$107,194
 Education - College Degree or Higher	25.7%	27.1%	29.4%

TRAFFIC COUNTS	VPD
 FM 2920, West of Site	12,040
FM 2920, East of Site	17,111

# Welcome to Cypress Green



## Premier 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.

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## 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.



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## Proximity to Houston's Major Employers

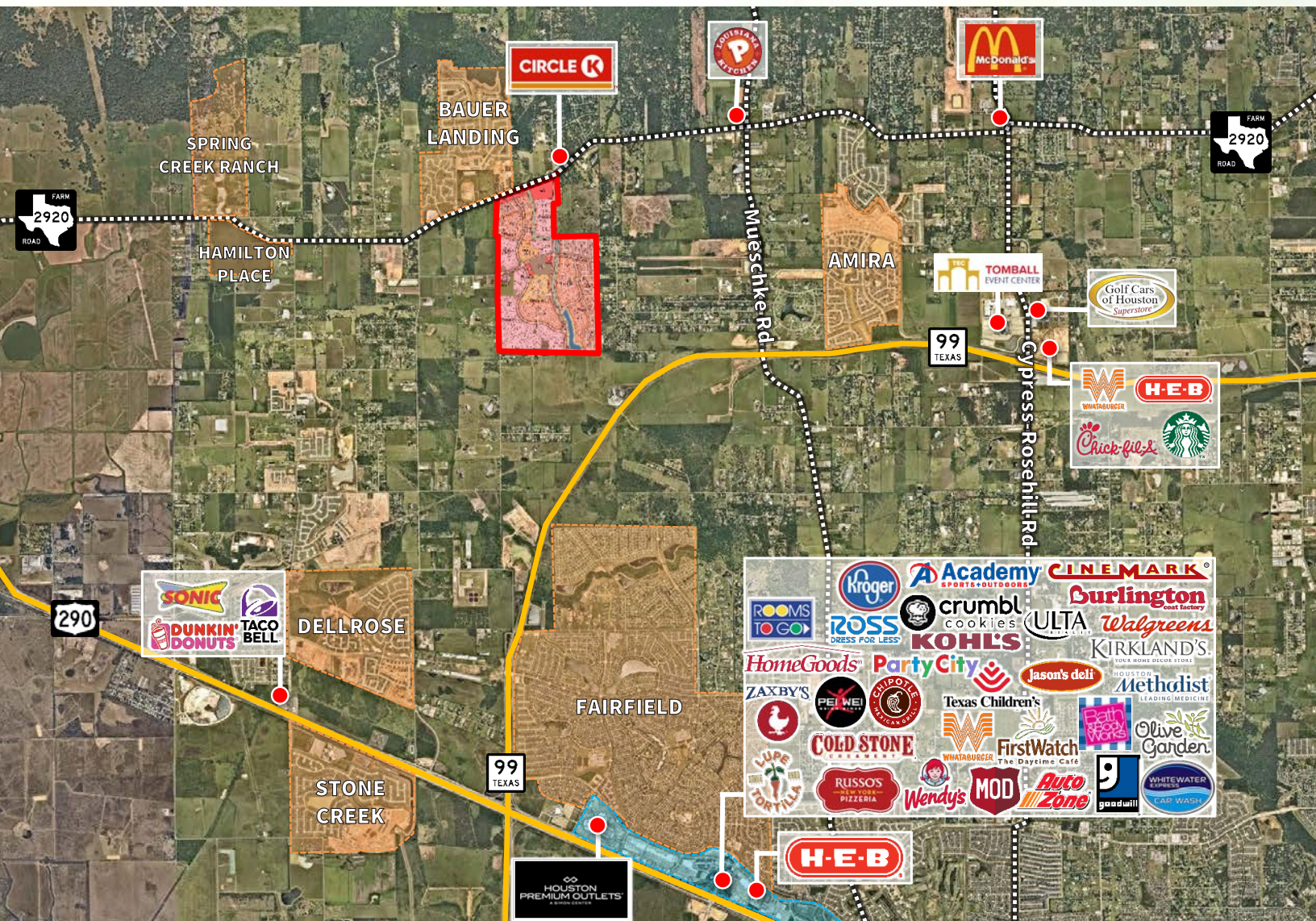
Excellent schools, affordable housing, and extensive recreational facilities have attracted families with impressive demographic profiles. This results in a local employment base that provides relocating companies with a diverse mix of professional, technical, skilled, and unskilled labor with the highest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



## Thriving With Opportunity

Cypress Green Commercial Reserves offer a strategic location in the rapidly developing Northwest Houston area. As Houston's population continues to expand, pushing towards the city's Northwest, this site stands to gain from the significant commercial and retail development, catering to the growing population's needs. Infrastructure improvements, including new roads and transportation options, are being implemented to accommodate the area's growth.

POPULATION SUMMARY	3 miles	5 miles	7 miles
2022 Total Population	10,333	49,239	95,087
2027 Total Population	11,214	55,257	109,052
2022-2027 Population: Compound Annual Growth Rate	1.65%	2.33%	2.78%
2022 Household Population	3,277	15,665	30,483
2027 Household Population	3,559	17,700	35,072
2022-2027 Household: Compound Annual Growth Rate	1.66%	2.47%	2.84%



*For more information, please contact:*

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