

HWY 290 & MUESCHKE RD

NORTHWEST HOUSTON LAND FOR SALE

NWC OF HIGHWAY 290 & MUESCHKE ROAD
CYPRESS, TEXAS

**EDGE
REALTY
PARTNERS**

5444 Westheimer Road,
Suite 1650
Houston, Texas 77056

T 713.900.3000
edge-re.com

KRYSTAL MUTINA
Senior Associate
kmutina@edge-re.com
713.900.3014

JOSH JACOBS
Principal
jjacobs@edge-re.com
713.900.3001

PROPERTY INFORMATION



LOCATION

**NWC HWY 290 & MUESCHKE RD
CYPRESS, TEXAS 77433**

SIZE

1.1033 AC

PRICE

\$15.00 PSF

SCHOOL DISTRICT

CY-FAIR ISD

COUNTY

HARRIS COUNTY

MUD DISTRICT

MUD 391

2017 PROPERTY TAX RATE

3.35%

FLOOD PLAIN

NOT IN A FLOOD PLAIN

TRAFFIC COUNTS (2016)

Highway 290

90,230 CPD

Mueschke Rd

22,095 CPD

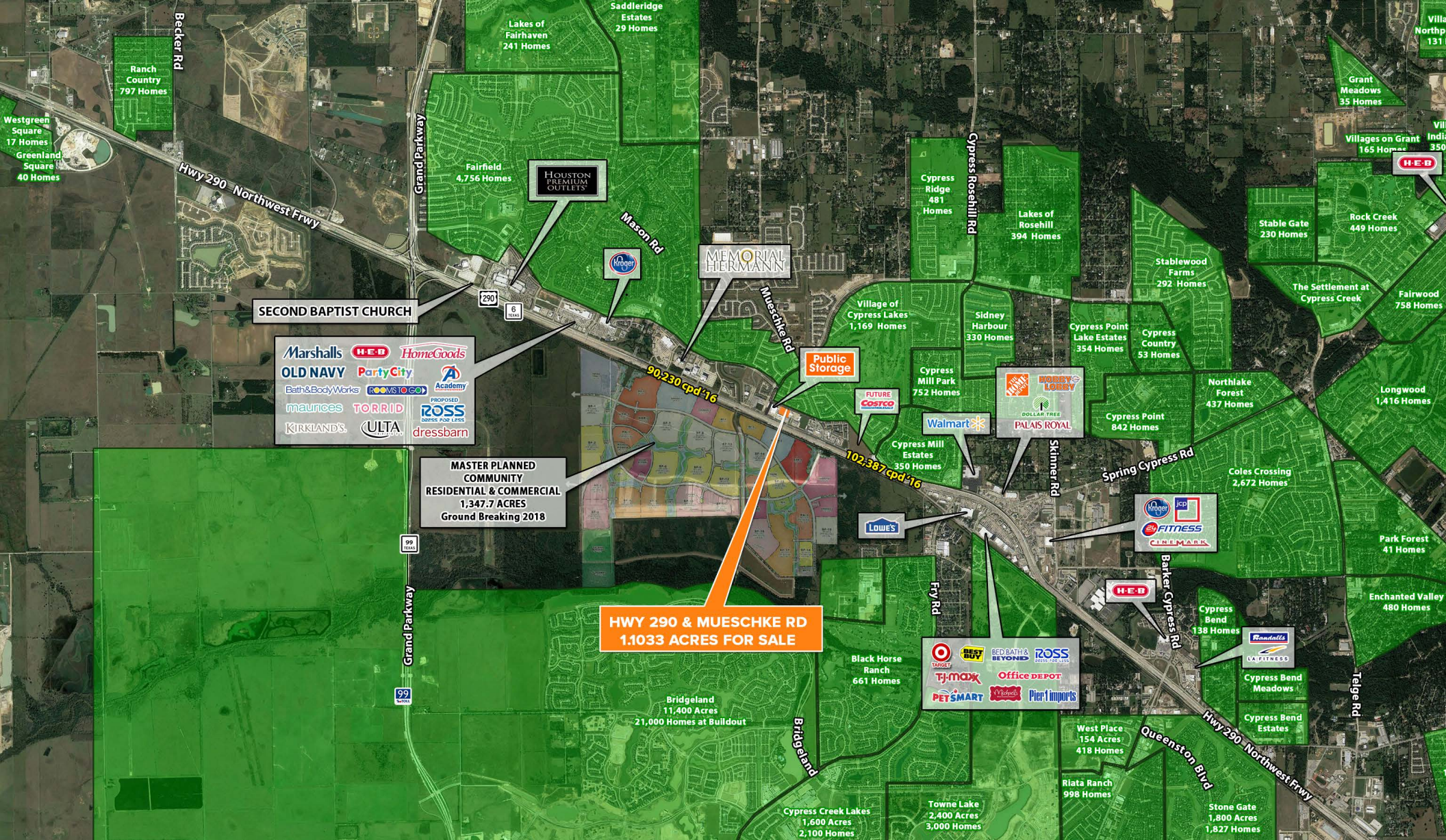
2018 DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,333	57,015	128,537
PROJ POPULATION GROWTH 2010-2023	2.6%	4.6%	4.7%
AVG HH INCOME	\$102,094	\$121,626	\$128,047

PROPERTY INFORMATION

- + Located between Spring Cypress & Fairfield, area's two major retail hubs
- + In the center of a high growth market on Highway 290
- + Located adjacent to Fairfield, the fastest growing NW subdivision with over 5,700 homes. Over 29,600 new homes are planned or under construction in a 5 mile radius of the site
- + On and off ramps create perfect access to the site

AERIAL







**HWY 290 & MUESCHKE RD
1.1033 ACRES FOR SALE**

**Villages of Cypress Lakes
1,169 Homes**

**Cypress Lakes
Golf Course**

**Fairfield
4,756 Homes**

**FUTURE
Costco
WHOLESALE**

22,095 cpd '16

Mueschke Rd

goodwill

**LAQUINTA
MINNY SUITES**

SOLD

tru

Christian Brothers

Public Storage

SOLD

Hwy 290 Northwest Freeway

90,230 cpd '16

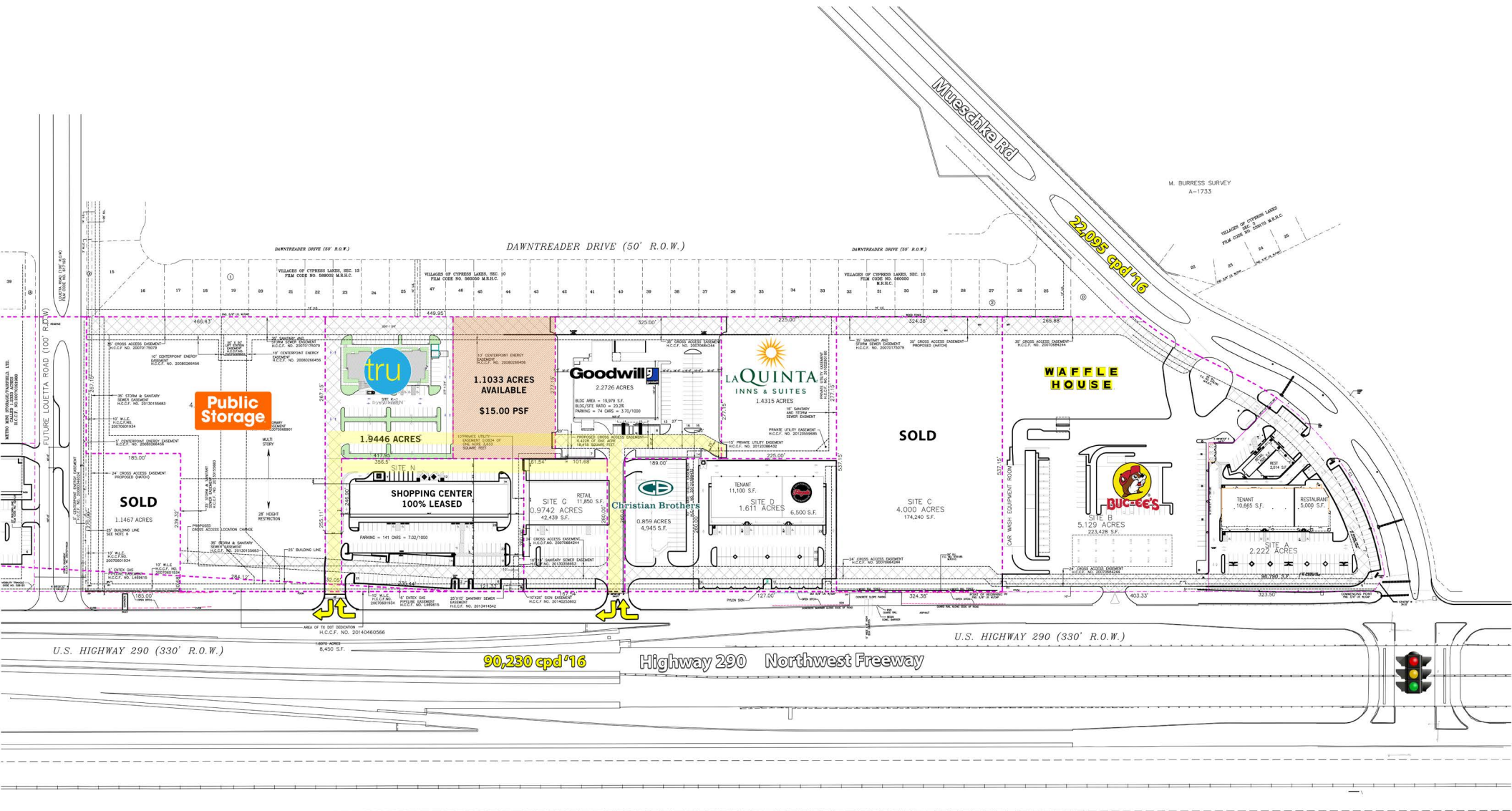
E Louetta Rd

**Metro
MINI STORAGE**

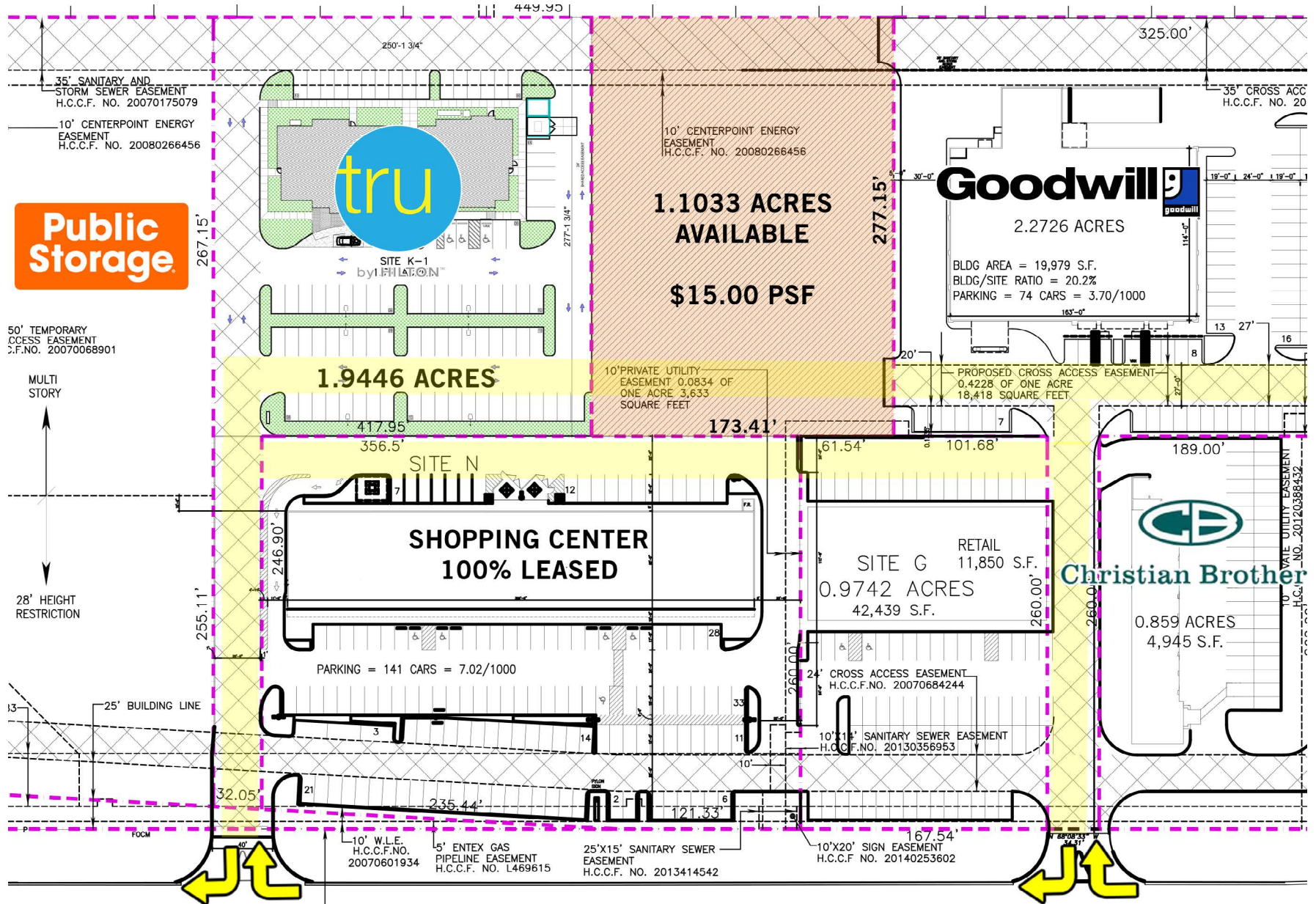
**Fairfield Baptist
Church**

Cypresswood Dr

SITE PLAN



SITE PLAN



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC

9000663

info@edge-re.com

713.900.3000

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on November 9, 2018.