

RETAIL FOR SALE

2.5 ACRES, UNRESTRICTED AND COMMERCIAL USE - NEXT TO A POPULAR BACKYARD HAMBURGER BUSINESS ON MUESCHKE RD.

18641 Mueschke Rd, Cypress, TX 77433



OFFERING SUMMARY

SALE PRICE:	\$795,000
LOT SIZE:	2.5 Acres
BUILDING SIZE:	3,479
RENOVATED:	2003
MARKET:	Northwest
SUBMARKET:	Cypress
PRICE / SF:	\$228.51

PROPERTY OVERVIEW

2.5 Acres, Unrestricted use - next to a popular Backyard Hamburger Business on Mueschke Rd.
Home on Property - 3,479 ss ft can be converted for Office use or Home-base business
Mixed-Use Opportunity
Retail Use
Restaurant Use
Sports and Entertainment

PROPERTY HIGHLIGHTS

- 2.5 Acres - Unrestricted
- Retail Use
- Mixed-Use

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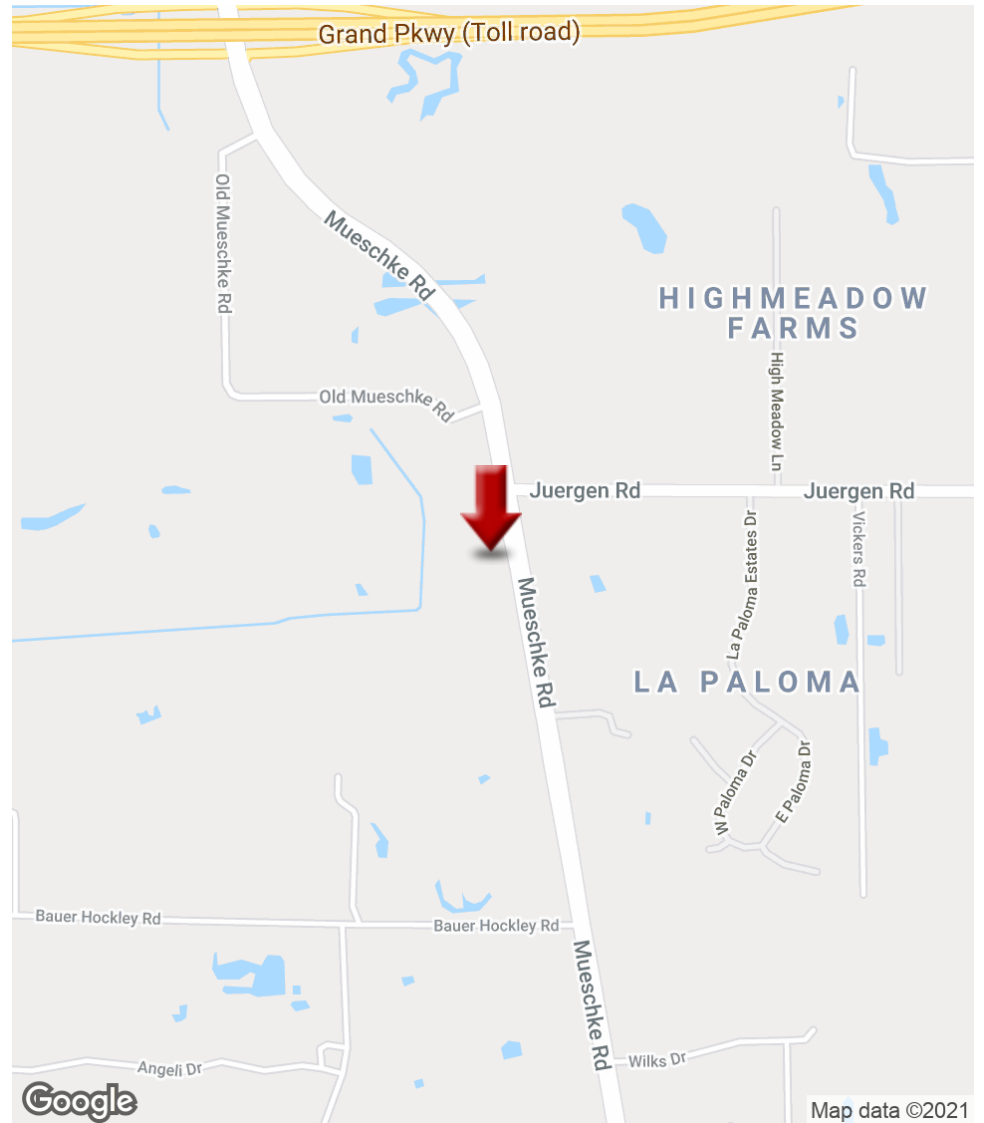
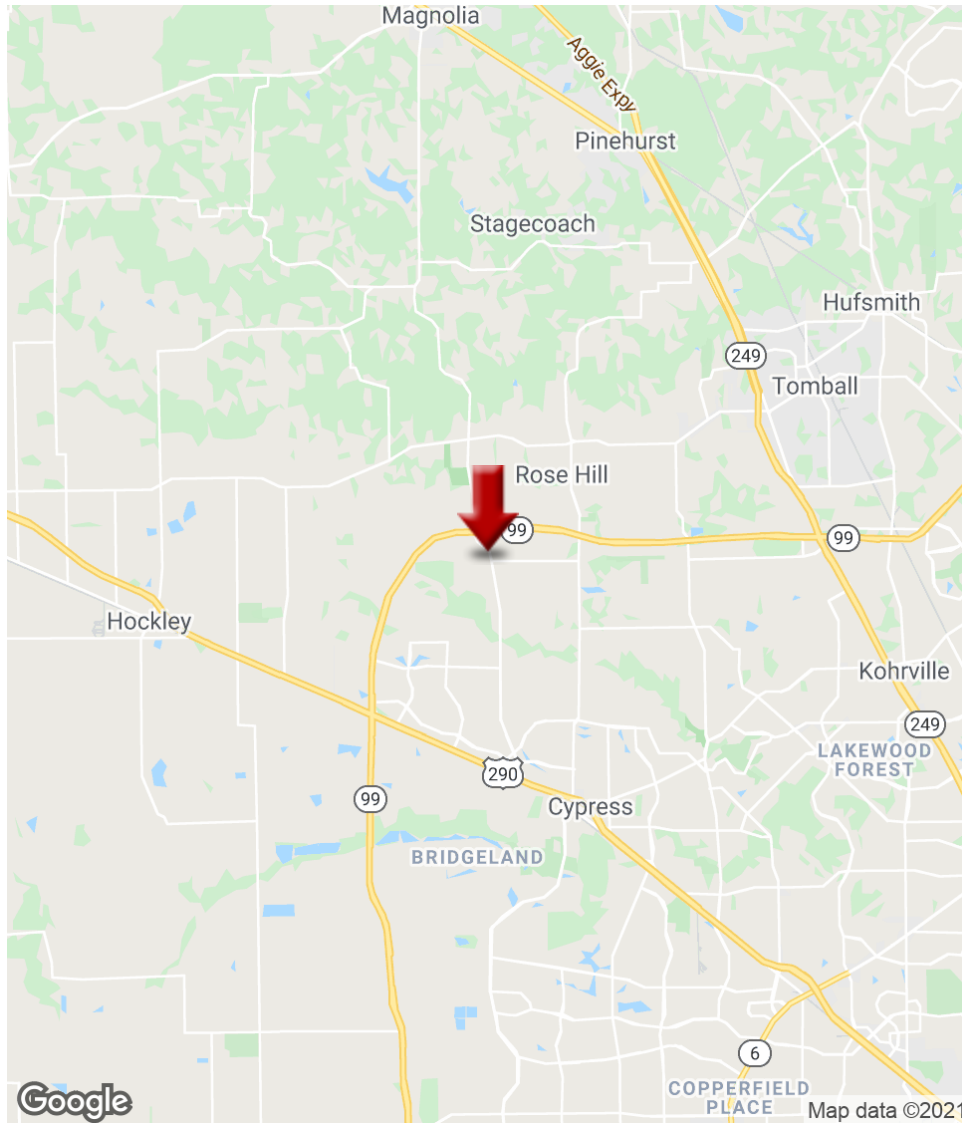
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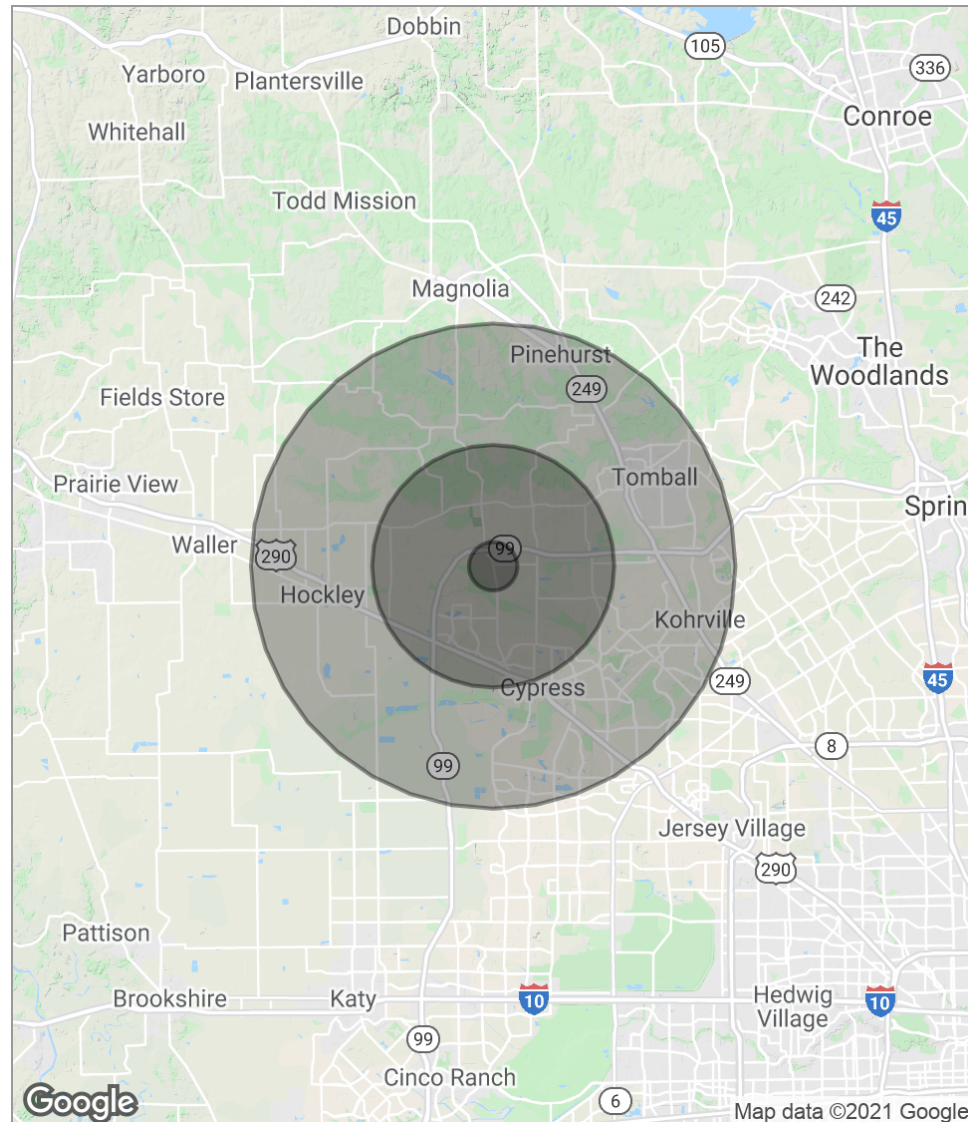
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	601	51,240	215,928
Median Age	41.7	33.5	34.3
Median Age (Male)	40.8	33.0	33.7
Median Age (Female)	42.6	34.0	34.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	210	16,030	69,840
# Of Persons Per HH	2.9	3.2	3.1
Average HH Income	\$107,251	\$110,149	\$105,246
Average House Value	\$266,023	\$219,027	\$205,161

* Demographic data derived from 2010 US Census

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