

FOR SALE: 4 ACRE DEVELOPMENT SITE

8227 BARKER CYPRESS ROAD | CYPRESS, TX 77433



SITE

Walmart



KUMON

WOODFOREST NATIONAL BANK

Main Bird



Longenbaugh Rd

20,427 VPD (-25)

CIRCLE K



S&P INTERESTS

JOSHUA SEBESTA
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5373 W. Alabama St., Ste. 325 | Houston, TX 77056

PROPERTY OVERVIEW

LOCATION
Cypress, TX 77433

FRONTAGE
430' on Barker Cypress

4 ACRES AVAILABLE

EXISTING CURB CUT

INCOME
\$125,105 within 3 miles

HOUSEHOLDS
47,591 within 3 miles

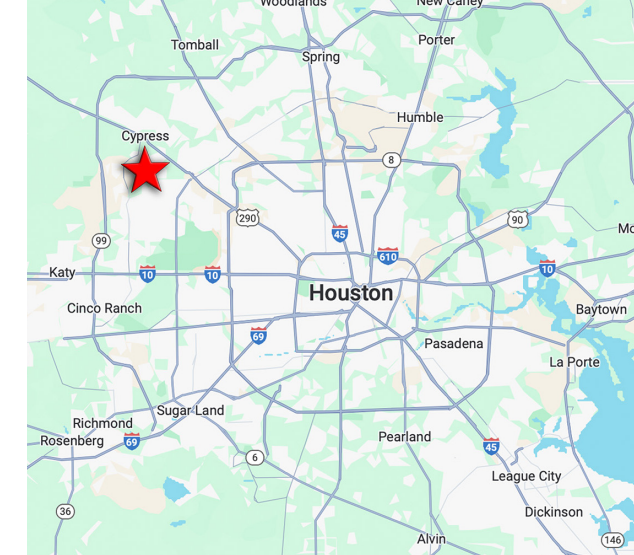
COMBINED TRAFFIC COUNT
55,330 VPD ('25)



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PROPERTY FEATURES:

- Location: Cypress, TX 77433
- 4 Acres Available
- Frontage: 430' on Barker Cypress
- Households: 47,591 in 3 mile radius
- Combined Traffic Count: 55,330 Cars Per Day
- Income: \$125,105 in 3 mile radius
- Existing curb cut

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2025 Population	15,888	153,800	346,503
Households	5,255	47,591	110,136
Average HH Income	\$136,000	\$125,105	\$119,387

TRAFFIC COUNTS:

Barker Cypress Rd: 34,903 VPD
 Longenbaugh Rd: 20,427 VPD

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Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	16,712	162,945	369,140
2025 Estimate	15,888	153,800	346,503
2020 Census	16,072	150,202	328,988
Growth 2025 - 2030	5.19%	5.95%	6.53%
Growth 2020 - 2025	-1.14%	2.40%	5.32%

2025 Population by Age	15,888	153,800	346,503
Age 0 - 4	943 5.94%	9,611 6.25%	22,256 6.42%
Age 5 - 9	1,045 6.58%	10,545 6.86%	24,075 6.95%
Age 10 - 14	1,155 7.27%	11,748 7.64%	26,290 7.59%
Age 15 - 19	1,212 7.63%	12,312 8.01%	27,150 7.84%
Age 20 - 24	1,115 7.02%	11,258 7.32%	25,089 7.24%
Age 25 - 29	965 6.07%	9,829 6.39%	22,763 6.57%
Age 30 - 34	936 5.89%	9,648 6.27%	22,858 6.60%
Age 35 - 39	1,027 6.46%	10,384 6.75%	24,228 6.99%
Age 40 - 44	1,112 7.00%	11,140 7.24%	25,163 7.26%
Age 45 - 49	1,126 7.09%	11,166 7.26%	24,614 7.10%
Age 50 - 54	1,079 6.79%	10,540 6.85%	23,133 6.68%
Age 55 - 59	1,012 6.37%	9,346 6.08%	20,515 5.92%
Age 60 - 64	940 5.92%	8,100 5.27%	17,768 5.13%
Age 65 - 69	796 5.01%	6,652 4.33%	14,669 4.23%
Age 70 - 74	603 3.80%	5,035 3.27%	11,241 3.24%
Age 75 - 79	407 2.56%	3,323 2.16%	7,549 2.18%
Age 80 - 84	240 1.51%	1,860 1.21%	4,231 1.22%
Age 85+	176 1.11%	1,304 0.85%	2,910 0.84%
Age 65+	2,222 13.99%	18,174 11.82%	40,600 11.72%

Median Age	37.80	35.90	35.60
Average Age	37.60	36.20	36.00

2025 Population By Race	15,888	153,800	346,503
White	6,313 39.73%	49,866 32.42%	110,918 32.01%
Black	2,789 17.55%	30,256 19.67%	65,531 18.91%
Am. Indian & Alaskan	140 0.88%	1,745 1.13%	4,176 1.21%
Asian	2,123 13.36%	18,385 11.95%	39,775 11.48%
Hawaiian & Pacific Island	13 0.08%	144 0.09%	349 0.10%
Other	4,509 28.38%	53,403 34.72%	125,755 36.29%

Population by Hispanic Origin	15,888	153,800	346,503
Non-Hispanic Origin	11,016 69.34%	93,634 60.88%	205,641 59.35%
Hispanic Origin	4,873 30.67%	60,165 39.12%	140,862 40.65%

2025 Median Age, Male	36.40	34.60	34.40
2025 Average Age, Male	36.80	35.30	35.20

2025 Median Age, Female	39.10	37.20	36.60
2025 Average Age, Female	38.40	37.00	36.70

Radius	1 Mile	3 Mile	5 Mile
2025 Population by Occupation Classification	12,505	119,430	268,447
Civilian Employed	8,265 66.09%	80,731 67.60%	183,529 68.37%
Civilian Unemployed	366 2.93%	3,788 3.17%	8,163 3.04%
Civilian Non-Labor Force	3,874 30.98%	34,890 29.21%	76,595 28.53%
Armed Forces	0 0.00%	21 0.02%	160 0.06%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	3,212	28,858	62,624
Married No Children	1,654	13,809	30,355
Married w/Children	1,558	15,049	32,269

2025 Population by Education	10,993	104,092	237,363
Some High School, No Diploma	657 5.98%	11,215 10.77%	29,691 12.51%
High School Grad (Incl Equivalency)	1,789 16.27%	19,877 19.10%	46,647 19.65%
Some College, No Degree	3,848 35.00%	30,813 29.60%	68,520 28.87%
Associate Degree	574 5.22%	5,768 5.54%	15,721 6.62%
Bachelor Degree	3,059 27.83%	25,619 24.61%	52,536 22.13%
Advanced Degree	1,066 9.70%	10,800 10.38%	24,248 10.22%

2025 Population by Occupation	14,952	149,875	339,175
Real Estate & Finance	444 2.97%	5,313 3.54%	12,049 3.55%
Professional & Management	5,131 34.32%	46,263 30.87%	101,341 29.88%
Public Administration	257 1.72%	2,208 1.47%	4,598 1.36%
Education & Health	1,670 11.17%	16,149 10.77%	34,579 10.20%
Services	1,235 8.26%	10,442 6.97%	24,632 7.26%
Information	237 1.59%	1,302 0.87%	2,858 0.84%
Sales	1,633 10.92%	18,079 12.06%	40,815 12.03%
Transportation	33 0.22%	751 0.50%	1,545 0.46%
Retail	856 5.72%	8,596 5.74%	19,790 5.83%
Wholesale	277 1.85%	3,134 2.09%	6,969 2.05%
Manufacturing	618 4.13%	8,188 5.46%	18,761 5.53%
Production	876 5.86%	9,620 6.42%	25,640 7.56%
Construction	419 2.80%	6,311 4.21%	14,628 4.31%
Utilities	457 3.06%	5,373 3.58%	12,004 3.54%
Agriculture & Mining	379 2.53%	3,708 2.47%	9,072 2.67%
Farming, Fishing, Forestry	0 0.00%	32 0.02%	106 0.03%
Other Services	430 2.88%	4,406 2.94%	9,788 2.89%

2025 Worker Travel Time to Job	7,473	72,931	165,838
<30 Minutes	2,565 34.32%	25,952 35.58%	65,694 39.61%
30-60 Minutes	3,846 51.47%	35,097 48.12%	76,890 46.36%
60+ Minutes	1,062 14.21%	11,882 16.29%	23,254 14.02%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	5,327	46,666	105,163
1-Person Households	816 15.32%	6,556 14.05%	17,097 16.26%
2-Person Households	1,491 27.99%	11,921 25.55%	27,510 26.16%
3-Person Households	1,059 19.88%	9,231 19.78%	20,320 19.32%
4-Person Households	1,061 19.92%	9,739 20.87%	20,475 19.47%
5-Person Households	536 10.06%	5,384 11.54%	11,495 10.93%
6-Person Households	236 4.43%	2,352 5.04%	5,158 4.90%
7 or more Person Households	128 2.40%	1,483 3.18%	3,108 2.96%

2025 Average Household Size	3.00	3.20	3.10
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Households			
2030 Projection	5,538	50,490	117,458
2025 Estimate	5,255	47,591	110,136
2020 Census	5,327	46,665	105,163
Growth 2025 - 2030	5.39%	6.09%	6.65%
Growth 2020 - 2025	-1.35%	1.98%	4.73%

2025 Households by HH Income	5,253	47,590	110,135
<\$25,000	244 4.64%	2,813 5.91%	7,711 7.00%
\$25,000 - \$50,000	492 9.37%	5,488 11.53%	14,948 13.57%
\$50,000 - \$75,000	807 15.36%	8,427 17.71%	19,507 17.71%
\$75,000 - \$100,000	634 12.07%	6,516 13.69%	17,176 15.60%
\$100,000 - \$125,000	702 13.36%	5,739 12.06%	12,298 11.17%
\$125,000 - \$150,000	662 12.60%	5,909 12.42%	11,299 10.26%
\$150,000 - \$200,000	830 15.80%	5,802 12.19%	12,000 10.90%
\$200,000+	882 16.79%	6,896 14.49%	15,196 13.80%

2025 Avg Household Income	\$136,000	\$125,105	\$119,387
2025 Med Household Income	\$116,007	\$102,400	\$93,778

2025 Occupied Housing	5,255	47,591	110,136
Owner Occupied	4,023 76.56%	36,516 76.73%	77,241 70.13%
Renter Occupied	1,232 23.44%	11,075 23.27%	32,895 29.87%
2020 Housing Units	5,641	50,989	118,784
1 Unit	4,824 85.52%	47,325 92.81%	99,357 83.65%
2 - 4 Units	19 0.34%	270 0.53%	2,038 1.72%
5 - 19 Units	263 4.66%	1,146 2.25%	9,359 7.88%
20+ Units	535 9.48%	2,248 4.41%	8,030 6.76%

2025 Housing Value	4,023	36,515	77,241
<\$100,000	109 2.71%	994 2.72%	2,246 2.91%
\$100,000 - \$200,000	84 2.09%	3,823 10.47%	8,499 11.00%
\$200,000 - \$300,000	1,222 30.38%	12,735 34.88%	28,156 36.45%
\$300,000 - \$400,000	1,571 39.05%	11,100 30.40%	22,595 29.25%
\$400,000 - \$500,000	562 13.97%	4,233 11.59%	7,916 10.25%
\$500,000 - \$1,000,000	461 11.46%	3,330 9.12%	7,016 9.08%
\$1,000,000+	14 0.35%	300 0.82%	813 1.05%
2025 Median Home Value	\$337,969	\$306,356	\$299,003

Radius	1 Mile	3 Mile	5 Mile
2025 Housing Units by Yr Built	5,642	51,343	119,842
Built 2010+	1,614 28.61%	14,237 27.73%	34,560 28.84%
Built 2000 - 2010	2,697 47.80%	19,793 38.55%	37,420 31.22%
Built 1990 - 1999	1,155 20.47%	6,981 13.60%	16,805 14.02%
Built 1980 - 1989	157 2.78%	8,436 16.43%	20,464 17.08%
Built 1970 - 1979	16 0.28%	1,518 2.96%	8,899 7.43%
Built 1960 - 1969	0 0.00%	123 0.24%	740 0.62%
Built 1950 - 1959	0 0.00%	55 0.11%	342 0.29%
Built <1949	3 0.05%	200 0.39%	612 0.51%

2025 Median Year Built	2005	2004	2003
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Demographic Trend Report

Description	2020	2025	2030
Population	16,072	15,888	16,712
Age 0 - 4	1,027 6.39%	943 5.94%	966 5.78%
Age 5 - 9	1,187 7.39%	1,045 6.58%	1,002 6.00%
Age 10 - 14	1,280 7.96%	1,155 7.27%	1,088 6.51%
Age 15 - 19	1,271 7.91%	1,212 7.63%	1,174 7.02%
Age 20 - 24	975 6.07%	1,115 7.02%	1,194 7.14%
Age 25 - 29	851 5.29%	965 6.07%	1,118 6.69%
Age 30 - 34	1,047 6.51%	936 5.89%	1,029 6.16%
Age 35 - 39	1,221 7.60%	1,027 6.46%	1,007 6.03%
Age 40 - 44	1,179 7.34%	1,112 7.00%	1,059 6.34%
Age 45 - 49	1,208 7.52%	1,126 7.09%	1,111 6.65%
Age 50 - 54	1,014 6.31%	1,079 6.79%	1,113 6.66%
Age 55 - 59	1,104 6.87%	1,012 6.37%	1,067 6.38%
Age 60 - 64	970 6.04%	940 5.92%	995 5.95%
Age 65 - 69	707 4.40%	796 5.01%	886 5.30%
Age 70 - 74	454 2.82%	603 3.80%	728 4.36%
Age 75 - 79	285 1.77%	407 2.56%	537 3.21%
Age 80 - 84	176 1.10%	240 1.51%	343 2.05%
Age 85+	116 0.72%	176 1.11%	296 1.77%
Age 15+	12,578 78.26%	12,746 80.22%	13,657 81.72%
Age 20+	11,307 70.35%	11,534 72.60%	12,483 74.69%
Age 65+	1,738 10.81%	2,222 13.99%	2,790 16.69%
Median Age	37	38	39
Average Age	36.10	37.60	39.10

Population By Race	16,072	15,888	16,712
White	6,947 43.22%	6,313 39.73%	6,633 39.69%
Black	2,719 16.92%	2,789 17.55%	2,931 17.54%
Am. Indian & Alaskan	137 0.85%	140 0.88%	149 0.89%
Asian	2,035 12.66%	2,123 13.36%	2,240 13.40%
Hawaiian & Pacific Islander	9 0.06%	13 0.08%	14 0.08%
Other	4,183 26.03%	4,509 28.38%	4,745 28.39%



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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date