

LAND FOR SALE: +/- 32,304 SF
0 CYPRESS N. HOUSTON ROAD, HOUSTON, TX 77429

**NORTHWEST
HOUSTON**



S&PINTERESTS

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



ADDRESS

0 Cypress N. Houston Road, Houston, TX 77429



AVAILABLE

±32,304 SF For Sale



TRAFFIC COUNTS

21,613 cars per day



POPULATION

110,860 within 3 miles



HOUSEHOLD INCOME

\$89,112 within 3 miles



Cypress N Houston Rd

21,613 VPD ('23)

SITE

William Dowell Dr.

N Eldridge Pkwy

10,392 VPD ('22)

S&P INTERESTS

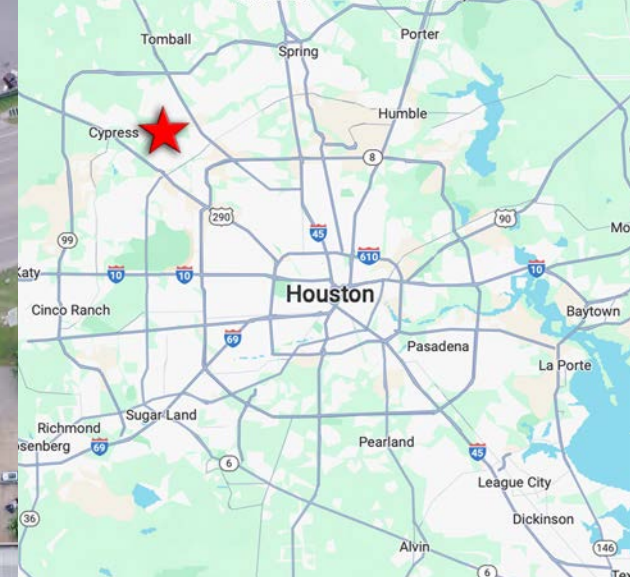
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- +/- 32,304 SF Available For Sale
- 186' of frontage on Cypress N. Houston Rd
- 161' of depth
- Near Dense Residential Area
- Minutes from Hwy 290 & Hwy 249
- Contact Agent for Pricing

Radius	1 Mile	3 Mile	5 Mile
2024 Population	8,351	110,860	247,771
Households	3,004	40,858	91,286
Average HH Income	\$80,724	\$89,112	\$102,010

Cypress N Houston: 21,613 VPD (TXDOT 2023)

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,502		112,351		250,847	
2024 Estimate	8,351		110,860		247,771	
2020 Census	8,500		115,484		259,424	
Growth 2024 - 2029	1.81%		1.34%		1.24%	
Growth 2020 - 2024	-1.75%		-4.00%		-4.49%	
2024 Population by Age	8,351		110,860		247,771	
Age 0 - 4	524	6.27%	7,007	6.32%	15,089	6.09%
Age 5 - 9	554	6.63%	7,323	6.61%	15,820	6.38%
Age 10 - 14	566	6.78%	7,418	6.69%	16,333	6.59%
Age 15 - 19	554	6.63%	7,435	6.71%	16,738	6.76%
Age 20 - 24	569	6.81%	7,677	6.92%	16,933	6.83%
Age 25 - 29	576	6.90%	7,966	7.19%	16,880	6.81%
Age 30 - 34	575	6.89%	8,219	7.41%	17,266	6.97%
Age 35 - 39	566	6.78%	7,890	7.12%	16,947	6.84%
Age 40 - 44	548	6.56%	7,463	6.73%	16,662	6.72%
Age 45 - 49	525	6.29%	6,973	6.29%	15,980	6.45%
Age 50 - 54	516	6.18%	6,858	6.19%	16,012	6.46%
Age 55 - 59	505	6.05%	6,646	5.99%	15,406	6.22%
Age 60 - 64	479	5.74%	6,271	5.66%	14,612	5.90%
Age 65 - 69	437	5.23%	5,472	4.94%	12,818	5.17%
Age 70 - 74	339	4.06%	4,155	3.75%	9,875	3.99%
Age 75 - 79	234	2.80%	2,839	2.56%	6,863	2.77%
Age 80 - 84	158	1.89%	1,771	1.60%	4,187	1.69%
Age 85+	126	1.51%	1,479	1.33%	3,351	1.35%
Age 65+	1,294	15.50%	15,716	14.18%	37,094	14.97%
Median Age	37.30		36.50		37.60	
Average Age	38.00		37.40		38.10	
2024 Population By Race	8,351		110,860		247,771	
White	2,978	35.66%	40,418	36.46%	102,636	41.42%
Black	1,540	18.44%	21,028	18.97%	40,248	16.24%
Am. Indian & Alaskan	113	1.35%	1,318	1.19%	2,779	1.12%
Asian	751	8.99%	12,666	11.43%	27,278	11.01%
Hawaiian & Pacific Island	9	0.11%	121	0.11%	220	0.09%
Other	2,961	35.46%	35,308	31.85%	74,610	30.11%
Population by Hispanic Origin	8,351		110,860		247,771	
Non-Hispanic Origin	5,127	61.39%	72,403	65.31%	167,369	67.55%
Hispanic Origin	3,225	38.62%	38,457	34.69%	80,403	32.45%
2024 Median Age, Male	36.50		35.40		36.50	
2024 Average Age, Male	37.30		36.40		37.20	
2024 Median Age, Female	38.00		37.60		38.70	
2024 Average Age, Female	38.80		38.40		39.00	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	6,595		87,622		197,176	
Civilian Employed	4,319	65.49%	59,553	67.97%	134,512	68.22%
Civilian Unemployed	272	4.12%	2,790	3.18%	5,728	2.91%
Civilian Non-Labor Force	2,004	30.39%	25,234	28.80%	56,883	28.85%
Armed Forces	0	0.00%	45	0.05%	53	0.03%
Households by Marital Status						
Married	1,342		18,341		44,470	
Married No Children	806		10,803		26,184	
Married w/Children	536		7,538		18,286	
2024 Population by Education						
Some High School, No Diploma	915	15.04%	9,175	11.74%	17,659	10.00%
High School Grad (Incl Equivalency)	1,332	21.89%	16,877	21.59%	34,652	19.63%
Some College, No Degree	1,822	29.95%	23,724	30.35%	52,106	29.52%
Associate Degree	502	8.25%	4,166	5.33%	9,645	5.46%
Bachelor Degree	1,056	17.36%	17,484	22.37%	43,169	24.46%
Advanced Degree	457	7.51%	6,740	8.62%	19,272	10.92%
2024 Population by Occupation						
Real Estate & Finance	292	3.81%	3,995	3.60%	9,164	3.64%
Professional & Management	1,949	25.44%	30,651	27.62%	76,827	30.54%
Public Administration	149	1.94%	1,176	1.06%	2,877	1.14%
Education & Health	854	11.15%	12,637	11.39%	27,374	10.88%
Services	865	11.29%	8,648	7.79%	18,120	7.20%
Information	11	0.14%	1,038	0.94%	1,943	0.77%
Sales	960	12.53%	13,828	12.46%	31,664	12.59%
Transportation	5	0.07%	945	0.85%	1,709	0.68%
Retail	467	6.10%	6,439	5.80%	13,710	5.45%
Wholesale	67	0.87%	2,472	2.23%	6,535	2.60%
Manufacturing	491	6.41%	6,955	6.27%	15,842	6.30%
Production	547	7.14%	8,291	7.47%	16,088	6.39%
Construction	397	5.18%	4,763	4.29%	9,606	3.82%
Utilities	236	3.08%	3,912	3.53%	8,227	3.27%
Agriculture & Mining	192	2.51%	1,826	1.65%	5,400	2.15%
Farming, Fishing, Forestry	0	0.00%	115	0.10%	115	0.05%
Other Services	179	2.34%	3,263	2.94%	6,372	2.53%
2024 Worker Travel Time to Job						
<30 Minutes	2,360	56.32%	28,231	50.92%	60,256	49.05%
30-60 Minutes	1,610	38.42%	22,057	39.78%	50,258	40.91%
60+ Minutes	220	5.25%	5,159	9.30%	12,331	10.04%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	3,076		42,963		96,064	
1-Person Households	740	24.06%	11,027	25.67%	23,234	24.19%
2-Person Households	897	29.16%	12,710	29.58%	29,399	30.60%
3-Person Households	575	18.69%	7,512	17.48%	16,656	17.34%
4-Person Households	438	14.24%	6,131	14.27%	14,213	14.80%
5-Person Households	239	7.77%	3,191	7.43%	7,321	7.62%
6-Person Households	119	3.87%	1,512	3.52%	3,253	3.39%
7 or more Person Households	68	2.21%	880	2.05%	1,988	2.07%
2024 Average Household Size	2.70		2.70		2.70	

Households						
2029 Projection	3,056		41,359		92,391	
2024 Estimate	3,004		40,858		91,286	
2020 Census	3,075		42,963		96,064	
Growth 2024 - 2029	1.73%		1.23%		1.21%	
Growth 2020 - 2024	-2.31%		-4.90%		-4.97%	

2024 Households by HH Income	3,004		40,857		91,288	
<\$25,000	347	11.55%	5,348	13.09%	10,047	11.01%
\$25,000 - \$50,000	980	32.62%	9,225	22.58%	17,556	19.23%
\$50,000 - \$75,000	404	13.45%	7,605	18.61%	17,144	18.78%
\$75,000 - \$100,000	358	11.92%	5,631	13.78%	12,338	13.52%
\$100,000 - \$125,000	297	9.89%	4,020	9.84%	9,072	9.94%
\$125,000 - \$150,000	256	8.52%	3,151	7.71%	7,281	7.98%
\$150,000 - \$200,000	265	8.82%	3,309	8.10%	8,856	9.70%
\$200,000+	97	3.23%	2,568	6.29%	8,994	9.85%

2024 Avg Household Income	\$80,724		\$89,112		\$102,010	
2024 Med Household Income	\$59,357		\$68,053		\$76,817	

2024 Occupied Housing	3,004		40,857		91,286	
Owner Occupied	1,636	54.46%	21,571	52.80%	53,217	58.30%
Renter Occupied	1,368	45.54%	19,286	47.20%	38,069	41.70%
2020 Housing Units	3,234		45,953		100,685	
1 Unit	2,270	70.19%	28,000	60.93%	67,181	66.72%
2 - 4 Units	181	5.60%	2,087	4.54%	3,136	3.11%
5 - 19 Units	371	11.47%	7,746	16.86%	15,445	15.34%
20+ Units	412	12.74%	8,120	17.67%	14,923	14.82%

2024 Housing Value	1,636		21,570		53,217	
<\$100,000	36	2.20%	624	2.89%	1,294	2.43%
\$100,000 - \$200,000	475	29.03%	7,839	36.34%	13,531	25.43%
\$200,000 - \$300,000	763	46.64%	9,855	45.69%	23,926	44.96%
\$300,000 - \$400,000	136	8.31%	2,011	9.32%	9,533	17.91%
\$400,000 - \$500,000	37	2.26%	486	2.25%	2,651	4.98%
\$500,000 - \$1,000,000	125	7.64%	593	2.75%	2,003	3.76%
\$1,000,000+	64	3.91%	162	0.75%	279	0.52%
2024 Median Home Value	\$240,236		\$223,561		\$249,249	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	3,363		46,513		102,649	
Built 2010+	203	6.04%	4,730	10.17%	10,781	10.50%
Built 2000 - 2010	899	26.73%	11,162	24.00%	26,302	25.62%
Built 1990 - 1999	364	10.82%	10,940	23.52%	23,850	23.23%
Built 1980 - 1989	647	19.24%	10,867	23.36%	23,534	22.93%
Built 1970 - 1979	926	27.53%	6,899	14.83%	14,937	14.55%
Built 1960 - 1969	320	9.52%	1,330	2.86%	2,136	2.08%
Built 1950 - 1959	4	0.12%	135	0.29%	458	0.45%
Built <1949	0	0.00%	450	0.97%	651	0.63%
2024 Median Year Built	1986		1992		1993	

Demographic Trend Report

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Age 85+	126	1.51%	1,479	1.33%	3,351	1.35%
Age 65+	1,294	15.50%	15,716	14.18%	37,094	14.97%

Median Age	37.30		36.50		37.60	
Average Age	38.00		37.40		38.10	



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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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