



FOR SALE

Commercial Land

76.5 Acres • Northwest Houston

LOCATION

Schiel Road east of Bauer Road
Cypress, Harris County, Texas 77429

LAND SIZE

+/- 76.59 Acres (3,336,260 Square Feet)

FRONTAGE

1,792 feet of frontage along Schiel Road

RESTRICTIONS

None

COMMENTS

This 76.5-acre tract provides excellent access to the recently completed Grand Parkway and in turn, US 290 and SH 249. The Grand Parkway (State Highway 99) is a 180+ mile circumferential highway traversing seven counties and encircling the Greater Houston region.

Minutes from Fairfield, a 3,200 acres community from Friendswood Development, this is a prime development tract for a church, industrial or multi-family. Will divide.



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DISCLAIMER The above summary contains information provided to Clay & Co. by the seller of the property and is not intended as any representation by Clay & Co of the property's condition, quality or dimensions, nor is the summary a substitute for the buyer's own independent investigation and due diligence prior to the time of sale. All buyers and their agents must secure their own inspection and conduct their own due diligence before purchase



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UTILITIES

The site will require all wet utilities. The closest MUD (HC MUD #396) is approximately one quarter mile to the southeast.

DETENTION

Detention will be required.

EASEMENTS

None. No pipeline easements.

FLOOD PLAIN

Property lies in Zone X, an area of minimal flood hazard, outside the 500-year flood level

ESTIMATED TAXES

\$234.90*

*Agricultural exemption



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