

Presented by:

**HARRISON KANE**

Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

**JAMES KADLICK**

Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

**CHRIS HUTCHESON**

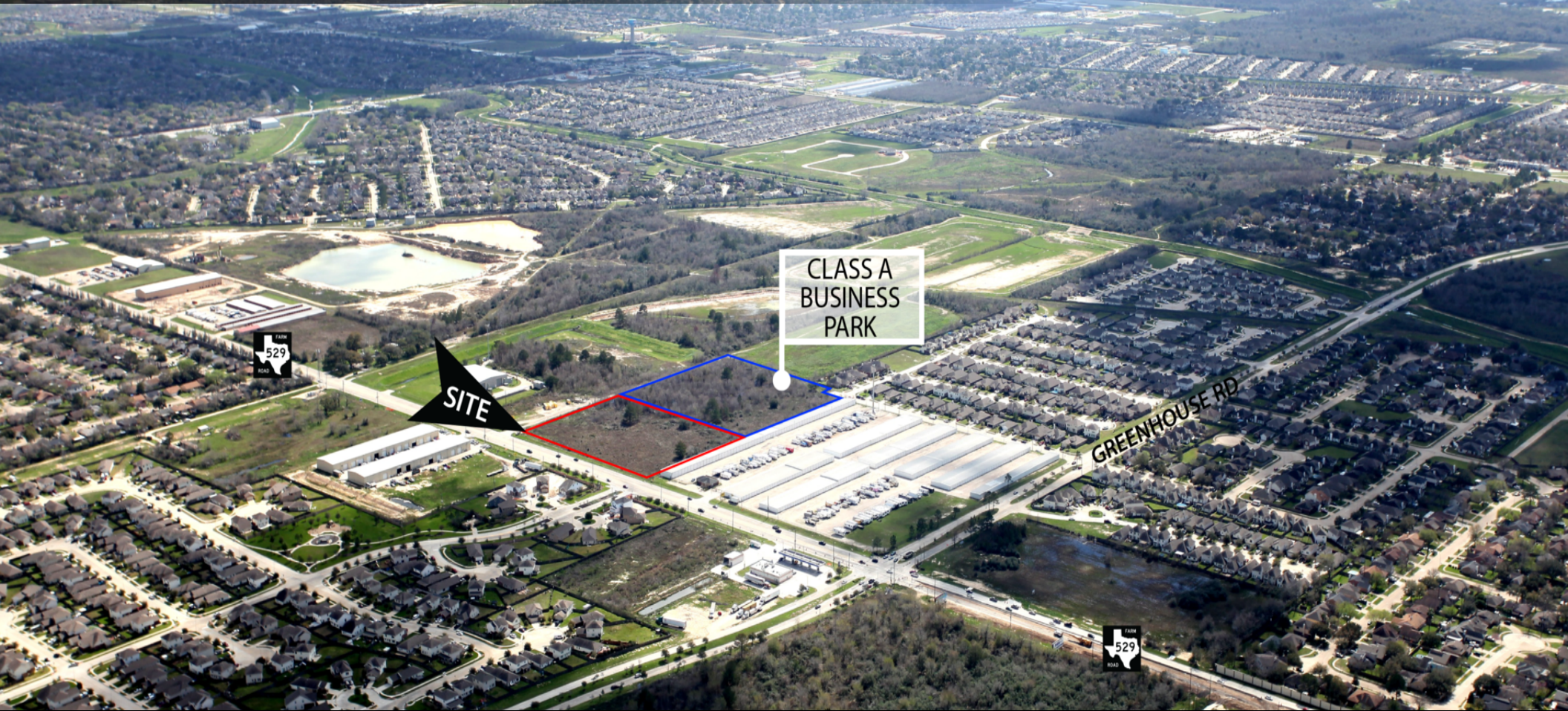
Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

**MATTHEW HERRING**

Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

**McALISTER**

**Real Estate**



**LAND AVAILABLE**

**TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX**

*19005 FM 529, Cypress, TX 77433*



TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

McALISTER

Real Estate

TWO +/-1.5 ACRE PAD SITES AVAILABLE



**HARRISON KANE**

Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

**JAMES KADLICK**

Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

**CHRIS HUTCHESON**

Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

**MATTHEW HERRING**

Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

AERIAL



# TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

McALISTER

Real Estate

## TWO +/- 1.5 ACRE PAD SITES AVAILABLE

### LOCATION INFORMATION

SIZE	Two 1.5 Acre Parcels
PRICE	\$8.50 PSF
APN #	3189920010001
LEGAL	RES A BLK 1 Commercaile Park at FM 529
UTILITIES	Harris County MUD 157
RESTRICTIONS	None
SCHOOLS	Cypress-Fairbanks ISD
LATITUDE, LONGITUDE	28.879536, -95.700366

### PROPERTY INFORMATION

004 CYPRESS-FAIRBANKS ISD	1.440000
040 HARRIS COUNTY	0.418580
041 HARRIS COUNTY FLOOD CONTROL	0.028770
042 PORT OF HOUSTON AUTHORITY	0.011550
043 HARRIS COUNTY HOSPITAL DISTRICT	0.171080
044 HARRIS COUNTY EDUCATION DEPARTMENT	0.005190
045 LONE STAR COLLEGE SYSTEM	0.107800
457 HARRIS COUNTY MUD 157	0.645000
633 HARRIS COUNTY EMERGENCY SERVICES DISTRICT 9	0.052710
TOTAL .....	2.880680

### PROPERTY HIGHLIGHTS

- 275' Frontage For Each Pad
- Utilities Available Via Harris County MUD 157
- Class A Business Park Being Developed In Rear
- Great Marketing Window On FM 529

### HOW TO MAKE AN OFFER:

OFFERS SHOULD BE PRESENTED IN THE FORM OF A NON-BINDING LETTER OF INTENT, AND SHOULD INCLUDE:

- Pricing
- Due Diligence And Closing Timeline
- Earnest Money Deposit
- Qualifications To Close
- Development Plans

### CYPRESS BY THE NUMBERS - 2018 \*DATA DERIVED FROM LOCATION INC

2018 Population	147,984
2018 Household Income	\$105,255
2018 Per Capita Income	\$40,268
2018 Median Home Value	\$257,260

#### HARRISON KANE

Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

#### JAMES KADLICK

Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

#### CHRIS HUTCHESON

Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

#### MATTHEW HERRING

Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

## PROPERTY DETAILS



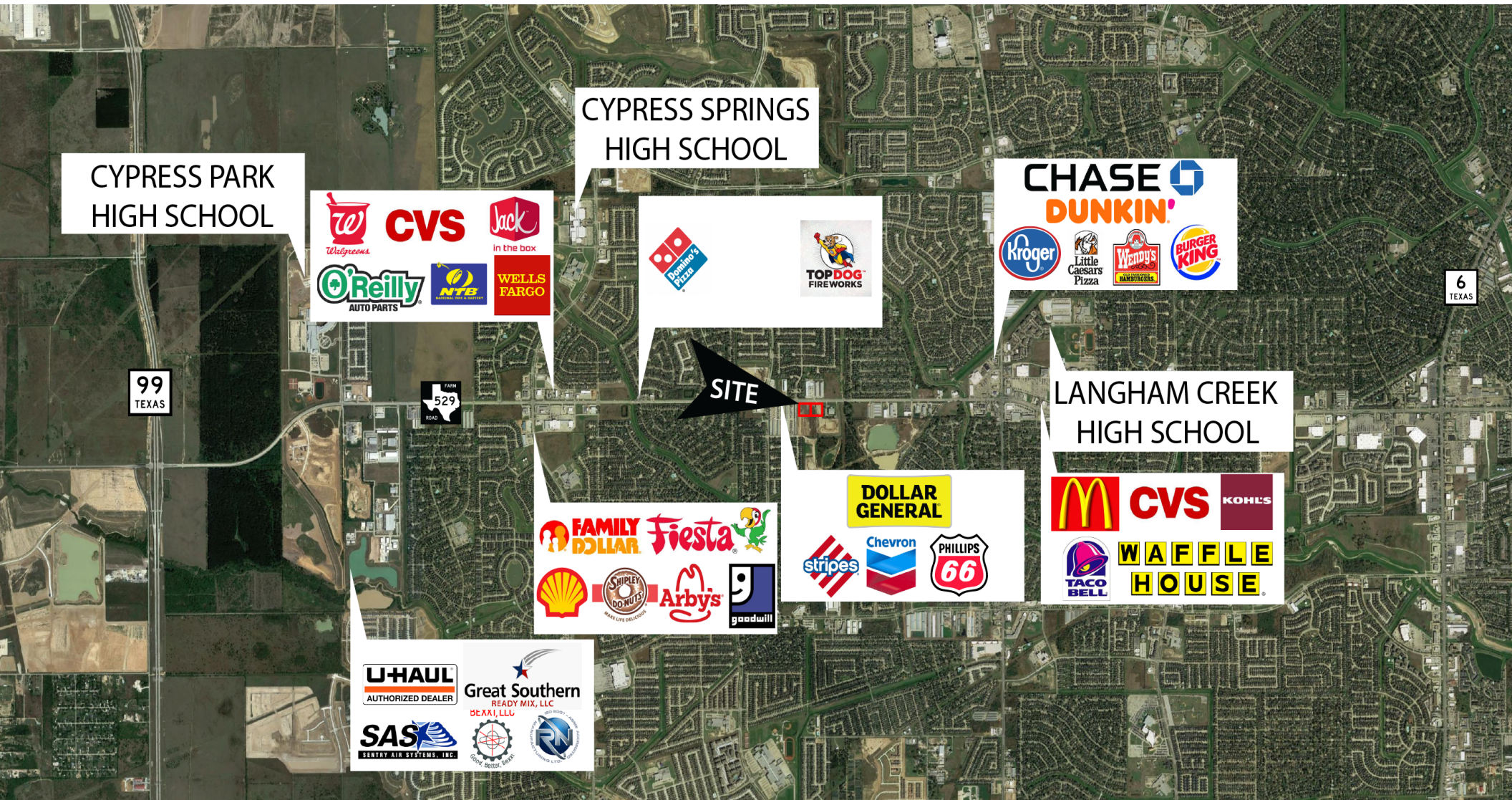
TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

McALISTER

Real Estate

TWO +/-1.5 ACRE PAD SITES AVAILABLE



**HARRISON KANE**  
Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

**JAMES KADLICK**  
Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

**CHRIS HUTCHESON**  
Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

**MATTHEW HERRING**  
Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

AREA MAP



TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

*19005 FM 529, Cypress, TX 77433*

**McALISTER**

Real Estate

**TWO +/-1.5 ACRE PAD SITES AVAILABLE**



A 9.2 acre office-warehouse project will be located behind the pad sites. It will contain 124,500 square feet of space for lease.



There will be three driveways for providing access to the pad sites.



The business park is currently under construction.

**HARRISON KANE**

Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

**JAMES KADLICK**

Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

**CHRIS HUTCHESON**

Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

**MATTHEW HERRING**

Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

**BUSINESS PARK**




TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

**McALISTER**

Real Estate

**TWO +/-1.5 ACRE PAD SITES AVAILABLE**



CLASS A  
BUSINESS PARK  
UNDER CONSTRUCTION

**HARRISON KANE**

Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

**JAMES KADLICK**

Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

**CHRIS HUTCHESON**

Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

**MATTHEW HERRING**

Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

BUSINESS PARK



# TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

McALISTER

Real Estate

## TWO +/- 1.5 ACRE PAD SITES AVAILABLE

### TALKING POINTS Q3/19



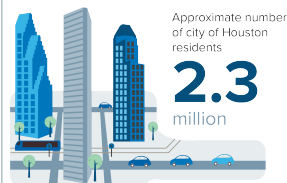
#### POPULATION AND DEMOGRAPHICS

**7.0** million

residents in the 9 county  
Houston-The Woodlands-Sugar Land MSA

Nation's **5** most  
populous metro area

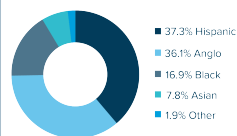
Larger than Missouri or Maryland



Houston is the nation's  
**4<sup>th</sup>** most populous city

#### Race/Ethnicity: Houston MSA

Houston today mirrors the U.S. in 4 decades



Nearly **1 in 4**  
Houstonians  
are foreign born

#### GLOBAL PRESENCE

**15** foreign  
governments

maintain trade and commercial offices  
in Houston

**35** active foreign  
chambers of commerce

**17.3%**  
of the region's  
economy is tied  
to exports

exports  
support  
330,000  
jobs

**58.3** million  
Houston airport passengers<sup>'18</sup>

global travelers **11.8** million  
domestic travelers **46.5** million

**189** nonstop destinations

**\$233.3** billion

in trade was handled by the  
Houston-Galveston Customs Districts in '18

**\$140.5** billion  
in imports (in '18)

**\$92.7** billion  
in exports (in '18)



Houston has the largest  
export market in the U.S.

#### Port Houston ranks

**1<sup>st</sup>**  
in foreign  
tonnage for  
22 straight  
years

**Largest**  
Gulf Coast  
container port

**2<sup>nd</sup>**  
in total tonnage  
for 26 straight  
years

**5,000+**

Houston companies  
doing business abroad

**1,700+**

Houston establishments  
report foreign ownership

**90** nations

have consular representation  
in Houston

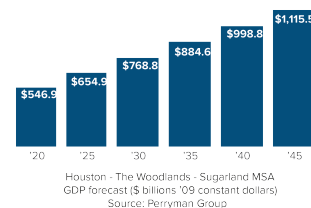
**3<sup>rd</sup>** largest representation  
in the nation

**19** foreign banks

are located in Houston from 10 nations

#### ECONOMY

If Houston were an independent nation, the region would have the **26<sup>th</sup>** largest economy in the world, behind Belgium and ahead of Thailand.



**2.9**  
percent

expected real GDP  
annual growth from '20 - '45

GDP expected to more than  
double between '20 and '45

**22** Fortune 500 Companies call Houston home

**7<sup>TH</sup>** largest  
U.S. metro economy

#### EMPLOYMENT

**3.2** million  
jobs in the  
Houston MSA

more jobs  
than 35  
states

Service industries  
account for  
**4** out of  
**5**

workers in the region

The goods-producing  
sector accounts for nearly  
**1** in  
**5**

of the region's jobs



#### Industry Share of Houston MSA Employment

**20%** Trade, Transportation, and Utilities  
**16%** Professional and Business Services  
**13%** Government  
**13%** Educational and Health Services  
**11%** Leisure and Hospitality  
**7%** Manufacturing  
**7%** Construction  
**3%** Finance and Insurance  
**3%** Mining and Logging (Upstream Energy)  
**2%** Real Estate and Rental and Leasing  
**1%** Information  
**4%** Other Services  
Source: Texas Workforce Commission

#### INDUSTRIES

The Texas Medical Center is  
the world's largest medical complex.



**\$3** billion  
in construction  
projects underway

**50** million  
developed square feet

**10** million  
annual patient visits

**180,000+**  
annual surgeries

Houston is home to **83,100** engineers and  
architects.



Approximately **225,000**  
people work in the region's manufacturing industry

**44**

of the 128 publicly-traded oil  
and gas exploration firms are  
housed in Houston

**650**

exploration and  
production firms  
located in the Houston region

**800**

oil field service  
companies



Houston employs **25%** of the nation's oil  
and gas extraction jobs

**HARRISON KANE**  
Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

**JAMES KADLICK**  
Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

**CHRIS HUTCHESON**  
Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

**MATTHEW HERRING**  
Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

HOUSTON MARKET



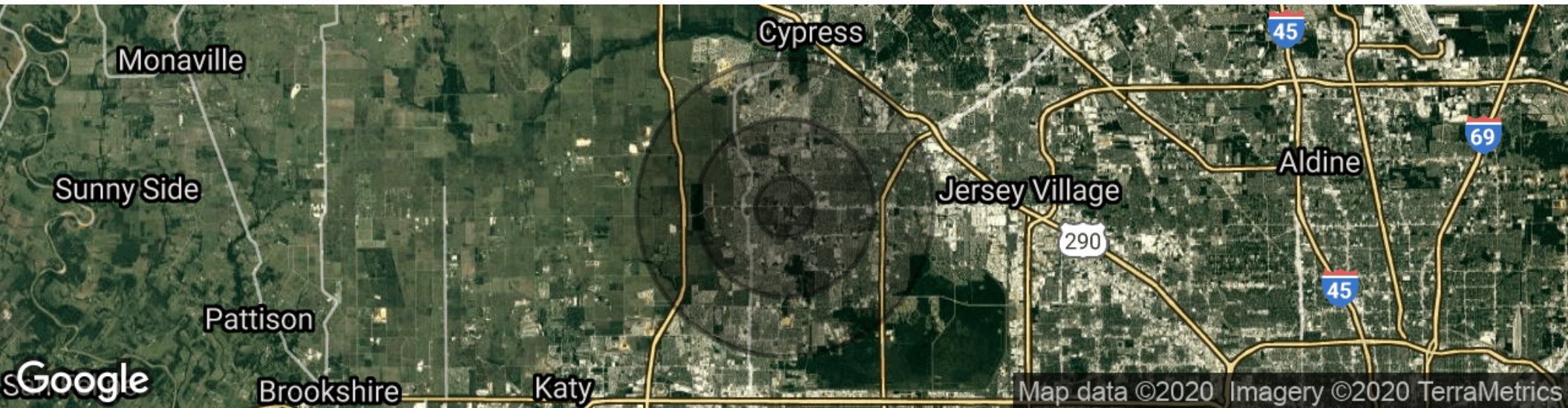
# TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

**McALISTER**

Real Estate

## TWO +/- 1.5 ACRE PAD SITES AVAILABLE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,236	94,215	230,188
Median age	29.7	30.9	31.4
Median age (Male)	28.6	29.8	30.3
Median age (Female)	30.3	31.6	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,735	28,099	70,905
# of persons per HH	3.4	3.4	3.2
Average HH income	\$71,790	\$81,559	\$82,278
Average house value	\$139,718	\$143,002	\$139,029

\*DEMOGRAPHIC DATA DERIVED FROM 2010 US CENSUS.

### HARRISON KANE

Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

### JAMES KADLICK

Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

### CHRIS HUTCHESON

Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

### MATTHEW HERRING

Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

DEMOGRAPHICS



TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

McALISTER

Real Estate

TWO +/-1.5 ACRE PAD SITES AVAILABLE



## CYPRESS, TEXAS

Whether you call it Cypress, Cypress-Fairbanks or Cy-Fair, this inviting Harris County community northwest of downtown Houston is an attractive option if you're moving to the area. Once rural farm land, today Cypress is one of Houston's largest suburbs, with a thriving economy, excellent public and private schools, plenty of local recreational, cultural and entertainment choices and a healthy new housing market.

Archeological digs have discovered evidence of human beings as early as 7500 B.C. In more recent times, it was populated by Atakapan native tribes, and by the 1840s, German farmers joined the Anglo ranchers. Names like Huffmeister Road, Telge Road and Matzke Elementary School honor the original settlers. Cypress began to experience rapid growth with the discovery of oil on the Gulf Coast in 1904. It remained largely rural, with rice and dairy farms providing the main occupations, until the 1950s, when suburbanization began throughout the Houston area. By the 1990s Cypress saw the development of its first master-planned communities and the population has been growing steadily ever since.

## CY-FAIR ISD

- 116,249 = student enrollment on Sept. 17, 2018
- 15,646 = new students over the last 10 years
- 5,365 = projected student enrollment increase in the next five years
- 91 campuses (56 elementary schools, 18 middle schools, 12 high schools, 5 special program facilities)
- 42 new schools built since 2000 (26 elementary schools, 8 middle schools, 6 high schools, 2 special program facilities)
- 23rd largest district in the nation (Niche.com 2018)
- 3rd largest district in Texas
- 2nd largest district in Region 4
- 49 campuses at least 20 years old
- 16,231 first-time students in 2017-2018 (8,205 in grades 1-12; 8,026 in kindergarten, pre-kindergarten & early education)

### HARRISON KANE

Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

### JAMES KADLICK

Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

### CHRIS HUTCHESON

Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

### MATTHEW HERRING

Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

AREA INFORMATION



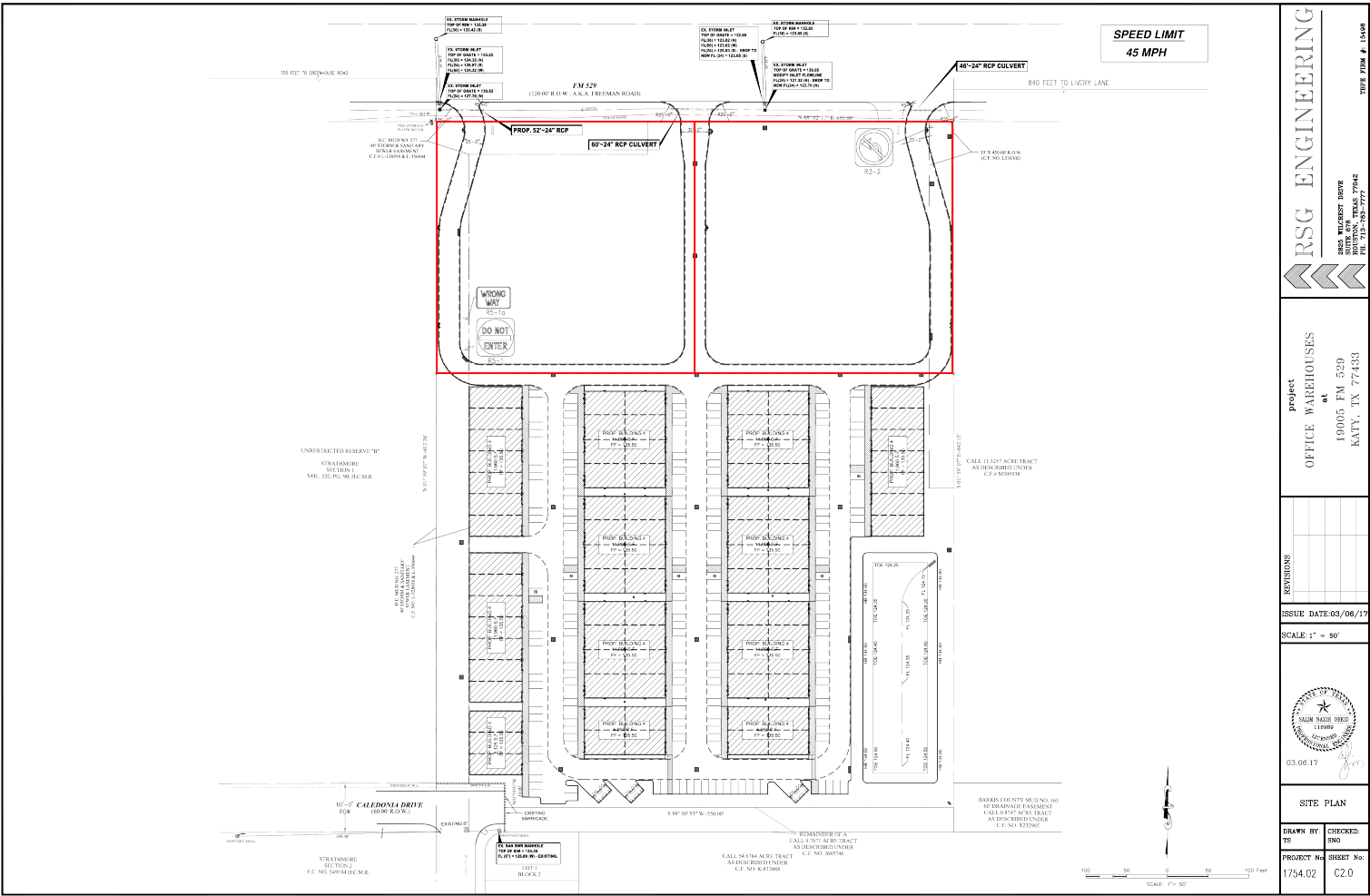
TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

McALISTER

Real Estate

TWO +/-1.5 ACRE PAD SITES AVAILABLE



**HARRISON KANE**  
Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

**JAMES KADLICK**  
Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

**CHRIS HUTCHESON**  
Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

**MATTHEW HERRING**  
Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

SITE PLAN



TWO 1.5 ACRE PAD SITES | 19005 FM 529 | CYPRESS, TX

19005 FM 529, Cypress, TX 77433

McALISTER

Real Estate

TWO +/-1.5 ACRE PAD SITES AVAILABLE



CLASS A  
BUSINESS PARK  
UNDER CONSTRUCTION

1.5 Acres  
FOR SALE

1.5 Acres  
FOR SALE

**HARRISON KANE**

Vice President, Houston Land Specialist  
713.535.2226  
harrison@mca-re.com

**JAMES KADLICK**

Vice President, Houston Land Specialist  
713.535.2207  
james@mca-re.com

**CHRIS HUTCHESON**

Vice President, Houston Land Specialist  
713.535.2235  
chris@mca-re.com

**MATTHEW HERRING**

Vice President, Houston Land Specialist  
713.535.2231  
matt@mca-re.com

AERIAL



# 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