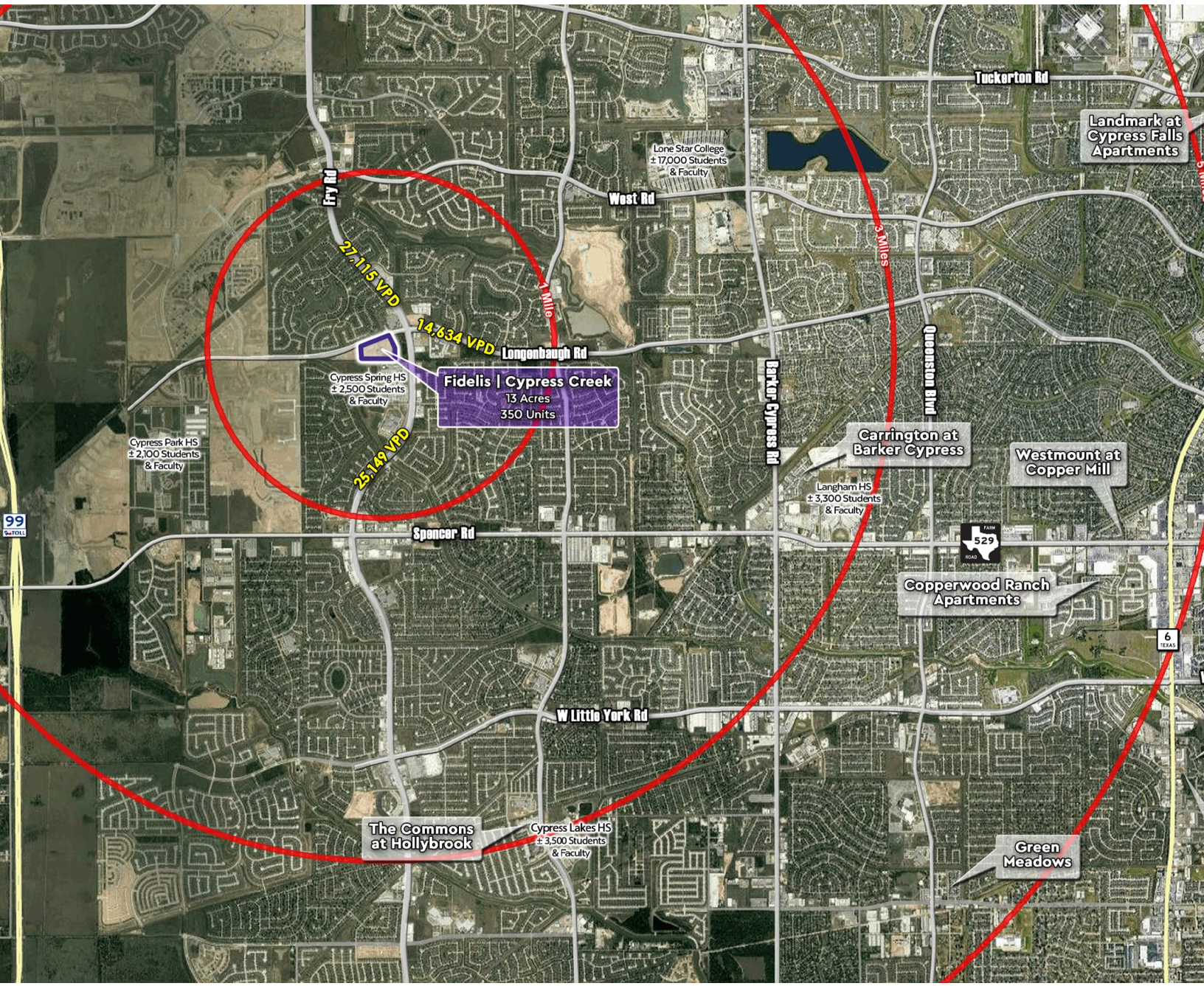
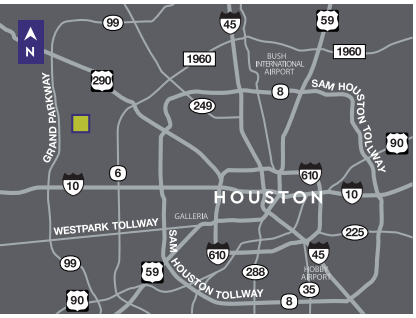
FIDELIS | CYPRESS CREEK

20634 Longenbaugh Rd in Houston, Texas 77433

RAPIDLY GROWING AREA WITHIN HOUSTON MSA





VEHICLES PER DAY	
Fry Rd north of Longenbaugh	**27,115**
Fry Rd south of Longenbaugh	**25,149**
Longenbaugh Rd west Fry Rd	**5,187**

MEDIAN INCOME	
1 Mile	**$100,113**
3 Miles	**$119,735**
5 Miles	**$116,717**

POPULATION	
1 Mile	**16,370**
3 Miles	**120,149**
5 Miles	**293,053**

Call for Leasing

346-573-8180

PM@FidelisCypressCreek.co

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WWW.FRPLTD.COM

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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/cypress-creek-multifamily

Lat/Lon: 29.8961/-95.7218

Cypress Creek Cypress, TX 77433	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	16,370	120,149	293,053	830,476
2030 Projected Population	19,768	130,707	318,590	883,264
2020 Census Population	14,468	103,440	255,141	758,068
2010 Census Population	8,047	65,043	174,874	572,288
Projected Annual Growth 2025 to 2030	4.2%	1.8%	1.7%	1.3%
Historical Annual Growth 2010 to 2025	6.9%	5.6%	4.5%	3.0%
2025 Median Age	32.3	33.1	33.8	35.0
Households				
2025 Estimated Households	4,801	36,387	90,569	279,894
2030 Projected Households	5,959	40,222	99,684	301,920
2020 Census Households	4,080	30,719	77,878	251,220
2010 Census Households	2,264	18,845	53,113	190,069
Projected Annual Growth 2025 to 2030	4.8%	2.1%	2.0%	1.6%
Historical Annual Growth 2010 to 2025	7.5%	6.2%	4.7%	3.2%
Race and Ethnicity				
2025 Estimated White	29.8%	32.3%	34.3%	40.1%
2025 Estimated Black or African American	27.1%	23.3%	21.7%	18.7%
2025 Estimated Asian or Pacific Islander	11.1%	11.5%	11.8%	10.7%
2025 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.0%	0.9%
2025 Estimated Other Races	30.8%	31.8%	31.2%	29.6%
2025 Estimated Hispanic	40.1%	40.4%	39.6%	37.8%
Income				
2025 Estimated Average Household Income	$130,274	$140,497	$137,892	$134,143
2025 Estimated Median Household Income	$100,113	$119,735	$116,717	$108,203
2025 Estimated Per Capita Income	$38,221	$42,555	$42,624	$45,230
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	7.6%	6.3%	5.8%	5.5%
2025 Estimated Some High School (Grade Level 9 to 11)	4.7%	5.5%	5.1%	4.9%
2025 Estimated High School Graduate	23.3%	22.3%	21.2%	20.1%
2025 Estimated Some College	19.8%	19.2%	19.8%	20.5%
2025 Estimated Associates Degree Only	5.6%	8.4%	8.9%	9.0%
2025 Estimated Bachelors Degree Only	28.4%	24.0%	24.7%	26.0%
2025 Estimated Graduate Degree	10.6%	14.2%	14.5%	14.0%
Business				
2025 Estimated Total Businesses	392	2,875	7,461	31,472
2025 Estimated Total Employees	2,040	14,241	42,390	240,173
2025 Estimated Employee Population per Business	5.2	5.0	5.7	7.6
2025 Estimated Residential Population per Business	41.8	41.8	39.3	26.4

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FOR MORE INFORMATION VISIT FRPLTD.COM

PROPERTY PHOTOS

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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.

IABS 1-0

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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