

As residents in the Champions area and full-time Realtors, we are committed to marketing our community and taking time to ensure your real estate experience is personally and financially rewarding in every way possible. Below are a couple of Clients we are proud to have as neighbors, and we would love to help you as well.

Tim Merritt and Angelia Risher

"I have had experience with several realtors in the past, and also on the most recent purchase in Champion Forest. WITHOUT QUESTION, Tim and Angie are the absolute best Realtors I have ever had to work for me. To say that they truly cared about my needs and wishes is an understatement. Tim is a professional in every sense of the word and without Angie's assistance my wife and I would have had to settle for a home that wasn't truly what we wanted. These two are valuable assets to your company and the real estate profession in general. Five Star!!!"

Lloyd Dragoo, former Lone Star College Professor

"If I were to design a realtor, I would fall short of the one we found in Tim Merritt. From the start, he so clearly wanted to find the perfect house for us and to create a stress-free experience. He was successful! He spent tons of time working with me and my husband, communicated often and well, and was such a pleasure to be around. And when it came time to sell, Tim helped us with resources, staging and marketing to sell our home for full price, and quickly! Tim is truly the best."

Marcee and Bret Champion, former Klein ISD Superintendent

CHAMPION FOREST AT A GLANCE

- Median year built: 1982
- 1,462 Single family homes
- Zoned to Klein ISD
- Average home size: 3,248 sf
- Average lot size: 9,788
- Average number of bedrooms: 4.13
- Average number of bathrooms: 3.84
- Current price range - \$348,000 to \$999,999
- Current price psq range: \$131.32 - \$194.32
- Current number of ACTIVE listings: 35



Champion Forest is an established neighborhood in unincorporated northwest Harris County, in the Greater Houston area. It is bordered by Cypresswood Drive and Champion Forest Drive near Texas State Highway 249. Bill Murphy of the Houston Chronicle described the neighborhood as "affluent". On its website, the homeowners' association states that the neighborhood is often referred to as the "River Oaks of the north". A subdivision newsletter described the neighborhood as the "River Oaks of the Suburbs". The neighborhood is a designated bird sanctuary by the Houston Audubon Society. https://en.wikipedia.org/wiki/Champion_Forest,_Texas

THE WORLD VIEW ACCORDING TO CHAMPION FOREST



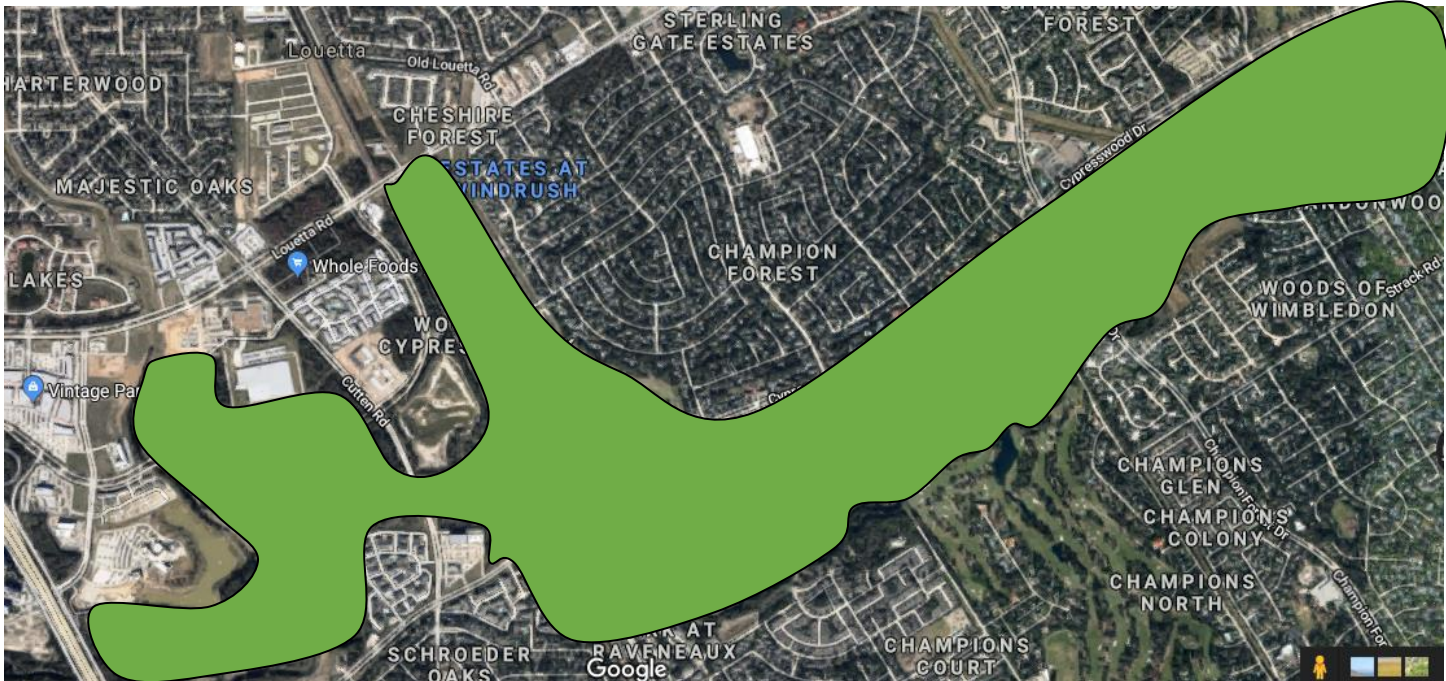
Champion Forest, Klein, TX is a custom home subdivision in the highly acclaimed Klein Independent School District, with easy access, nestled between Louetta Rd. & Cypresswood Dr. surrounding Champion Dr. Just over 1,400 homes located 8 miles West of I-45, 2 miles East of HWY 249, and just a block north of the semi-private Cypress Forest neighborhood park. Living in this neighborhood provides easy access to downtown, The Woodlands, and the Exxon and HP/HPE Campuses in Spring.

Champion Forest provides its residence with more security than most subdivisions. The Champion Forest Fund, Inc., has contracted with the Harris County Precinct 4 Constables Office to provide security patrols for the subdivision. Lt. Finley prepares a monthly security report based on statistics and activity data provided by the Harris County Constable's Office which is presented at the monthly meetings. You can also let the constable know if you are going on vacation and they will keep an eye on your home. In addition, Champion Forest provides a Neighborhood Watch program and perimeter License Plate readers.

Champion Forest also provides clubs and organizations you can join such as the Women's Club, Civic Club, Garden Club, Mom's Group, and Pet Liaison. The HOA provides a free Monthly newsletter to all residents. Champion Forest provides backdoor trash pick-up Tues / Fri and recycling pick-up on Friday.

There are numerous activities, amenities, and places of interest surrounding Champion Forest. Along Cypresswood Drive, the Cypress Forest Public Utility District is working in conjunction with HC Flood Control District to redevelop the former Raveneaux Golf Course into additional park areas as well as improved flood protection retention ponds. Two miles east of Champion Forest is Meyer Park, a 180-acre facility with 26 soccer fields (ten are lighted), two softball fields, a basketball court, barbecue pavilion, gazebo, paved trails, nature trails, duck pond, a three-acre fishing lake, picnic tables, barbecue grills, two age-specific playgrounds, 15 exercise stations, recycling bins, and rest room facilities. Just 3 miles away is the Barbara Bush Library and The Pearl Museum of Fine Arts.

CHAMPION FOREST IS VIRTUALLY LANDLOCKED BY PARKS




Champion Forest was developed as a community anchored green space along Cypresswood Drive. As evidence of the builders dream to build a quiet, green community, today the area is a bird sanctuary and wildlife area.

These green spaces are heavily used and provide abundant outdoor activity to residents, including 26 soccer fields, two lighted softball fields, a basketball court, barbecue pavilions, paved trails, nature trails, fishing lakes, Veterans Memorial and exercise stations. In 2020 the Champion Forest Park opened at Cutten Road and Cypresswood with additional lighted soccer fields, walking paths and picnic areas. The goal of Precinct 4 is to eventually connect these parks to additional green areas east and west of Champion Forest.

The primary benefit of these green spaces is that collectively they provide a forested buffer surrounding Champion Forest, protecting it from commercial and industrial encroachment which is commonly found in zone-free Houston. The green park spaces ensure pride of ownership to Champion Forest residents, and serve to identify the community as a stable, affluent and sustainable neighborhood.

PEOPLE ARE DRAWN TO THE KLEIN AREA FOR ITS HIGHLY ACCLAIMED SCHOOLS



Klein Independent School District Rankings

Niche ranks nearly 100,000 schools and districts based on statistics and millions of opinions from students and parents.

<p>Most Diverse School Districts in Texas</p> <p>#16 of 1,061</p>	<p>Best School Districts for Athletes in Texas</p> <p>#39 of 964</p>	<p>Best School Districts in Texas</p> <p>#107 of 1,052</p>
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Overall Niche Grade

How are grades calculated?
Data Sources

kleinisd.net

(832) 249-4000

7200 SPRING CYPRESS RD
KLEIN, TX 77379



Academics



Teachers



Clubs & Activities



Sports



Resources & Facilities



Diversity



College Prep



Administration



Food

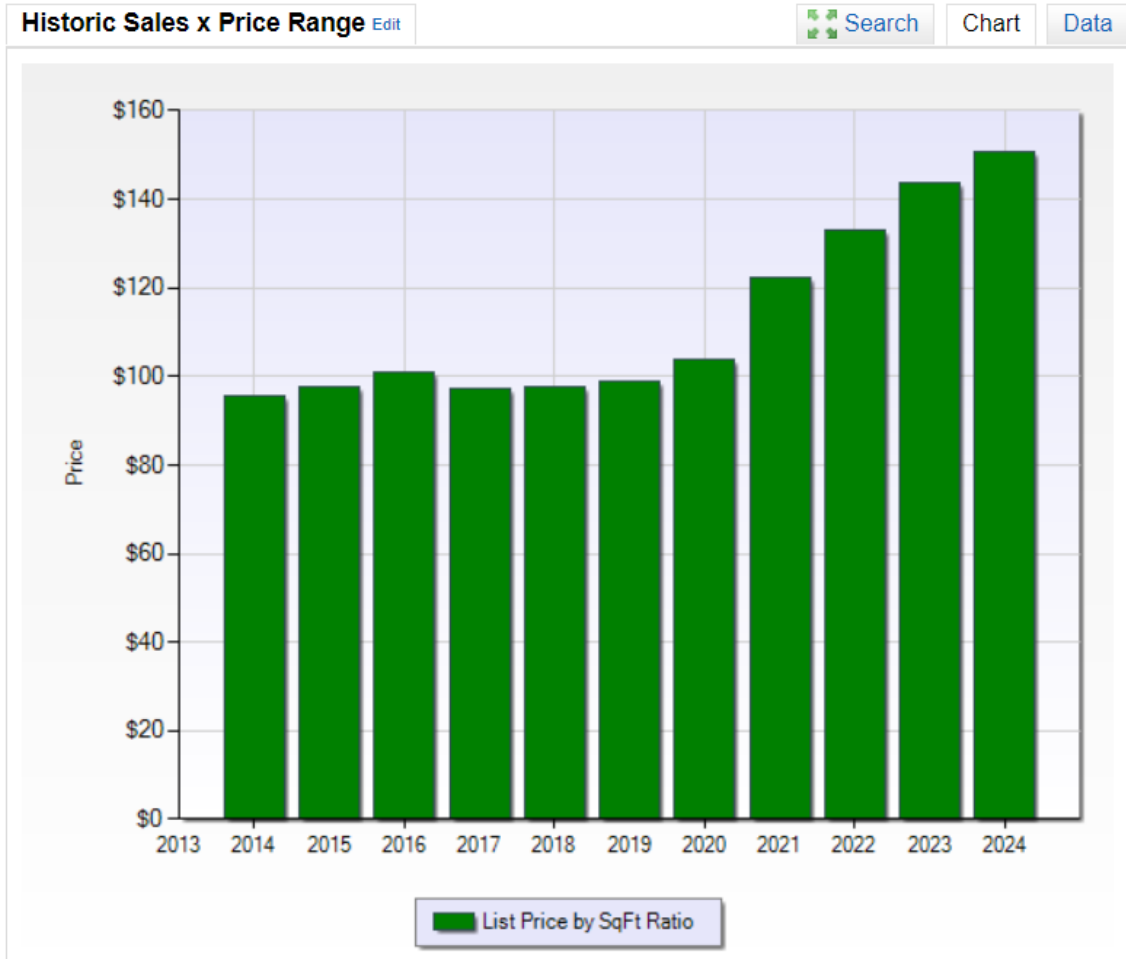
**PEOPLE ARE DRAWN TO CHAMPION FOREST FOR THE UNIQUE HOMES OF CHARACTER,
MATURE TREES, LARGE LOTS AND VALUE.**

I meet a lot of people relocating from California, Colorado, Arizona and New York, as well as from Dallas and the Houston inner-loop. They are drawn here by the value found in the Klein area. They are impressed with the quality and character of the homes built here and they are interested in growing their families – and their real estate investment. This chart illustrates the strength of home prices (by square foot value) in Champion Forest growing year after year.

Tim Merritt

CHAMPION FOREST

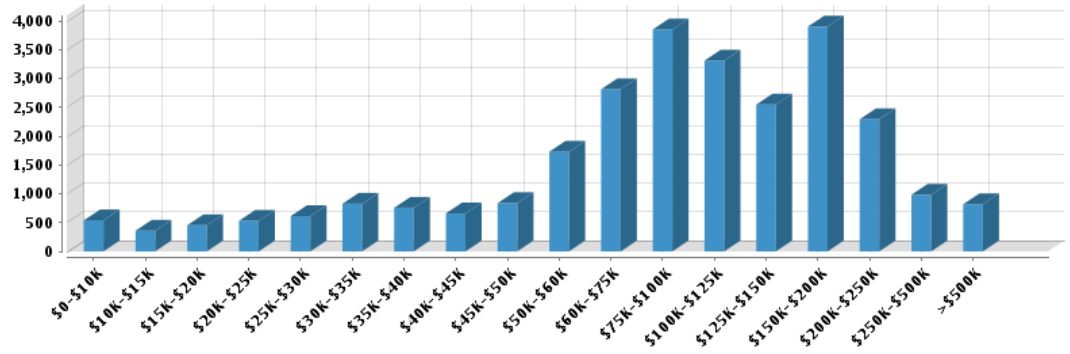
PRICE PER SQUARE FOOT JULY 2024	\$131.32 to \$194.32
PRICE RANGE OF ACTIVE HOMES JULY 2024	\$348,000 to \$999,999
NUMBER OF ACTIVE HOMES JULY 2024	35



**THE DEMOGRAPHICS OF CHAMPION FOREST:
OWNER OCCUPIED, COLLEGE EDUCATED, AFFLUENT, PROFESSIONAL**

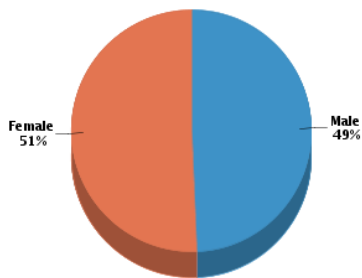
Source: <http://mls.realist.com/index.jsp>

Household Income

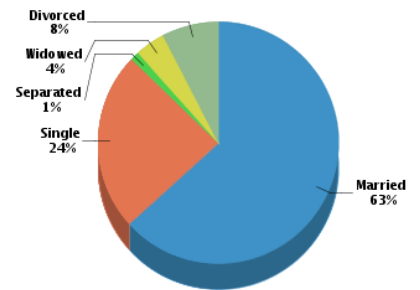


Average Household Income: **\$127,579** Average Per Capita Income: **\$43,591**

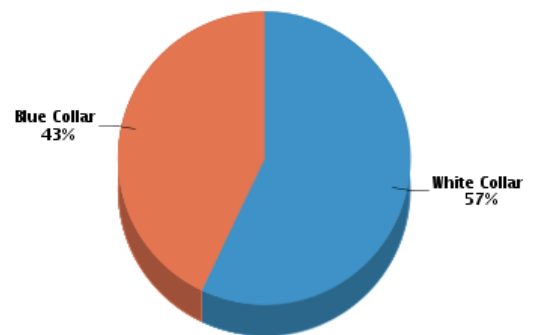
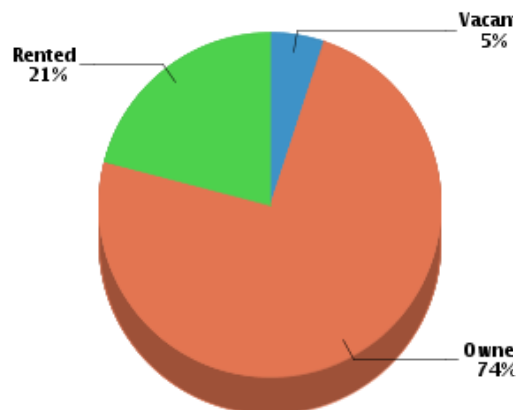
Gender



Marital Status



Occupancy



FOR MORE INFORMATION ABOUT CHAMPION FOREST AND A TOUR OF HOMES, CONTACT US:



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**GARY
GREENE**