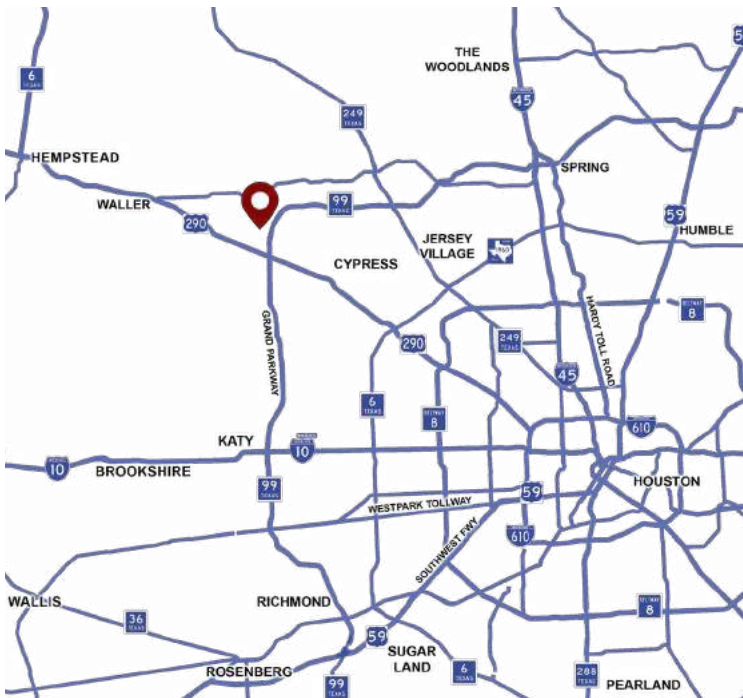




PROPERTY DETAILS

- » Approximately 1,200 Ft of Frontage on Bauer Road
- » Unrestricted
- » Proximity to 290 & GP Intersection
- » Across the street from Dellrose Master Planned Community
- » Not within the Floodplain
- » Waller ISD
- » Currently on AG Exemption

FOR SALE
CALL FOR PRICING

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

Daniel Greco, CCIM, SIOR | D 713-930-0622 | C 713-702-8685 | dgreco@clarkgaines.com



13333 Northwest Freeway, Suite 130
Houston, Texas 77040

www.ClarkGaines.com
Office: 713.322.2200

AERIAL



TAXES:

HARRIS COUNTY	\$0.34
HARRIS CO FLOOD CNTRL	\$0.03
PORT OF HOUSTON AUTHY	\$0.01
HARRIS CO HOSP DIST	\$0.15
HARRIS CO EDUC DEPT	\$0.01
HC EMERG SRV DIST 9	\$0.05

TOTAL TAXES \$0.59

DEMOGRAPHICS:

Population:	1 Mile	5,227
	3 Mile	37,610
	5 Mile	69,767
Daytime Pop:	1 Mile	3,090
	3 Mile	27,663
	5 Mile	49,940
Avg HH Inc:	1 Mile	\$114,710
	3 Mile	\$140,955
	5 Mile	\$139,644





CYPRESS, TX 77433

FOR SALE: +/- 50 Acres

This aerial map of the Spring Creek area in Houston, Texas, displays numerous residential developments. A blue callout labeled "SITE" points to a specific location near the intersection of Katy Freeway (99) and Spring Creek Parkway (290). The map includes labels for various communities and their respective lot counts or home counts:

- Top Left:** Willow Creek Ranch (287 Total Lots), Rosehill Reserve (937 Planned Lots), Sorella (878 Planned Lots), Amira (1,400 Planned Lots).
- Top Center:** Erisa Grae (1,400 Planned Lots), Fairfield (5,400 Total Lots), Dellrose (375 Occupied Lots, 2,750 Planned Lots).
- Left Side:** Jubilee (4,800 Planned Lots), 1,730 AC (4,800 Planned Homes), Lakeview (1,250 Planned Homes), Hebert Rd.
- Center:** Stone Creek Ranch (200 Occupied Lots, 1,120 Planned Lots), Dunham Pointe (2,500 Homes), Creekland Village, Town Center (11,400 AC, 20,000 Homes), Lakeland, Parkland Village, Prairieland Village, West Rd.
- Right Side:** Stable Gate (287 Total Lots), Stablewood Farm (387 Total Lots), Cypress Mill Park (487 Total Lots), Huffmeister Rd, Spring Cypress Rd, Cales Crossing (2,761 Total Lots), West Place (154 AC, 1,029 Homes), Stone Gate (1,600 AC, 4,368 Homes), Tuckerton Rd.
- Bottom:** Xu Qing (2,000 Planned Lots), Winward (565 Planned Lots), Elyson (297 Occupied Lots, 6,000 Planned Lots), Legend Homes (1,347 Planned Lots), Marvida (52 Occupied Lots, 2,940 Planned Lots), Grand Mason (2,918 Planned Lots), Freeman Rd.
- Bottom Right:** Cypress Springs (813 Total Lots), Windhaven (445 Homes), Hama County Park (207 AC), Copper Lakes (1,403 Total Lots), Canyon Lakes at Stonebridge (2,033 Total Lots), Horsepen Creek Park (75 AC Dog Park), 22,000 Students, 2,000 Faculty & Staff, 1.5M Annual Visitors, Berry Center, Canyon Lakes West (1,600 AC, 2,638 Homes), Cypress Creek Lakes (1,600 AC, 2,100 Homes), Princess North Houston Rd, TowneLake (2,400 AC, 3,800 Homes), Black Hills (661 Homes).

The map also shows major roads like Katy Freeway (99), Spring Creek Parkway (290), and various local streets. Commercial areas with logos for Kroger, Walmart, Costco, and Target are also visible.



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - 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 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.

<u>Clark Gaines Properties, LLC</u>	<u>9003957</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)322-2200</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Nathan Gaines, CCIM, SIOR</u>	<u>592262</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)678-0854</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Nathan Gaines, CCIM, SIOR</u>	<u>592262</u>	<u>ngaines@clarkgaines.com</u>	<u>(713)678-0854</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Daniel Greco, CCIM, SIOR</u>	<u>621080</u>	<u>dgreco@clarkgaines.com</u>	<u>(713)930-0622</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Clark Gaines Properties, 13333 Northwest Freeway Suite 130 Houston TX 77040
Nathan Gaines

Information available at www.trec.texas.gov

Phone: 7133222200 Fax: 7136780853
www.lwof.com

IABS 1-1
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