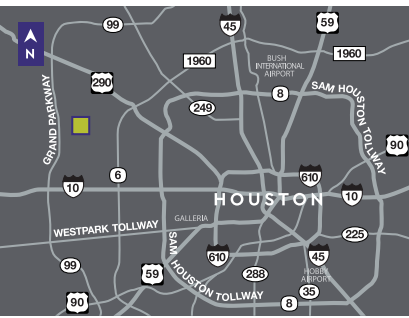
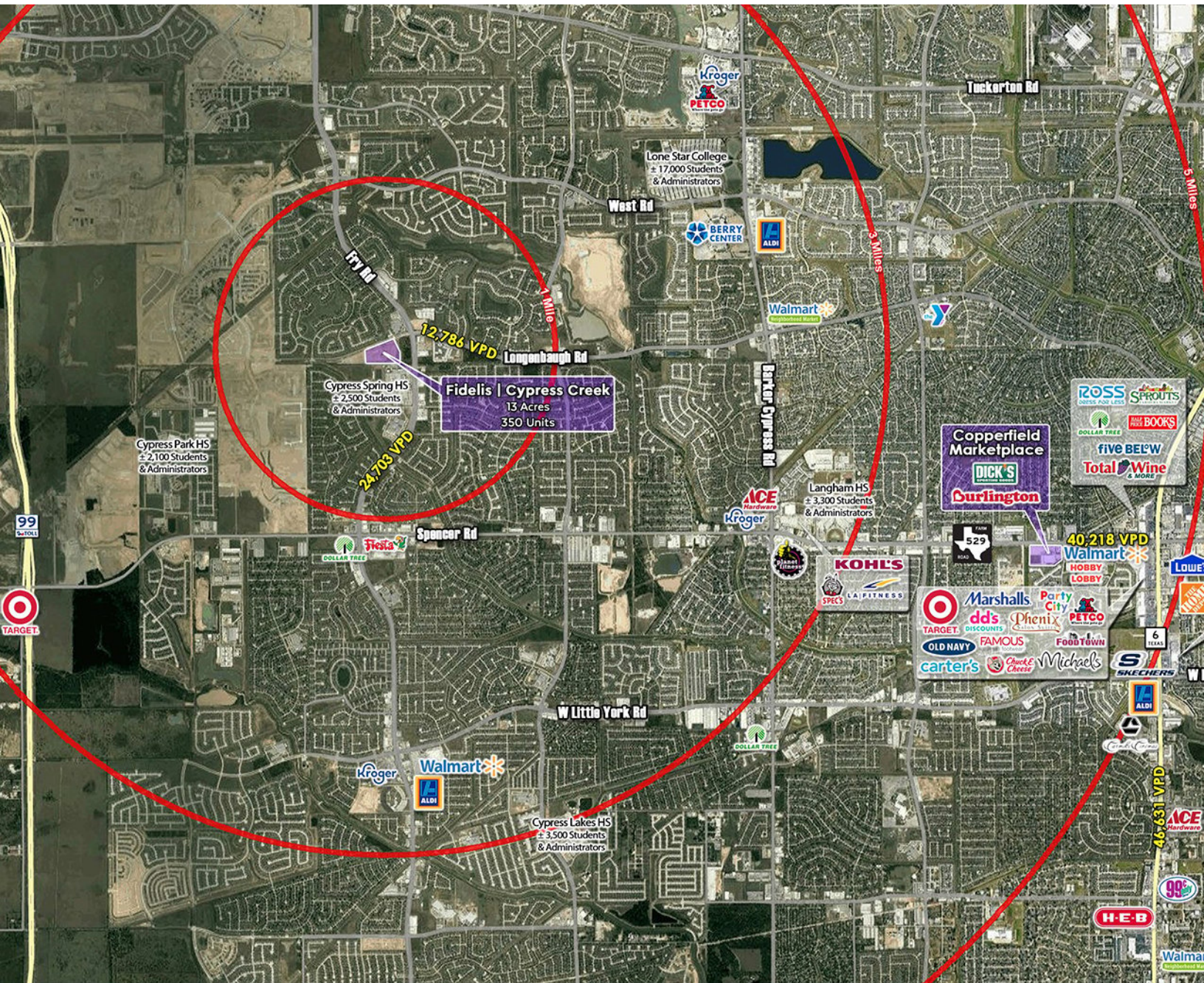


# ► FIDELIS | CYPRESS CREEK

20634 Longenbaugh Rd in Houston, Texas 77433

RAPIDLY GROWING AREA WITHIN HOUSTON MSA



	VEHICLES PER DAY
Longenbaugh Rd west Fry Rd	12,786
Fry Rd south of Longenbaugh	24,703
Fry Rd north of Longenbaugh	23,166

	AVERAGE INCOME
1 Mile	\$130,085
3 Miles	\$130,185
5 Miles	\$122,989

	POPULATION
1 Mile	15,385
3 Miles	105,058
5 Miles	258,732



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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/cypress-creek-multifamily](http://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
<b>Population</b>				
2023 Estimated Population	15,385	105,058	258,732	770,018
2028 Projected Population	17,026	112,113	275,938	832,633
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 2023 to 2028	2.1%	1.3%	1.3%	1.6%
Historical Annual Growth 2010 to 2023	7.0%	4.7%	3.7%	2.7%
2023 Median Age	29.7	31.0	32.3	34.0
<b>Households</b>				
2023 Estimated Households	4,439	31,632	80,087	258,521
2028 Projected Households	4,925	33,817	85,544	280,135
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 2023 to 2028	2.2%	1.4%	1.4%	1.7%
Historical Annual Growth 2010 to 2023	7.4%	5.2%	3.9%	2.8%
<b>Race and Ethnicity</b>				
2023 Estimated White	28.9%	31.9%	35.3%	42.2%
2023 Estimated Black or African American	28.1%	24.0%	21.2%	17.5%
2023 Estimated Asian or Pacific Islander	10.2%	10.6%	11.2%	10.2%
2023 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%	0.9%
2023 Estimated Other Races	31.6%	32.3%	31.3%	29.3%
2023 Estimated Hispanic	41.1%	41.1%	39.5%	36.7%
<b>Income</b>				
2023 Estimated Average Household Income	\$130,085	\$130,185	\$122,989	\$126,638
2023 Estimated Median Household Income	\$106,625	\$106,994	\$103,205	\$100,561
2023 Estimated Per Capita Income	\$37,540	\$39,202	\$38,077	\$42,534
<b>Education (Age 25+)</b>				
2023 Estimated Elementary (Grade Level 0 to 8)	6.0%	7.9%	7.2%	6.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.9%	5.6%	5.1%
2023 Estimated High School Graduate	24.0%	21.3%	21.6%	20.6%
2023 Estimated Some College	24.0%	21.6%	20.9%	20.5%
2023 Estimated Associates Degree Only	4.9%	8.3%	8.2%	7.9%
2023 Estimated Bachelors Degree Only	28.3%	24.0%	24.4%	26.6%
2023 Estimated Graduate Degree	7.8%	11.0%	12.1%	13.0%
<b>Business</b>				
2023 Estimated Total Businesses	382	2,938	7,476	31,743
2023 Estimated Total Employees	1,920	15,172	43,927	250,451
2023 Estimated Employee Population per Business	5.0	5.2	5.9	7.9
2023 Estimated Residential Population per Business	40.3	35.8	34.6	24.3



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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.



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Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Phone

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Designated Broker Firm Name or

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Licensed Supervisor of Sales Agent / Associate

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Phone

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Sales Agent / Associate's Name

License No.

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Phone

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