

GATES AT CANYON  
LAKES WEST  
TOTAL UNITS: 296

VILLAS AT CANYON  
LAKES WEST  
TOTAL UNITS: 267

COMING SOON  
RETAIL CENTER

SOLD  
COMING SOON  
OFFICE BUILDING

1 TO 10.1045 ACRE  
PAD SITES

LONGENBAUGH RD

SOLD  


YAUPON RANCH  
TOTAL UNITS: 945

WESTGATE  
TOTAL UNITS: 1,366

 **NewQuest**

YAUPON RANCH  
TOTAL UNITS: 945

**1 TO 10.1045 ACRE PAD SITES AVAILABLE**

NEQ of Longenbaugh & Greenhouse Rd. | Cypress, Texas  
Pad Sites Available for Sale

**Jeff Lokey**  
281.477.4380 | [jlokey@newquest.com](mailto:jlokey@newquest.com)

## 1 to 10.1045 Acre Pad Sites Available for Sale in Cypress, Texas

**Jeff Lokey**

jlokey@newquest.com

281.477.4380

- Immediately south of Towne Lake master-planned community
- Close proximity to Lone Star College Cy-Fair Campus with over 18,000 students & faculty
- Located near Cy-Fair ISD's Berry Center which operates as one unique facility, hosting sporting events, concerts, expos, meetings and banquets draws over 1.5 million visitors each year
- Adjoined by land that has been developed into a park and community Center by Harris County Precinct 3 (Richard & Meg Weekley Community Center)
- High average household incomes

<b>Approximate Size:</b>	±10.1045 Acres
<b>Price:</b>	Contact broker for pricing
<b>School District:</b>	Cy-Fair ISD
<b>Frontage:</b>	Approx. 753.4 ft on Longenbaugh Rd. Approx. 535 ft on Greenhouse Rd.



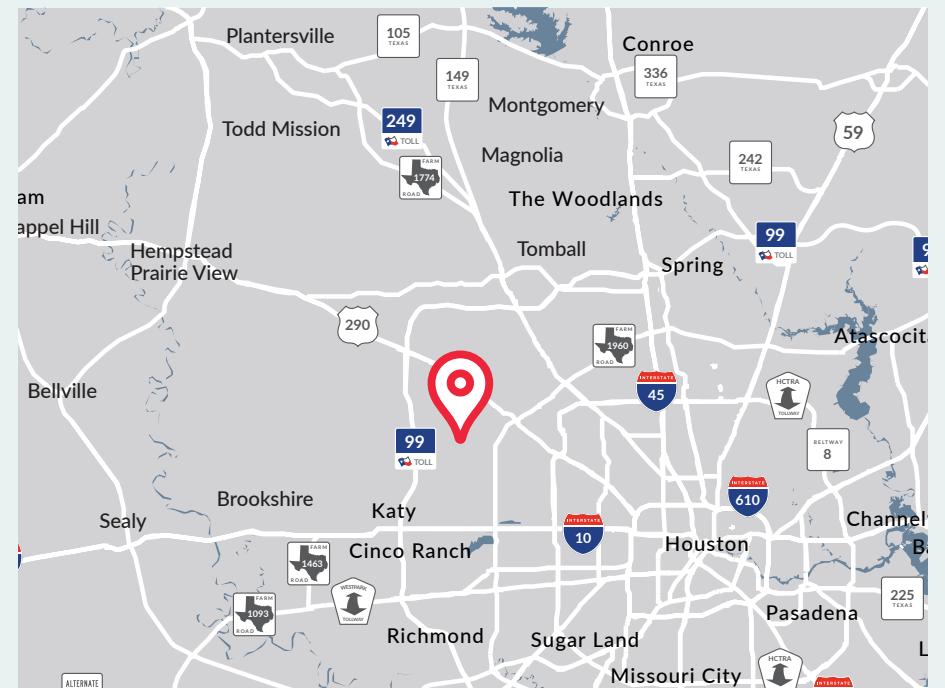
**11% POPULATION GROWTH**  
within 5 miles from 2020 to 2024

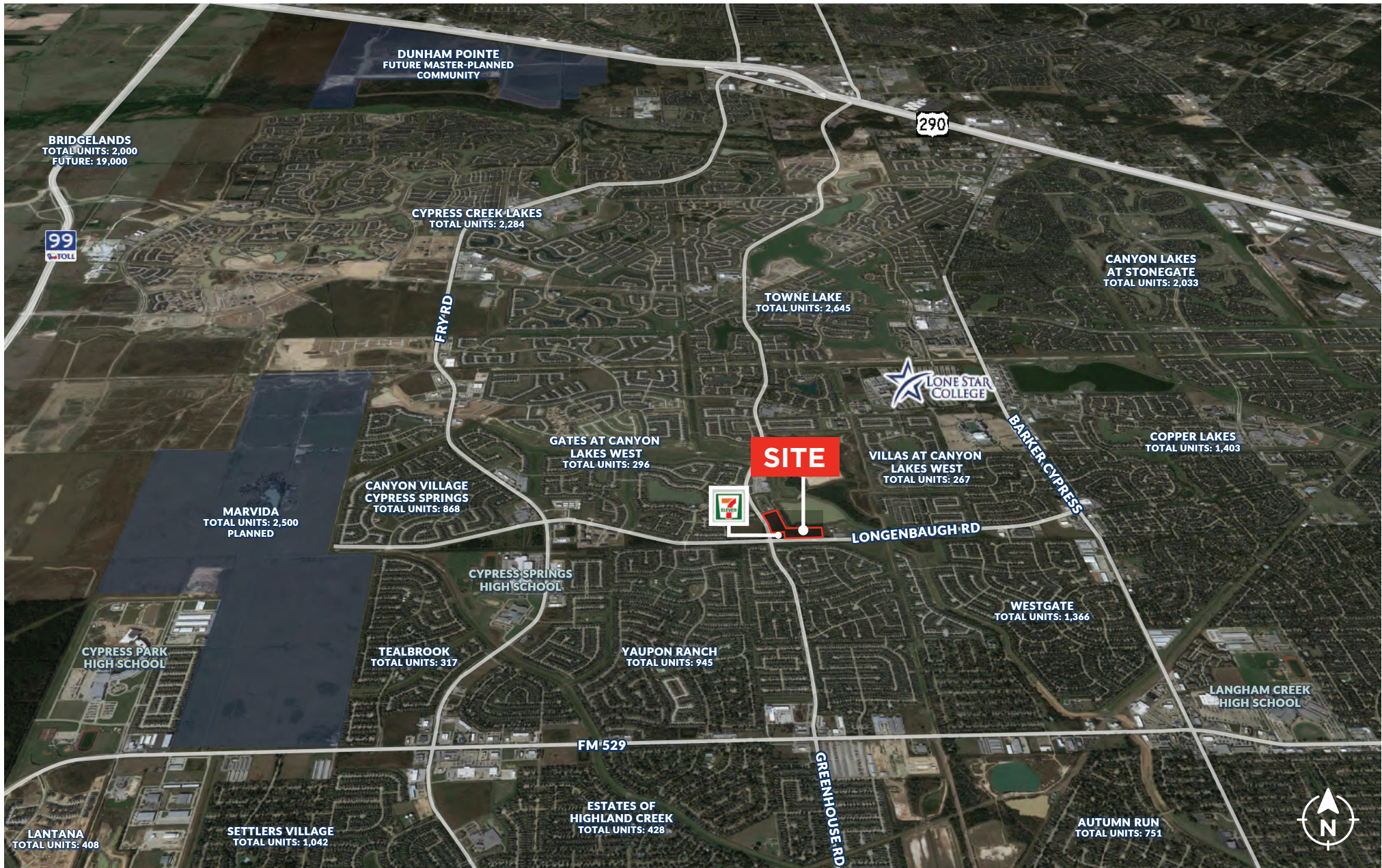


**\$137K AVERAGE HOUSEHOLD INCOME**  
within 1 mile



**331,702 POPULATION**  
within 5 miles





02.23 | 02.23

# Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	5,888	43,724	104,667
Current Population	20,122	145,419	331,702
2020 Census Average Persons per Household	3.42	3.33	3.17
2020 Census Population	20,273	135,475	298,669
Population Growth 2020 to 2024	-0.74%	7.34%	11.06%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	23.24%	16.76%	20.22%
2 Person Households	36.98%	38.62%	37.37%
3+ Person Households	39.79%	44.62%	42.41%
Owner-Occupied Housing Units	78.31%	75.68%	69.77%
Renter-Occupied Housing Units	21.69%	24.32%	30.23%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	28.66%	32.16%	33.44%
Black or African American	28.68%	26.13%	22.81%
Asian or Pacific Islander	12.34%	7.57%	6.81%
Other Races	29.34%	33.07%	35.84%
Hispanic	36.98%	43.37%	47.00%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$136,745	\$134,885	\$128,762
Median Household Income	\$108,967	\$105,674	\$99,252
Per Capita Income	\$40,645	\$41,119	\$41,183
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	24.77%	22.15%	21.27%
Estimated Bachelor's Degree	27.28%	23.32%	24.26%
Estimated Graduate Degree	11.09%	12.06%	12.33%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	34.8	35.1	35.0

# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Jeffrey B. Lokey</b>	<b>373933</b>	<b>jlokey@newquest.com</b>	<b>281.477.4380</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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