

MOTIVATED  
SELLER

Spring Cypress Village



SPRING CYPRESS

249 SH 249 87,690 VPD

THE  
CAPE

±4.86 ACRES  
AVAILABLE  
±893'

HUFSMITH-KOHRVILLE

Tomball Crossing



# 4.86 ACRES - HUFSMITH-KOHRVILLE

NWC OF SPRING CYPRESS RD & HUFSMITH-KOHRVILLE RD | TOMBALL, TX 77375

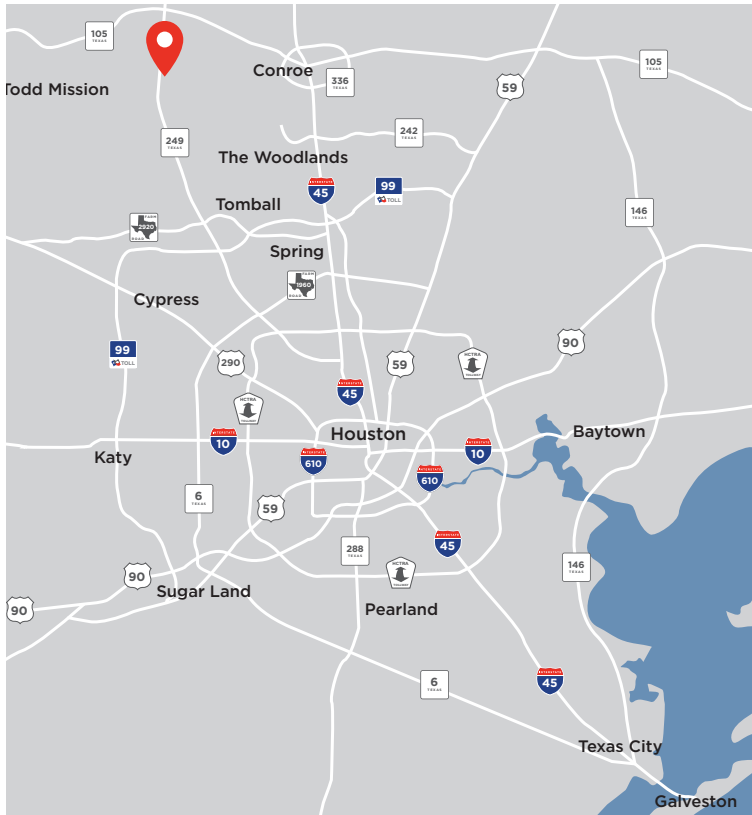
±4.86 ACRES AVAILABLE FOR SALE

JEFF LOKEY | 281.477.4300

## 4.86 ACRES AVAILABLE FOR SALE IN TOMBALL, TEXAS

▶ **JEFF LOKEY**  
JLOKEY@NEWQUEST.COM  
281.477.4380

- Quick access to SH 249 and Grand Parkway.
- Priced to sell.
- Ideal for office park, boat RV storage or professional buildings.
- Nearby MUD districts: Harris County WCID 119  
Northwest Harris County MUD 15



### PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
4.86 acres
- ▶ **PRICE:**  
\$1,100,000
- ▶ **SCHOOL DISTRICT:**  
Klein ISD
- ▶ **FRONTAGE:**  
Approx 237 ft. on Hufsmith-Kohrville  
Approx. 893 ft. tract depth
- ▶ **TRAFFIC COUNTS:**  
Approx. 87,690 VPD on SH 249  
just south of the site



**251,143**  
Current Population  
Within a 5-Mile Radius



**35.21%**  
Population Growth  
Within a 5-mile Radius  
from 2010 to 2021



**\$130,511**  
Average HHI Within  
a 3-Mile Radius



AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/2021

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,851	38,123	92,088
Current Population	8,379	110,366	251,143
2010 Census Average Persons per Household	2.94	2.90	2.73
2010 Census Population	6,267	89,169	185,743
Population Growth 2010 to 2021	33.71%	23.77%	35.21%

## CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	17.88%	16.56%	20.98%
2 Person Household	28.42%	31.59%	32.22%
3+ Person Household	53.70%	51.85%	46.80%
Owner-Occupied Housing Units	75.98%	80.97%	73.65%
Renter-Occupied Housing Units	24.02%	19.03%	26.35%

## RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2021 Estimated White	54.31%	58.32%	57.41%
2021 Estimated Black or African American	10.42%	9.37%	10.45%
2021 Estimated Asian or Pacific Islander	10.30%	9.52%	9.45%
2021 Estimated Other Races	24.11%	22.05%	21.95%
2021 Estimated Hispanic	28.17%	25.11%	24.74%

## INCOME

	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$104,254	\$130,511	\$124,046
2021 Estimated Median Household Income	\$90,356	\$99,973	\$92,112
2021 Estimated Per Capita Income	\$36,203	\$45,585	\$45,539

## EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2021 Estimated High School Graduate	21.31%	18.12%	18.61%
2021 Estimated Bachelors Degree	27.62%	31.62%	30.59%
2021 Estimated Graduate Degree	10.58%	14.67%	14.49%

## AGE

	1 MILE	3 MILES	5 MILES
2021 Median Age	33.1	36.0	36.5

# 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 Properties</b>	<b>420076</b>	<b>-</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)477-4300</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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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