

Prime 3.55-Acre Commercial Land – Spring Cypress Rd, Spring, TX

\$1,200,000

Property Overview

- ✓ **Size:** 3.5465 Acres
(154,487 SF)
- ✓ **Zoning:** Commercial –
Vacant Land
- ✓ **Flood Zone:** Zone X
(Outside 100- & 500-year
floodplains)
- ✓ **Utilities:** City Utilities
Available
- ✓ **Tax Rate:** Low at 1.7945%
- ✓ **Condition:** Cleared &
Ready for Development
- ✓ **Frontage:** Paved road
frontage
- ✓ **No HOA / No MUD**



Demographics (2–3 Mile Radius)

- **Population:** 53,498
- **Growth Since 2010:** +19.3%
- **Average Household Income:** \$92,211
- **School District:** Klein ISD (highly rated)

Nearby Businesses & Anchors

- Maryam & Son Enterprises
- Spring Cypress Storage Solutions
- Southeast Texas Interests
- **H-E-B:** 1.4 miles
- Restaurants, healthcare, retail, and service
businesses within minutes

For more information:

(832) 416-3739 Joe@WinHillAdvisorsKirby.com

Joe Fer Mitchell - Executive Associate REALTOR® | CIPS
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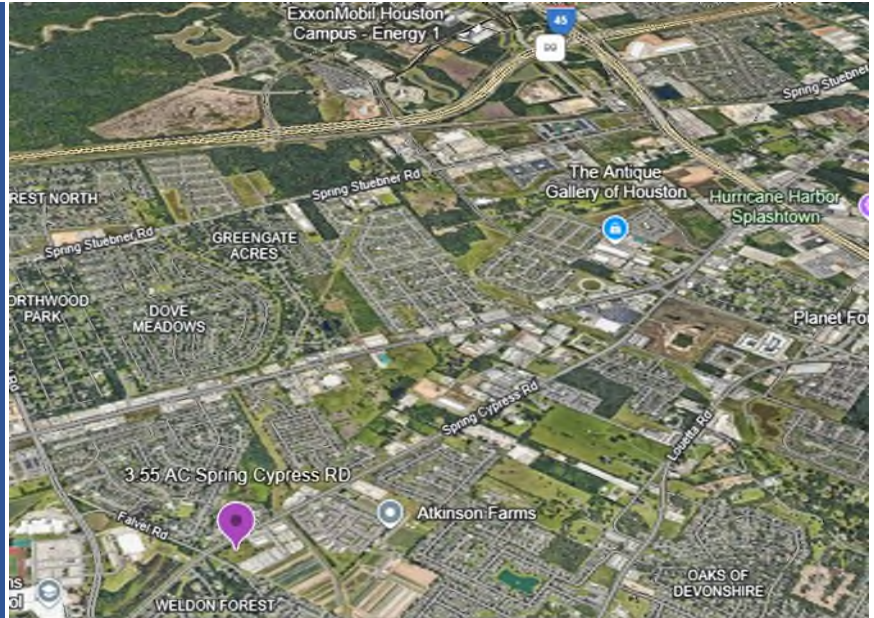
3.55 AC Commercial Lot | High-Growth Corridor | Utilities + No Flood Zone

Strategic Location

This property is positioned in one of Spring's fastest-growing commercial corridors, offering excellent access to major transportation routes:

- **TX-99 (Grand Parkway):** 2 miles
- **TX-290:** 3.7 miles
- **I-45:** 22 miles
- **I-10:** 28 miles
- **IAH Airport:** 35 miles
- Minutes from **The Woodlands**

The surrounding area features strong commercial activity, established neighborhoods, and high consumer demand.



Located in **Zone X**, the site sits **outside the 100- and 500-year floodplains**, offering a secure and low-risk investment environment. With **no HOA, no MUD**, and a **low tax rate**, this property delivers strong financial advantages for developers and investors.

DEVELOPMENT POTENTIAL & INVESTMENT APPEAL

This versatile tract supports multiple commercial uses, making it ideal for developers and investors seeking a strategic, shovel-ready site.

Suitable Uses Include:	Investment Summary
<ul style="list-style-type: none"> • Business Park • Storage Facility (open or enclosed) • Flex Industrial • Retail Strip Center • Service-Based Commercial 	<p>This 3.55-acre commercial parcel offers a rare combination of:</p> <ul style="list-style-type: none"> • location • Strong demographics • Flexible Prime development options • Low-risk flood zone • Immediate usability

A proposed concept is available for a **44,800 SF storage facility** featuring **176 Type A units** and **12 Type C units**, demonstrating strong feasibility for income-producing development.

Whether for storage, flex industrial, retail, or mixed-use development, this site delivers exceptional long-term value and strategic positioning in one of Spring's most active commercial corridors.

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0 SPRING CYPRESS RD Spring TX 77388

Property Type	Sub Type	Building SqFt
Land	Commercial, Indust...	154,487
Lot SqFt	Acreage	Number of Units
154,487	3.550	N/A
Sold Date	Sold Price ⓘ	Sold Price per Acre
07/27/2022	\$1,197,000	\$337,183
Zoning Code	Year Built	Building Count
NZ	N/A	N/A
Opportunity Zone		
No		

Rental Market Overview

This rental data is based on the nearest market to this property: Jersey Village, TX.

Jersey Village, TX median rent

\$1,204

▼ 23% lower than the national avg

National median

\$1,560

Compare median rents across markets

Jersey Village, TX (nearest mar...

Humble, TX

Conroe, TX

Studio

Studio

Studio

1 bed

\$1,141

1 bed

\$1,025

1 bed

\$1,113

2 bed

\$1,513

2 bed

\$1,613

2 bed

\$1,334

Data provided by **Dwellsy IQ**

Building Overview

Building Square Feet

154487

Property Details

Lot Details		^
APN	128-967-001-0001	
PARCEL USE DESCRIPTION	Land	
ZONING CODE	NZ	
ZONING TYPE	Special	
ZONING SUBTYPE	Special	
ZONING CODE LINK	NA	
ZONING ID	17300975	
CALCULATED PARCEL SQ FT	154,487	
CALCULATED ACRES	3.55	
FEDERAL QUALIFIED OPPORTUNITY ZONE	No	
COUNTY LAND USE CODE	4300	
LAND USE CODE	Commercial-Vacant Land	
PROPERTY SUB TYPE	Commercial~Industrial~Residential	
STATE LAND USE CODE	C2	
USE DESCRIPTION	Land Neighborhood Section 1	

Building Details		∨
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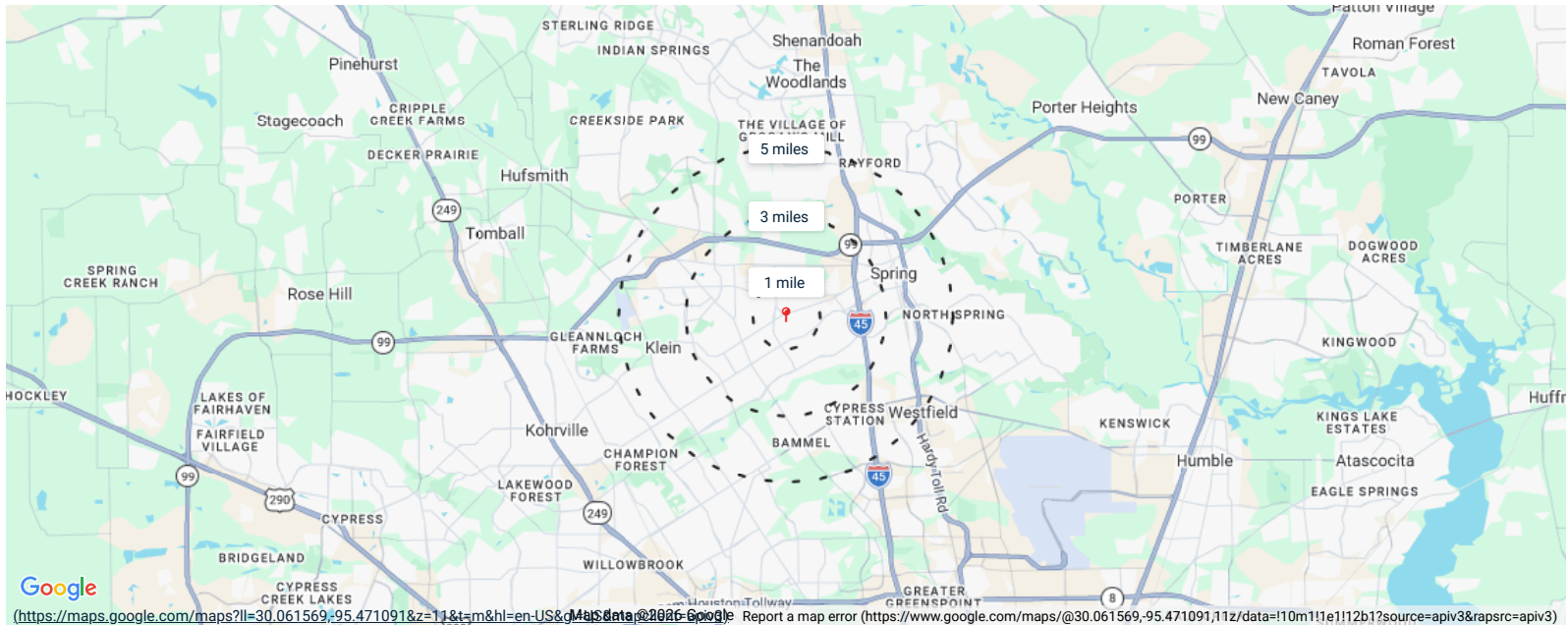
Location Details		∨
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Additional Details		∨
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Ownership Information

OWNER		STELLAR BANK	^
MAILING ADDRESS	8807 W SAM HOUSTON PKWY N STE 200 HOUSTON TX 77040		
MAILING CARRIER CODE	C039		
MAILING DIRECTION LEFT	W		
OWNER NAME	STELLAR BANK		
OWNER 1 CORP INDICATOR	True		

Demographics for 77388



1 Mile
3 Miles
5 Miles

Population			
2024	32,704	150,154	364,390
2023	32,257	147,566	360,521
2022	33,051	144,575	350,010
2021	34,184	144,557	342,669
2020	32,641	139,020	337,579
Household Income			
2024 Median Income	\$103,315	\$92,445	\$87,686
Under \$25k	724	6,020	15,751
\$25k - \$50k	929	6,836	18,703
\$50k - \$100k	3,664	16,007	39,705
\$100k - \$150k	2,991	10,649	24,230
Above \$150k	2,718	13,861	31,552
Age			
2024 Median Age	37.4	33.6	33.7
Under 20	8,987	45,388	107,310
20 - 25	1,696	9,155	22,939
25 - 45	9,332	44,796	111,275

45 - 65	8,914	33,430	81,641
Over 65	3,135	14,496	34,114
Employees			
Total 2024	25,224	112,749	276,359
Agriculture	628	2,446	5,644
Construction	1,299	4,991	14,391
Manufacturing	2,342	8,518	19,345
Wholesale Trade	855	2,756	6,166
Retail Trade	2,904	10,220	24,236
Transportation, Warehousing	2,276	7,114	17,671
Information	480	1,281	2,617
Finance, Insurance	963	4,265	11,150
Professional Services	2,426	9,612	25,546
Educational, Health Care	4,890	17,666	42,564
Arts, Entertainment, Food	1,826	6,583	15,936
Management, Business, Science, Arts	10,206	38,057	86,763
Public Administration	644	2,296	6,447
Other Services	1,016	3,886	9,315
Housing Occupancy			
2024 Ratio	25:1	14:1	10:1
Occupied	10,607	49,818	120,851
Vacant	419	3,555	9,090
Renter To Homeowner			
2024 Ratio	7:20	11:20	13:20
Renters	2,963	19,398	50,935
Homeowners	8,063	33,975	79,006

Climate Risk for 77388

Flood Risk ⓘ

Minimal FLOOD FACTOR

Fire Risk ⓘ

Minimal FIRE FACTOR