

Description:

- Located at the northwest corner of FM 1960 / Cypress Creek Pkwy & Jones Rd in northwest Houston.
- Signalized, high traffic intersection with excellent visibility and easy access from FM 1960 & Jones Rd
- Close proximity to Cypress Fairbanks Medical Center Hospital.

Available Pad Sites:

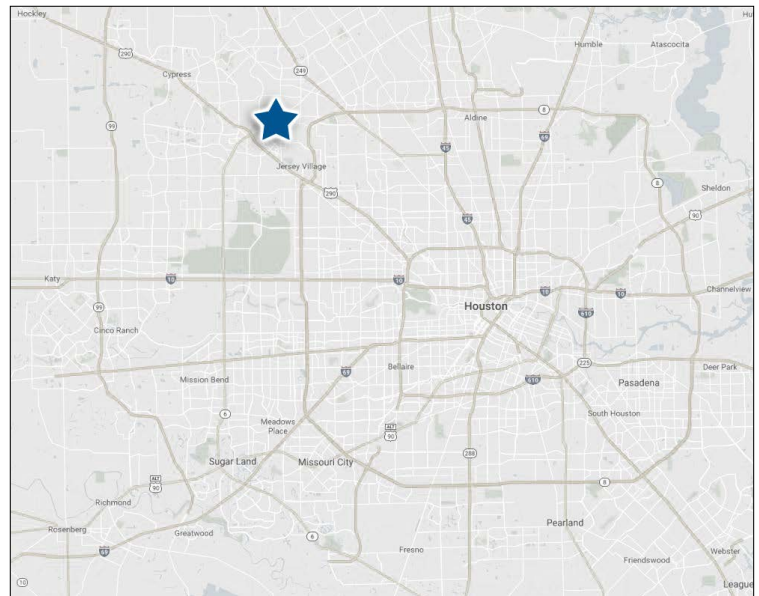
+/- 1.00 AC | +/- 1.33 AC

Traffic Counts:

FM 1960: 55,900 VPD | Jones Rd: 35,572 VPD

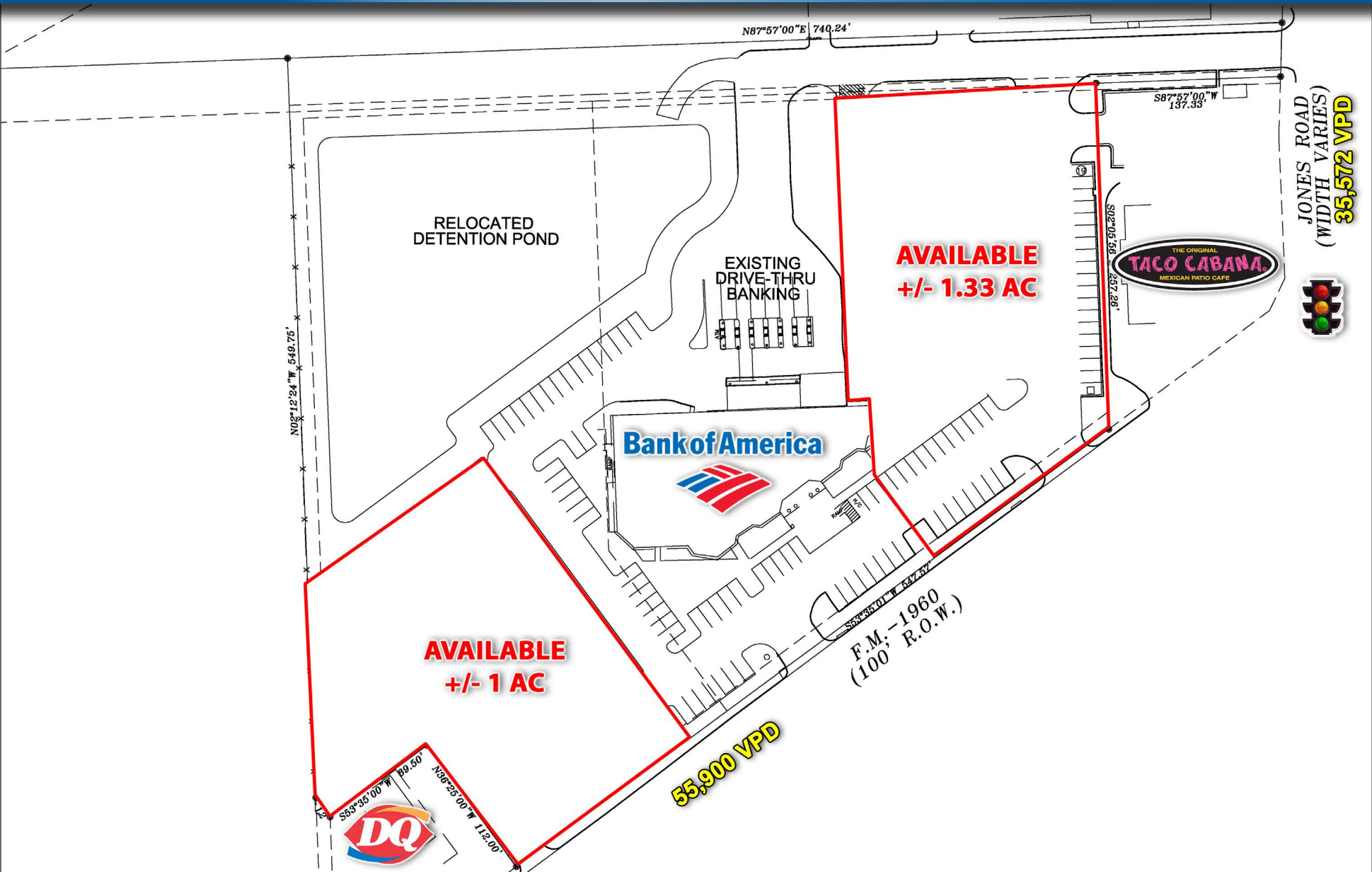
Demographics:

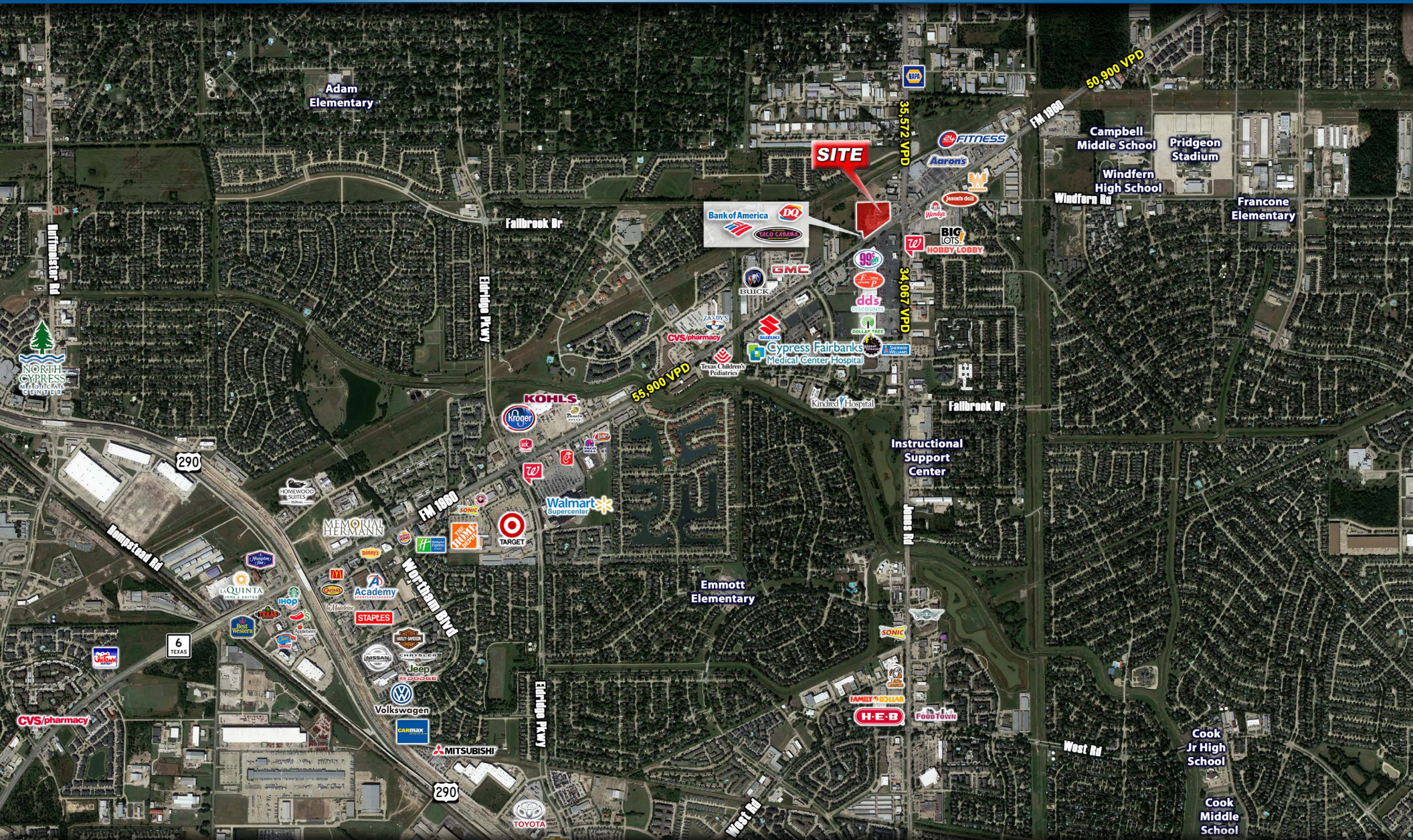
	1 mile	3 mile	5 mile
2018 Population:	13,664	116,358	265,024
Daytime Pop:	15,544	111,477	287,080
Avg HH Income:	\$77,880	\$87,416	\$99,151



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2018 Population
(3 mi Radius)
116,538

Average HH Income
(3 mi Radius)
\$87,416

Households
(3 mi Radius)
43,764

2023 Population
(3 mi Radius)
122,002

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,905	79,551	176,825
2010 Total Population	12,173	107,313	241,440
2018 Total Population	13,664	116,538	265,024
2018 Group Quarters	313	418	873
2023 Total Population	14,284	122,002	278,997
2018-2023 Annual Rate	0.89%	0.92%	1.03%
2018 Total Daytime Population	15,541	111,477	287,080
Workers	8,128	54,386	155,518
Residents	7,413	57,091	131,562
Household Summary			
2000 Households	3,082	28,896	62,857
2000 Average Household Size	2.79	2.74	2.80
2010 Households	4,221	40,513	88,752
2010 Average Household Size	2.82	2.64	2.71
2018 Households	4,666	43,764	96,587
2018 Average Household Size	2.86	2.65	2.73
2023 Households	4,867	45,686	101,312
2023 Average Household Size	2.87	2.66	2.75
2018-2023 Annual Rate	0.85%	0.86%	0.96%
2010 Families	3,040	27,639	62,716
2010 Average Family Size	3.33	3.21	3.25
2018 Families	3,331	29,714	68,015
2018 Average Family Size	3.41	3.25	3.30
2023 Families	3,466	30,951	71,198
2023 Average Family Size	3.44	3.27	3.32
2018-2023 Annual Rate	0.80%	0.82%	0.92%
Housing Unit Summary			
2000 Housing Units	3,268	30,554	66,076
Owner Occupied Housing Units	55.2%	62.2%	67.0%
Renter Occupied Housing Units	39.1%	32.4%	28.1%
Vacant Housing Units	5.7%	5.4%	4.9%
2010 Housing Units	4,602	43,494	95,064
Owner Occupied Housing Units	54.3%	52.0%	58.2%
Renter Occupied Housing Units	37.4%	41.1%	35.2%
Vacant Housing Units	8.3%	6.9%	6.6%
2018 Housing Units	4,863	45,561	100,423
Owner Occupied Housing Units	49.3%	49.2%	56.5%
Renter Occupied Housing Units	46.6%	46.8%	39.7%
Vacant Housing Units	4.1%	3.9%	3.8%
2023 Housing Units	5,056	47,351	104,944
Owner Occupied Housing Units	50.6%	51.1%	58.1%
Renter Occupied Housing Units	45.6%	45.4%	38.4%
Vacant Housing Units	3.7%	3.5%	3.5%
Median Household Income			
2018	\$60,685	\$67,914	\$75,708
2023	\$67,545	\$75,397	\$81,945
Median Home Value			
2018	\$160,766	\$173,206	\$191,298
2023	\$191,991	\$189,553	\$216,895
Per Capita Income			
2018	\$26,976	\$32,553	\$36,099
2023	\$29,538	\$35,859	\$39,695
Median Age			
2010	33.2	33.1	34.2
2018	34.2	34.4	35.5
2023	34.8	34.7	35.9



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate’s Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date