

CYPRESS ST.

HOUSTON, TX

FOR SALE: ±2.32 ACRES

BISSONNET ST.

BRAEWICK DR.

DUNLAP ST.

HILLCROFT AVE.

TRACT 2

CYPRESS ST.

TRACT 1

BEECHNUT ST.

KRISTEN MCDADE

+1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

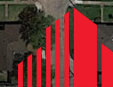
+1 713 331 1798

matthew.davis@cushwake.com

CHARLIE MCGAHREN

+1 713 331 1772

charlie.mcgauren@cushwake.com



**CUSHMAN &
WAKEFIELD**

OVERVIEW

CYPRESS ST. HOUSTON, TX

PROPERTY OVERVIEW

Location Cypress St. Houston, TX

Land Area **Total Size: ±2.32 Acres**
Tract 1: ±1.38 Acres
Tract 2: ±41,000 SF

Utilities City of Houston

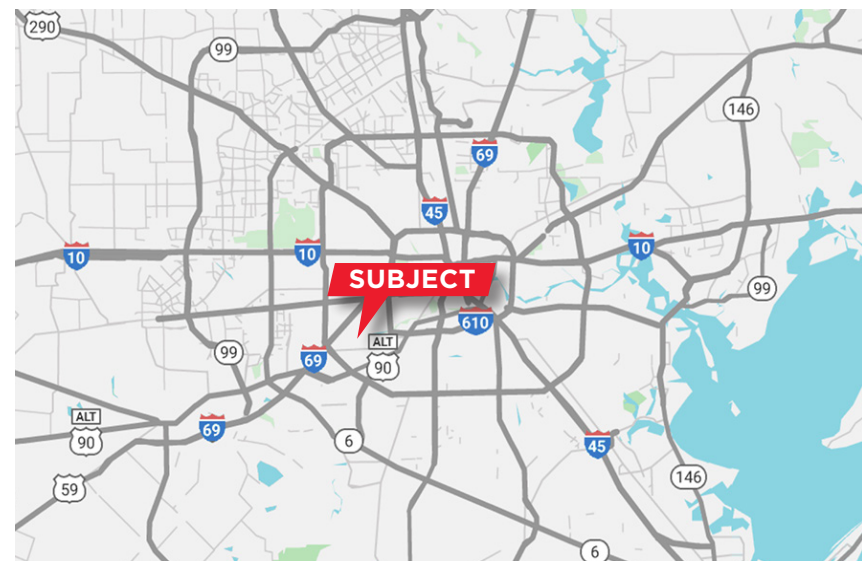
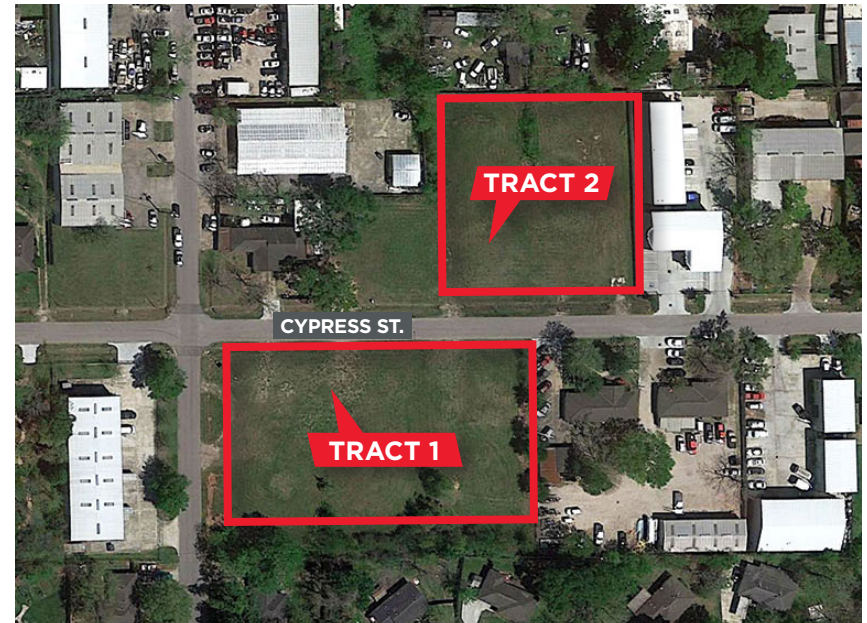
Detention TBD

Flood Plain 500 Year

- Property Features**
- Two tracts of land totaling ±2.32 acres
 - Located along Cypress St. in the Braeburn Neighborhood just outside of Bellaire
 - Ideal for Townhomes, Small Multifamily, Flex Industrial, Neighborhood retail, etc.
 - UNRESTRICTED

Purchase Price Contact brokers for pricing

AERIAL/MAP



FOR MORE INFORMATION, PLEASE CONTACT:

KRISTEN MCDADE
+1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
+1 713 331 1798
matthew.davis@cushwake.com

CHARLIE MCGAHREN
+1 713 331 1772
charlie.mcgahren@cushwake.com

STATISTICS WITHIN A RING OF 3 MILES

CYPRESS ST. HOUSTON, TX

220,727
2022 Total Population

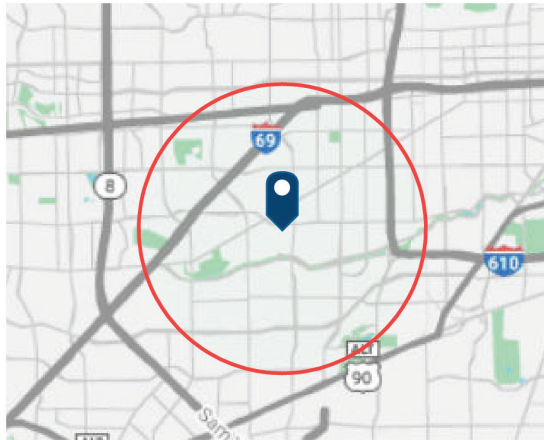
81,614
2022 Total Households

2.69
2022 Average Household Size

88,039
2022 Average Household Income

32.9
2022 Median Age

412,950
2022 Average Home Value



EMPLOYMENT

216,632
2022 Total Daytime Population

48%
2022 Daytime Population: Workers

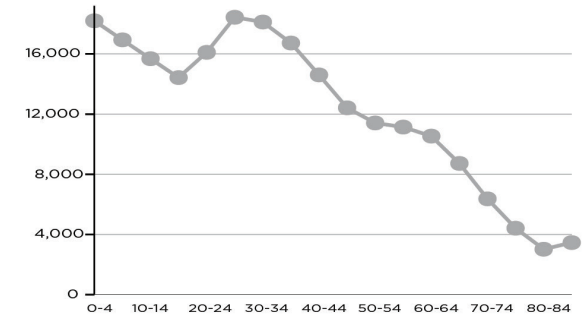
52%
2022 Daytime Population: Residents

7,663.5
2022 Daytime Population Density (Pop/sq mi)

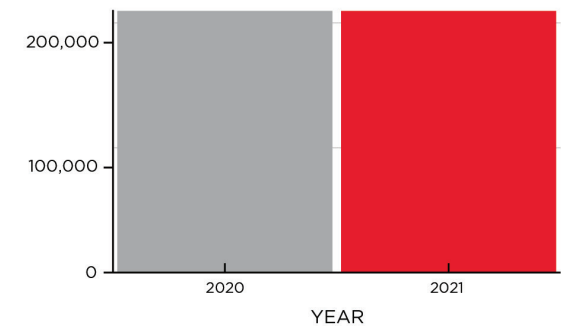
12,613
2022 Total (SIC01-99) Businesses

90,411
2022 Total (SIC01-99) Employees

POPULATION BY AGE GROUP



POPULATION TIME SERIES 2010-2021



EDUCATIONAL ATTAINMENT

22%
High School Diploma

2%
GED/Alternative Credential

14%
Some College/No Degree

6%
Associate's Degree

21%
Bachelor's Degree

14%
Graduate/Professional Degree

FOR MORE INFORMATION, PLEASE CONTACT:

KRISTEN MCDADE
+1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
+1 713 331 1798
matthew.davis@cushwake.com

CHARLIE MCGAHREN
+1 713 331 1772
charlie.mcgaehren@cushwake.com

51%
Male Population (%)

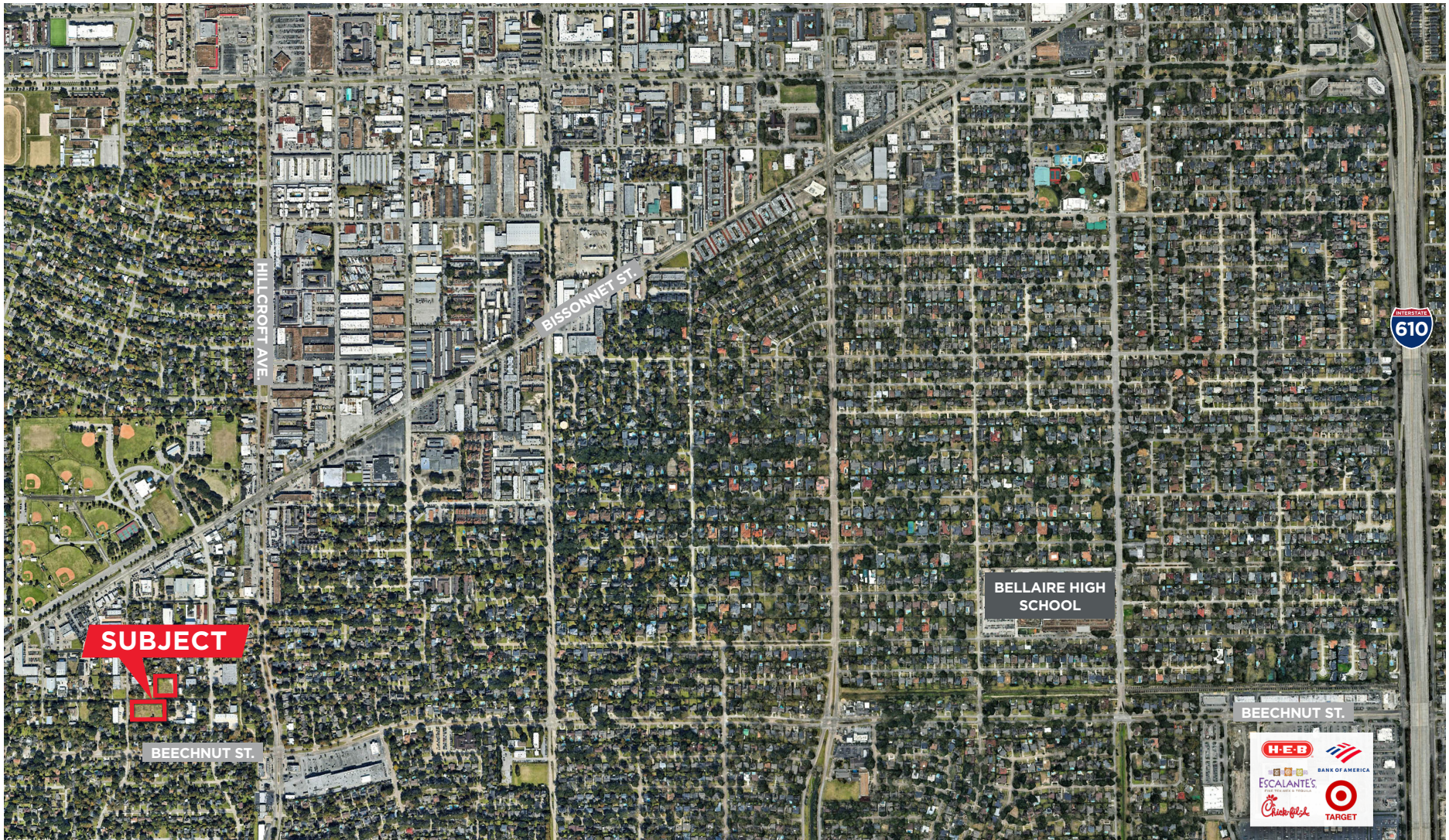
49%
Female Population (%)

0.26%
2022-2027 Population: Compound Annual Growth Rate

July 25, 2022 Esri, Esri-Data Axle

AREA

CYPRESS ST. HOUSTON, TX



FOR MORE INFORMATION, PLEASE CONTACT:

KRISTEN MCDADE

+1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

+1 713 331 1798

matthew.davis@cushwake.com

CHARLIE MCGAHREN

+1 713 331 1772

charlie.mcgaehren@cushwake.com