

# 5.19 ACRES FOR SALE | ASKING \$1,600,000

## 4727 SPRING CYPRESS ROAD, SPRING, TX 77379



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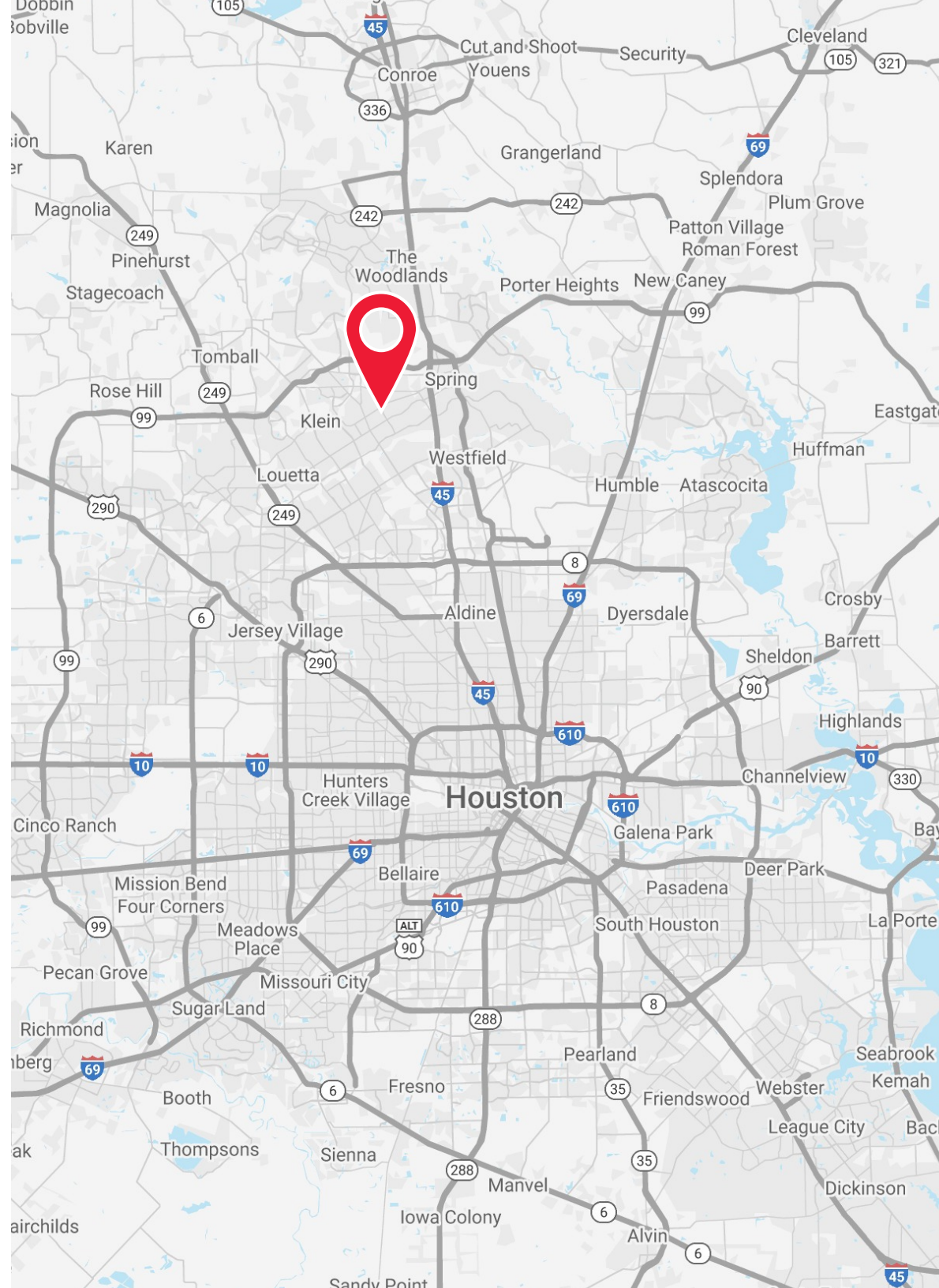
1233 West Loop South, Suite 900  
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# Property Overview

<b>Civic Address</b>	4727 Spring Cypress Road Spring, TX 77379
<b>Legal Address</b>	RES A BLK 1 DEVELOPMENT AT SPRING CYPRESS AND KUYKENDAHL SEC 1
<b>Area</b>	5.19 acres (± 225,941 SF)
<b>Proximity</b>	Approximately four miles to/from I-45& Grand Parkway (TX-99)
<b>Traffic</b>	55,000 combined daily traffic at intersection
<b>Zoning</b>	No zoning
<b>Frontage</b>	Frontage on both Spring Cypress and Kuykendahl Road

## For More Information

[Contact listing agent.](#)





FM 2920

FM 2920

Chick-fil-A, McDonald's, Panda Express, Schlotzsky's Deli, Starbucks Coffee

LOWE'S

CRUST PIZZA

H-E-B

SPROUTS FARMERS MARKET

CVS

Jack in the box

SCHINDEWOLF INTERMEDIATE SCHOOL

KREINHOP ELEMENTARY

KLEIN COLLINS HIGH SCHOOL

Spring Cypress Rd

IC Jester Blvd

Kuykendahl Rd

5.19 ACRES

55K VPD Daily @ Intersection

ExtraSpace Storage

Louetta Rd

BUCKS

Spring Cypress Rd

McDonald's, Goodwill, Buffalo Wild Wings

Domino's, T-Mobile

Ella Blvd

KUEHNLE ELEMENTARY

SUBWAY, Pizza Hut, Starbucks Coffee

Kroger

BENFER ELEMENTARY

Cypresswood Dr

IC Jester Blvd

Louetta Rd

Quick Quack CAR WASH

STRACK INTERMEDIATE SCHOOL





# Demographic Summary Report

4727 Spring Cypress Rd, Spring, TX 77379

Prepared by Colliers  
 Latitude: 30.050241  
 Longitude: -95.493030

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	5,628	56,747	142,694
2010 Total Population	9,644	82,631	199,894
2024 Total Population	12,194	107,494	259,307
2024 Group Quarters	20	312	1,057
2029 Total Population	13,538	114,062	267,927
2023-2028 Annual Rate (CAGR)	2.11%	1.19%	0.66%
2000 to 2010 Population Change	71.4%	45.6%	40.1%
2000 to 2024 Population Change	116.7%	89.4%	81.7%
2010 to 2029 Population Change	40.4%	38.0%	34.0%
2024 to 2029 Population Change	11.0%	6.1%	3.3%
2024 Total Daytime Population	9,947	84,269	241,433
Workers	3,982	32,848	115,360
Residents	5,965	51,421	126,073
2024 Workers % of Daytime Population	40.0%	39.0%	47.8%
2024 Residents % of Daytime Population	60.0%	61.0%	52.2%
<b>Household Summary</b>			
2000 Households	1,807	19,156	52,025
2010 Households	3,116	28,257	71,655
2024 Households	3,992	36,785	92,019
2024 Average Household Size	3.05	2.91	2.81
2029 Households	4,511	39,517	96,326
2023-2028 Annual Rate	2.47%	1.44%	0.92%
2000 to 2010 Household Change	72.4%	47.5%	37.7%
2000 to 2024 Household Change	120.9%	92.0%	76.9%
2010 to 2029 Household Change	44.8%	39.8%	34.4%
2024 to 2029 Household Change	13.0%	7.4%	4.7%
2010 Families	2,549	22,364	53,226
2024 Families	3,208	27,747	66,079
2029 Families	3,626	29,741	68,912
2023-2028 Annual Rate	2.48%	1.40%	0.84%
<b>Housing Unit Summary</b>			
2024 Housing Units	4,158	39,535	99,595
Owner Occupied Housing Units	75.1%	69.0%	61.7%
Renter Occupied Housing Units	24.9%	31.0%	38.3%
Vacant Housing Units	4.0%	7.0%	7.6%
<b>Owner Occupied Median Home Value</b>			
2024 Median Home Value	\$319,871	\$298,329	\$297,603
2029 Median Home Value	\$377,037	\$357,112	\$361,087
<b>Income</b>			
2024 Per Capita Income	\$43,696	\$44,710	\$43,422
2024 Median Household Income	\$103,258	\$102,011	\$89,416
2024 Average Household Income	\$132,480	\$129,718	\$122,182
Household Income Base	3,992	36,785	92,019
<\$15,000	2.5%	4.4%	5.8%
\$15,000 - \$24,999	4.5%	3.5%	4.9%
\$25,000 - \$34,999	2.9%	4.9%	6.4%
\$35,000 - \$49,999	9.4%	7.3%	9.0%
\$50,000 - \$74,999	14.7%	16.3%	16.9%
\$75,000 - \$99,999	13.8%	12.4%	11.0%
\$100,000 - \$149,999	22.2%	20.9%	18.9%
\$150,000 - \$199,999	13.3%	14.8%	12.3%
\$200,000+	16.6%	15.5%	14.8%



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# 5.19 ACRES FOR SALE

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# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date