

NewQuest

3.879 ACRES - CYPRESS, TX

SEC of Grant Road and Telge Road

3.879-Acres Available For Sale in Cypress, Texas

Jeff Lokey
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Project Highlights

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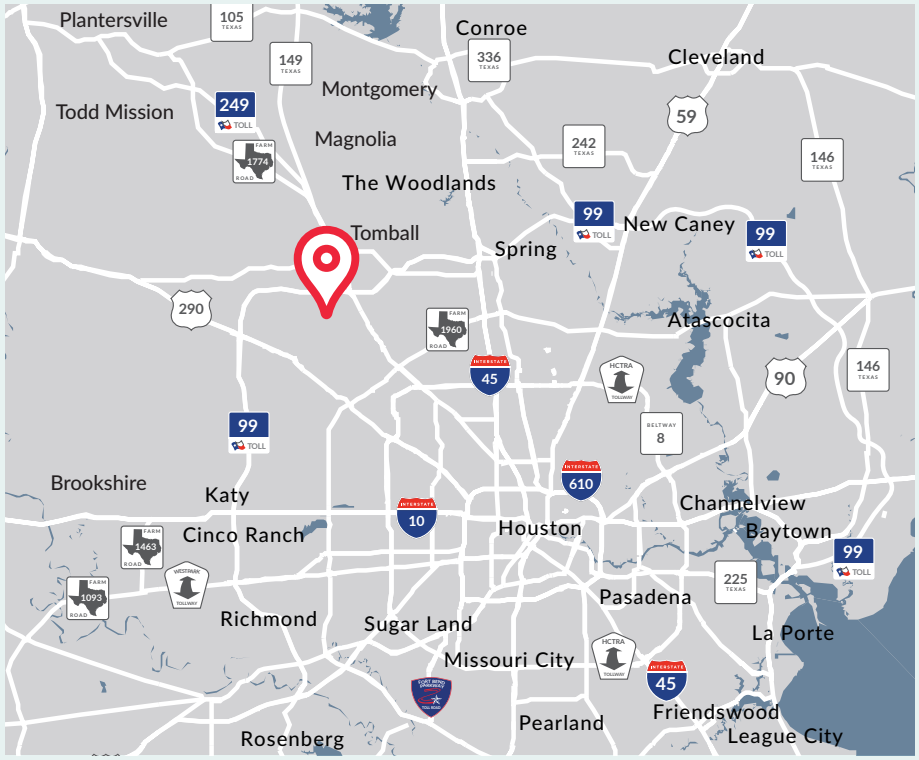
- Retail corner development opportunity
- Located at a busy intersection with cross traffic

Approximate Size:	3.879 acres
Price:	Contact broker for pricing
Utilities:	Water and sewer accessible
School District:	Cy-Fair ISD
Frontage:	Approx. ±543 ft. on Telge Road Approx. ±270 on Grant Road
Traffic Counts:	9,536 VPD on Telge Road 5,640 VPD on Grant Road

13% POPULATION GROWTH
within 1 miles from 2020 to 2025

$171K AVERAGE HOUSEHOLD INCOME
within 3 miles

171,266 POPULATION
within 5 miles



TxDot Traffic Counts as of 2024

Aerial



TxDot Traffic Counts as of 2024

08.25 | 01.24

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,717	20,667	57,718
Current Population	5,307	62,471	171,266
2020 Census Average Persons per Household	3.09	3.02	2.97
2020 Census Population	4,696	56,925	156,398
Population Growth 2020 to 2025	13.00%	9.74%	9.51%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	8.37%	12.22%	17.19%
2 Person Households	30.20%	29.82%	29.66%
3+ Person Households	61.42%	57.96%	53.15%
Owner-Occupied Housing Units	91.08%	86.95%	77.19%
Renter-Occupied Housing Units	8.92%	13.05%	22.81%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	55.79%	60.12%	57.18%
Black or African American	12.27%	10.74%	12.44%
Asian or Pacific Islander	9.32%	9.50%	9.83%
Other Races	21.69%	19.01%	19.89%
Hispanic	32.93%	27.29%	27.62%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$132,715	$170,941	$157,267
Median Household Income	$109,186	$138,354	$123,967
Per Capita Income	$41,591	$55,511	$53,385

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	13.46%	15.92%	17.86%
Estimated Bachelor's Degree	26.17%	31.47%	30.21%
Estimated Graduate Degree	16.29%	17.58%	15.96%

AGE	1 MILE	3 MILES	5 MILES
Median Age	32.6	37.1	37.5

Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
Jeffrey B. Lokey	**373933**	**jlokey@newquest.com**	**281.477.4380**
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

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