

NewQuest

±8.90 ACRES – SPRING

NEQ of Aldine Westfield Rd. & Cypresswood Dr. | Spring, TX

8.9094 Acres Available For Sale or Lease

John Nguyen
281.477.4326 | jnguyen@newquest.com

Project Highlights

±8.90 Acres Available For Sale or Lease in Spring, Texas

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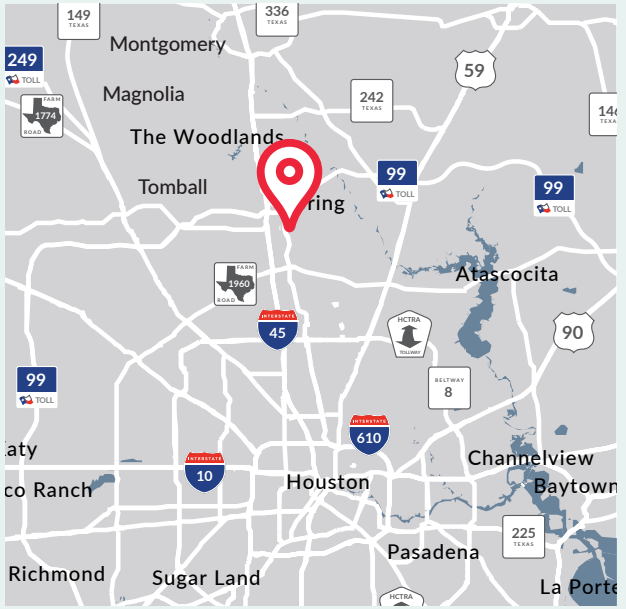
- Property is approx. 0.5 miles east of Hardy Toll Road and approx. 2.25 miles east of I-45.
- Quick access to I-45, Hardy Toll Road, and Grand Parkway.
- Property is outside of the 100-year and 500-year floodplain.
- Property has utilities and driveway permits are in progress.
- Seller financing available.

33%
POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2024

236K
CURRENT POPULATION
WITHIN 5 MILES

$119K
AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:**
  8.9094 acres
- **Price:**
  Call broker
- **Utilities:**
  HC MUD 82
- **Detention:**
  8.9094 acres: onsite (±3 acres)
- **School District:**
  Spring ISD
- **Frontage:**
  8.9094 AC: Approx. ±535 ft on Cypresswood Dr.



Aerial



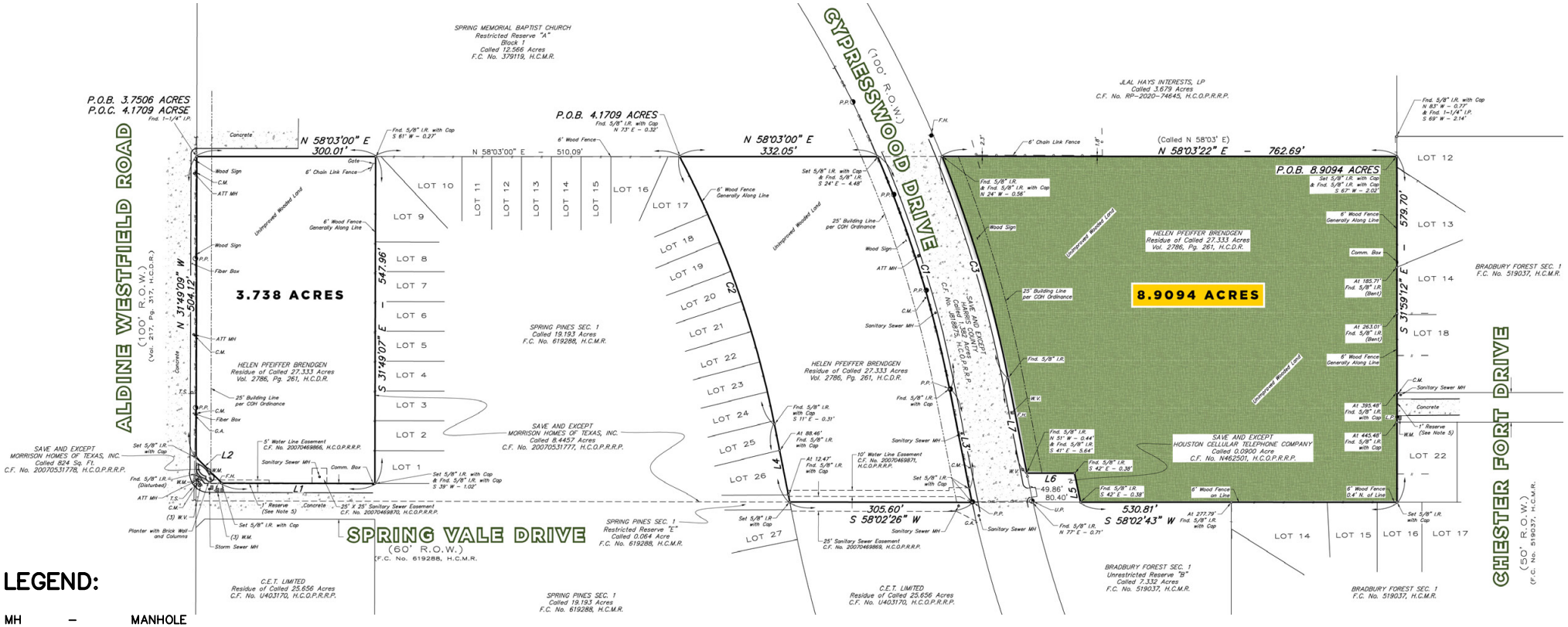
06.24 | 01.24

Aerial



09.24 | 01.24

Survey



LEGEND:

MH	–	MANHOLE
U.P.	–	UTILITY POLE
P.P.	–	POWER POLE
W.M.	–	WATER METER
G.A.	–	GUY ANCHOR
F.H.	–	FIRE HYDRANT
C.M.	–	CABLE MARKER
I.R.	–	IRON ROD
I.P.	–	IRON PIPE
C.F.	–	CLERK'S FILE
F.C.	–	FILM CODE
OHE	–	OVERHEAD ELECTRIC
FND.	–	FOUND
P.O.B.	–	POINT OF BEGINNING
P.O.C.	–	POINT OF COMMENCING
R.O.W.	–	RIGHT-OF-WAY
F.E.M.A.	–	FEDERAL EMERGENCY MANAGEMENT AGENCY
H.C.D.R.	–	HARRIS COUNTY DEED RECORDS
H.C.M.R.	–	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	–	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

SYMBOL LEGEND

- MANHOLE
- POWER POLE
- FIRE HYDRANT (FLUSH VALVE)
- WATER VALVE
- WATER METER
- COMMUNICATION BOX
- CABLE MARKER

GRAPHIC SCALE X2

80 0 80 160

SCALE: 1" = 80'

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,658	32,005	80,641
Current Population	17,052	93,931	235,518
2020 Census Average Persons per Household	3.01	2.93	2.92
2020 Census Population	12,798	81,525	208,051
Population Growth 2020 to 2024	33.23%	15.22%	13.20%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	16.99%	16.44%	19.63%
2 Person Households	35.54%	34.58%	32.49%
3+ Person Households	47.47%	48.98%	47.88%
Owner-Occupied Housing Units	74.25%	66.99%	60.67%
Renter-Occupied Housing Units	25.75%	33.01%	39.33%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	39.79%	39.40%	40.81%
Black or African American	25.56%	27.00%	25.91%
Asian or Pacific Islander	4.37%	5.41%	5.53%
Other Races	28.93%	27.04%	26.69%
Hispanic	37.97%	35.43%	34.56%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$97,540	$117,436	$119,030
Median Household Income	$80,544	$99,113	$96,542
Per Capita Income	$33,434	$40,133	$41,378

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	29.65%	25.95%	24.30%
Estimated Bachelor's Degree	15.85%	20.93%	21.83%
Estimated Graduate Degree	5.23%	10.73%	11.56%

AGE	1 MILE	3 MILES	5 MILES
Median Age	35.1	33.5	33.4

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Nguyen	**622480**	**jnguyen@newquest.com**	**281.477.4326**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

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

NewQuest

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

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