

LAND FOR SALE

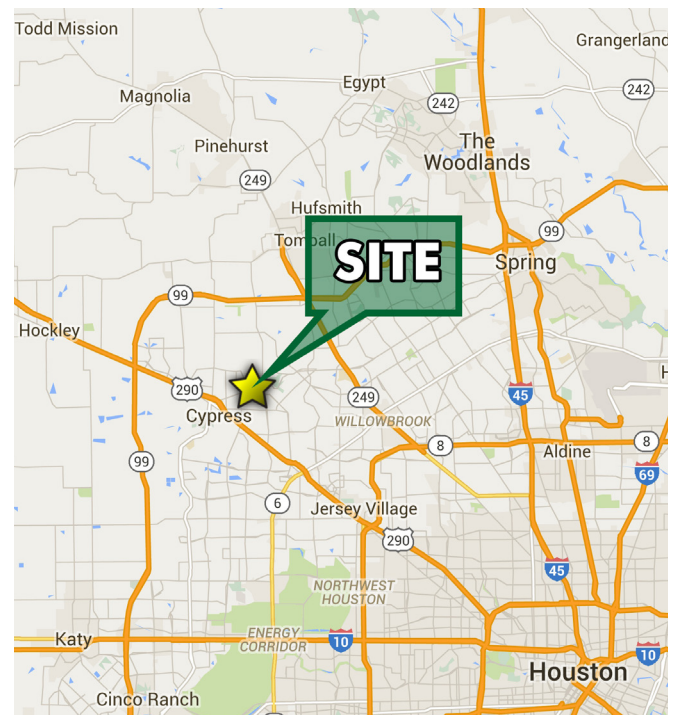
±2.1 ACRES SPRING CYPRESS ROAD & TELGE ROAD

HOUSTON (CYPRESS), HARRIS COUNTY, TX 77429



PROPERTY HIGHLIGHTS

- + Ideal for commercial development (retail, fuel, medical, services)
- + Lighted intersection
 - ±292 feet of frontage on Spring Cypress Rd
 - ±242 feet of frontage on Telge Rd
- + Direct / Reciprocal access to both Telge Rd & Spring Cypress Rd
- + Offsite detention
- + NW HC MUD 205
- + Wet utilities at Property boundary
- + Cypress-Fairbanks ISD
- + \$15.50 PSF



CBRE

SPRING CYPRESS RD & TELGE RD

±2.1 ACRES

HOUSTON (CYPRESS), HARRIS COUNTY, TX 77429



DEMOGRAPHICS

2016 EST. DEMOS	1 MILE	3 MILES	5 MILES
Population	9,950	68,971	183,635
Growth (2010-2016)	23.2%	20%	21.2%
Average HH Income	\$164,505	\$141,019	\$116,642



TRAFFIC COUNTS

EST. TRAFFIC COUNTS	CPD
Telge Rd, North of Spring Cypress	28,455
Telge Rd, South of Spring Cypress	16,665
Spring Cypress Rd, West of Telge Rd	15,654



DARIN GOSDA, CPA

Senior Vice President
 +1 713 577 1819
 darin.gosda@cbre.com

© 2016 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

