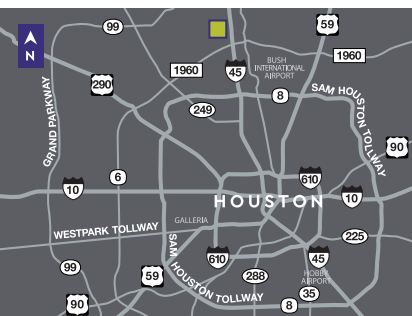
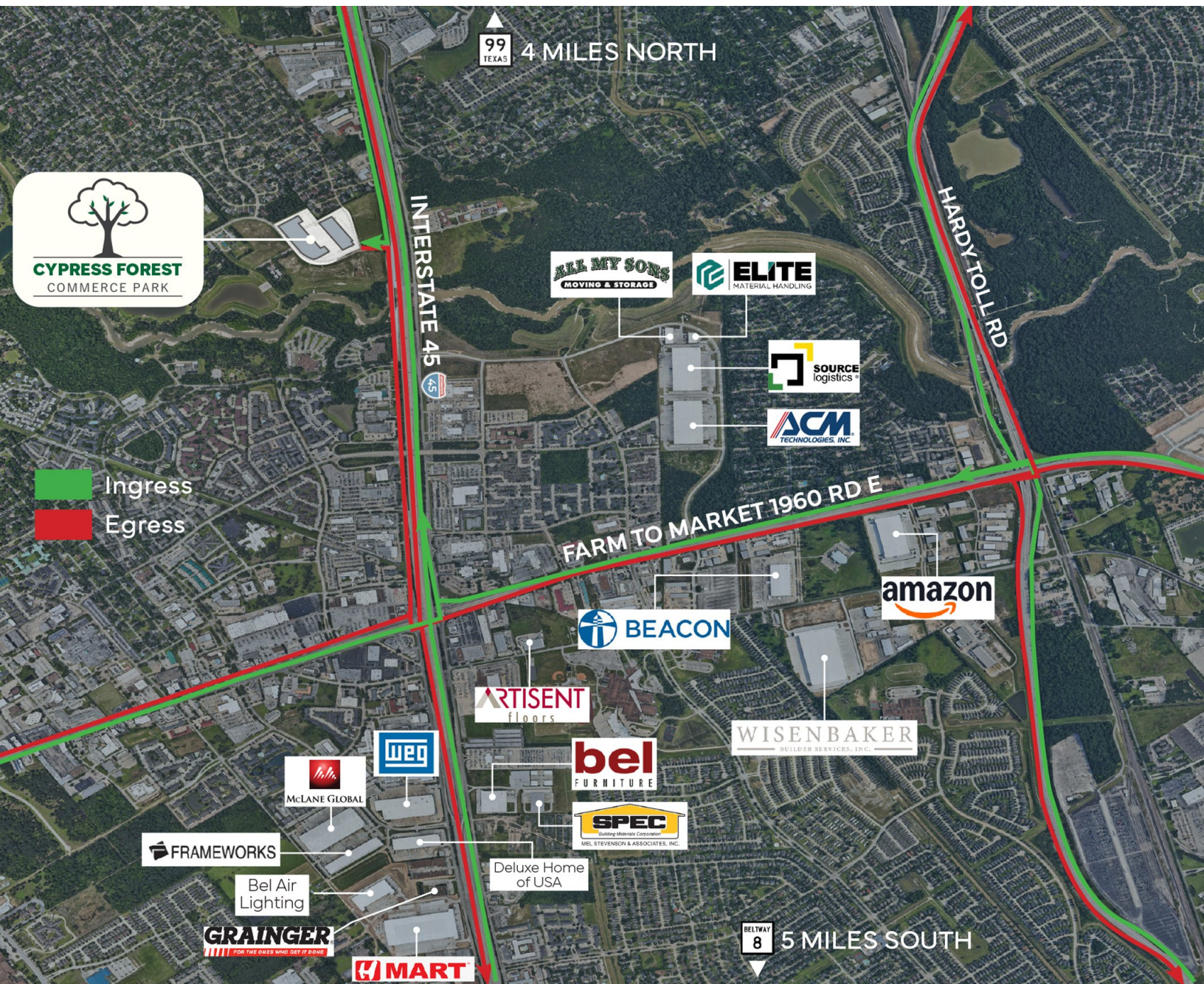


# ▶ CYPRESS FOREST COMMERCE PARK

Just off I-45 NW of Cypress Oak Dr in Spring, Texas 77388



CLASS A INDUSTRIAL WITH PROMINENT I-45 VISIBILITY



	VEHICLES PER DAY		MEDIAN INCOME		POPULATION
I-45 north of Cypress Oaks Dr	227,842	1 Mile	\$57,911	1 Mile	16,806
I-45 south of Cypress Oaks Dr	199,435	3 Miles	\$81,949	3 Miles	111,730
Cypress Oaks Dr west of I-45	1,415	5 Miles	\$86,328	5 Miles	282,126

	MEDIAN INCOME
1 Mile	\$57,911
3 Miles	\$81,949
5 Miles	\$86,328

	POPULATION
1 Mile	16,806
3 Miles	111,730
5 Miles	282,126



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Just off I-45 NW of Cypress Oak Dr in Spring, Texas 77388



FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/cypress-forest-commerce-park](http://frpltd.com/properties/cypress-forest-commerce-park)

Lat/Lon: 30.0386/-95.4326

Cypress Forest Commerce Park Spring, TX 77388	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	16,806	111,730	282,126
2030 Projected Population	16,995	111,485	291,084
2020 Census Population	13,626	105,166	257,648
2010 Census Population	12,717	86,346	207,958
Projected Annual Growth 2025 to 2030	0.2%	-	0.6%
Historical Annual Growth 2010 to 2025	2.1%	2.0%	2.4%
2025 Median Age	30.4	33.1	33.3
<b>Households</b>			
2025 Estimated Households	6,727	40,124	98,845
2030 Projected Households	6,959	40,722	103,596
2020 Census Households	5,785	37,644	88,982
2010 Census Households	5,349	31,032	72,173
Projected Annual Growth 2025 to 2030	0.7%	0.3%	1.0%
Historical Annual Growth 2010 to 2025	1.7%	2.0%	2.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	26.7%	31.9%	32.4%
2025 Estimated Black or African American	43.4%	32.1%	30.5%
2025 Estimated Asian or Pacific Islander	4.6%	5.8%	6.7%
2025 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.2%
2025 Estimated Other Races	24.3%	29.1%	29.2%
2025 Estimated Hispanic	31.4%	37.5%	37.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$73,395	\$101,028	\$106,857
2025 Estimated Median Household Income	\$57,911	\$81,949	\$86,328
2025 Estimated Per Capita Income	\$29,474	\$36,324	\$37,469
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	4.9%	5.5%	6.2%
2025 Estimated Some High School (Grade Level 9 to 11)	6.3%	6.6%	6.3%
2025 Estimated High School Graduate	27.2%	27.4%	26.7%
2025 Estimated Some College	24.8%	22.0%	22.4%
2025 Estimated Associates Degree Only	14.8%	10.3%	10.2%
2025 Estimated Bachelors Degree Only	14.9%	19.0%	19.5%
2025 Estimated Graduate Degree	7.1%	9.1%	8.8%
<b>Business</b>			
2025 Estimated Total Businesses	743	4,912	10,348
2025 Estimated Total Employees	6,574	33,886	74,024
2025 Estimated Employee Population per Business	8.9	6.9	7.2
2025 Estimated Residential Population per Business	22.6	22.7	27.3



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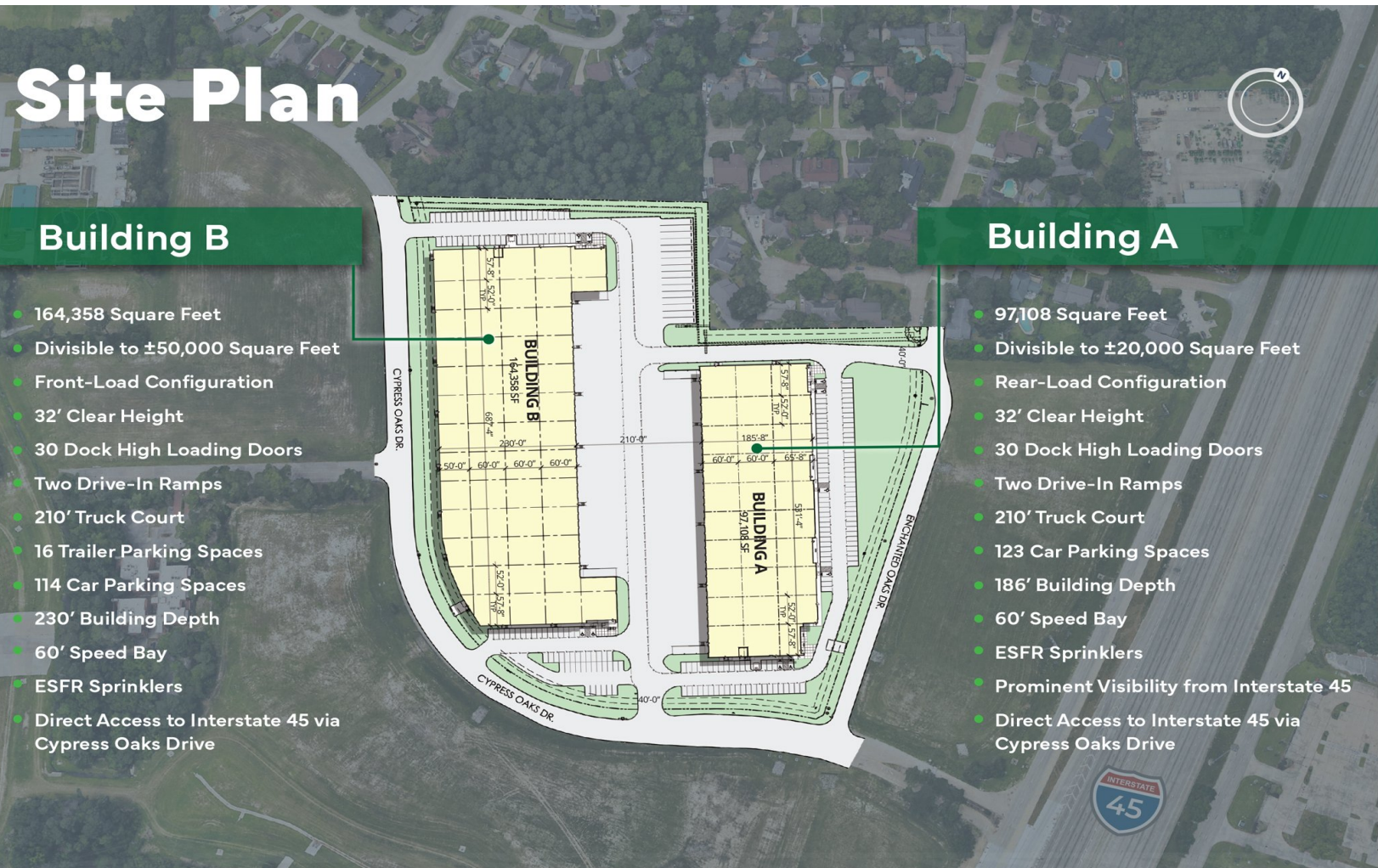
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## Building B

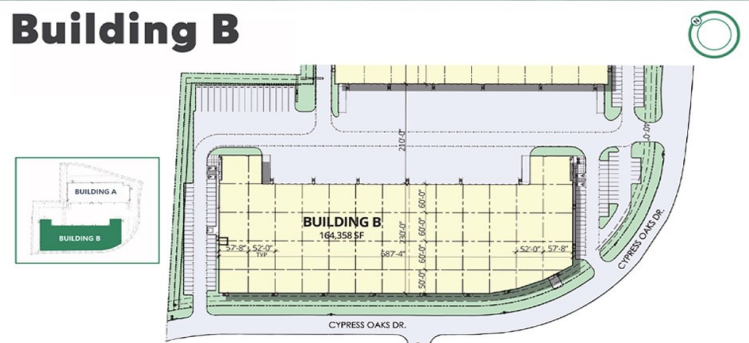
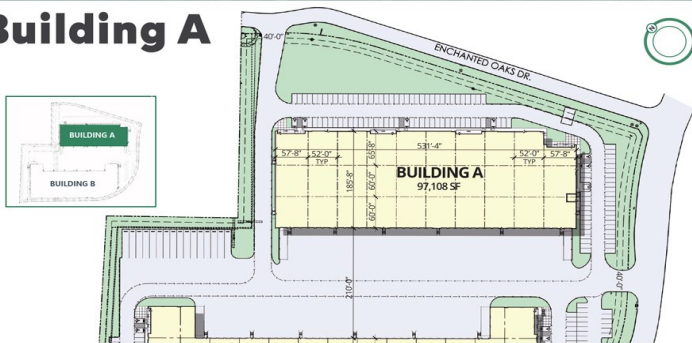
## Building A

- 164,358 Square Feet
- Divisible to ±50,000 Square Feet
- Front-Load Configuration
- 32' Clear Height
- 30 Dock High Loading Doors
- Two Drive-In Ramps
- 210' Truck Court
- 16 Trailer Parking Spaces
- 114 Car Parking Spaces
- 230' Building Depth
- 60' Speed Bay
- ESFR Sprinklers
- Direct Access to Interstate 45 via Cypress Oaks Drive

- 97,108 Square Feet
- Divisible to ±20,000 Square Feet
- Rear-Load Configuration
- 32' Clear Height
- 30 Dock High Loading Doors
- Two Drive-In Ramps
- 210' Truck Court
- 123 Car Parking Spaces
- 186' Building Depth
- 60' Speed Bay
- ESFR Sprinklers
- Prominent Visibility from Interstate 45
- Direct Access to Interstate 45 via Cypress Oaks Drive

## Building A

## Building B



<b>SF</b> 97,108 SF Total Divisible to ±20,000	Rear-Load	32' Clear Height	Two (2) Drive-In Ramps	123 Car Parking Spaces	186' Building Depth	30 Dock High Loading Doors	60' Speed Bay	ESFR Sprinklers
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<b>SF</b> 164,358 SF Total Divisible to ±50,000	Front-Load	32' Clear Height	Two (2) Drive-In Ramps	114 Car Parking Spaces	16 Trailer Parking Spaces	230' Building Depth	30 Dock High Loading Doors	60' Speed Bay	ESFR Sprinklers
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Leased by:



**Craig Bean**  
713.490.3784  
Craig.Bean@transwestern.com

**Jude Filippone**  
713.270.3318  
Jude.Filippone@transwestern.com

A Project Of:



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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.

**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.

**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.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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