

For Sale or Lease



Kroger

Avg Monthly Visits: 42,362
1 Year Visits: 508,339

25,032 vpd Cypresswood Dr

14,339 vpd Champion Forest Dr

CONSERVATORY
AT CHAMPION FOREST
By Discovery's Senior Living
190 Units

9.08 ACRES AVAILABLE

SITE

VISION LEARNING CENTER™
ESPRESSO MOON

Church of Jesus Christ of Latter-day Saints

Cypress Creek

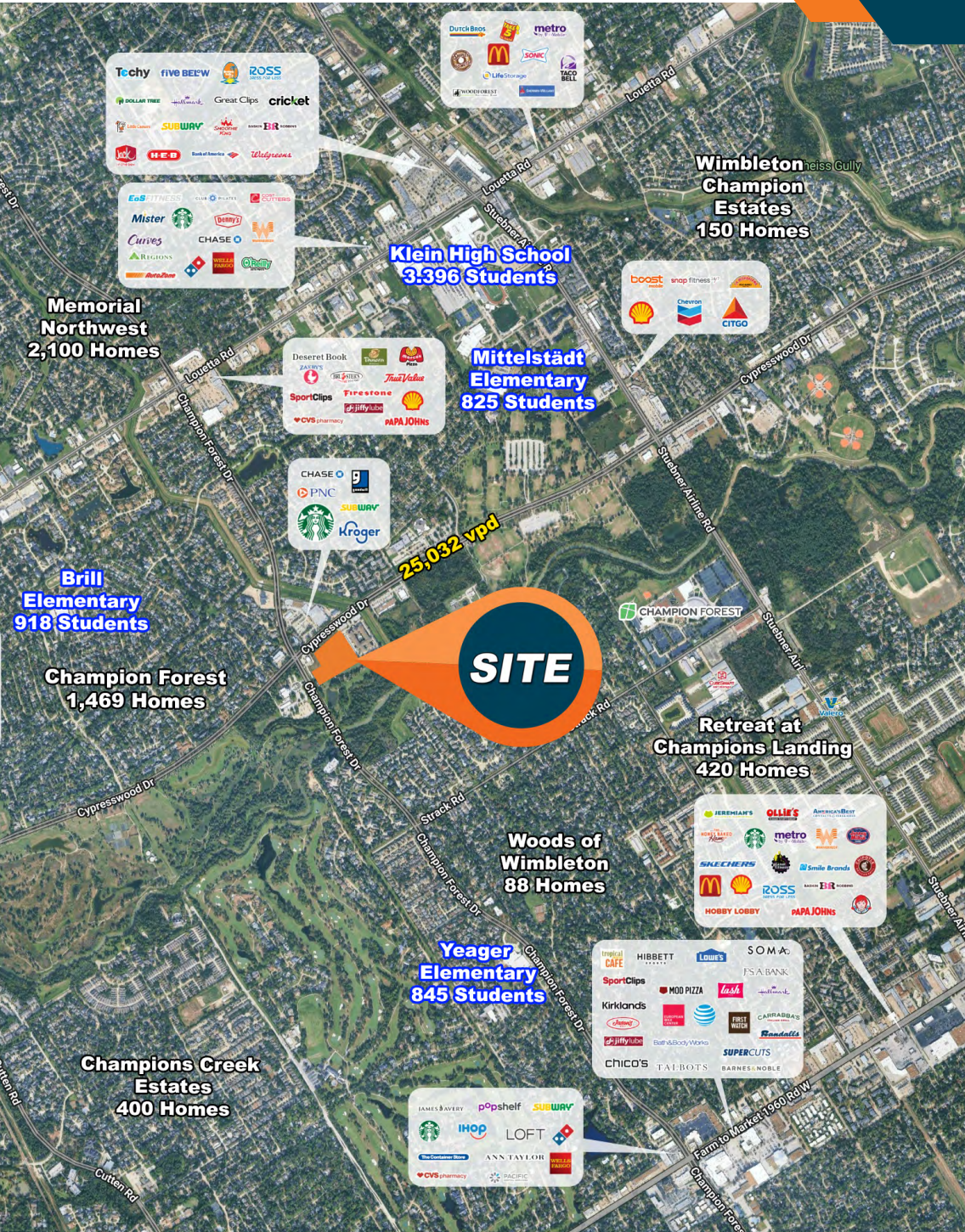
9.08 Acres

8500 Cypresswood Dr.,
Spring, Texas 77063



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hpiproperties.com



9.08 ACRES

8500 Cypresswood Dr., Spring, TX 77379



PROPERTY INFORMATION

Sale Price Call for pricing

Lot Size 9.08 Ac



PROPERTY HIGHLIGHTS

- Exceptional visibility and access from Cypresswood Dr., directly across from a major office/banking center
- Strategically located with easy access to State Highway 249 and Beltway 8, facilitating strong regional connectivity
- Situated in the heart of the prestigious Raveneaux and Champions Golf Club communities—an affluent and highly sought-after residential area
- Surrounded by thriving retail, dining, fitness, and financial services hubs in Champion Forest, The Vintage, and Willowbrook
- High-growth area with strong demographics and proximity to major employment centers
- Minutes from Vintage Park, Methodist Willowbrook Hospital, HEB, Whole Foods, and other regional attractions



DEMOGRAPHICS

Population
(2025)
2 mi. - 51,113
3 mi. - 112,032
5 mi. - 310,057

Average Household Income
(2025)
2 mi. - \$122,238
3 mi. - \$120,884
5 mi. - \$116,145

Traffic Count
(2025)
Cypresswood Dr: 25,032 vpd

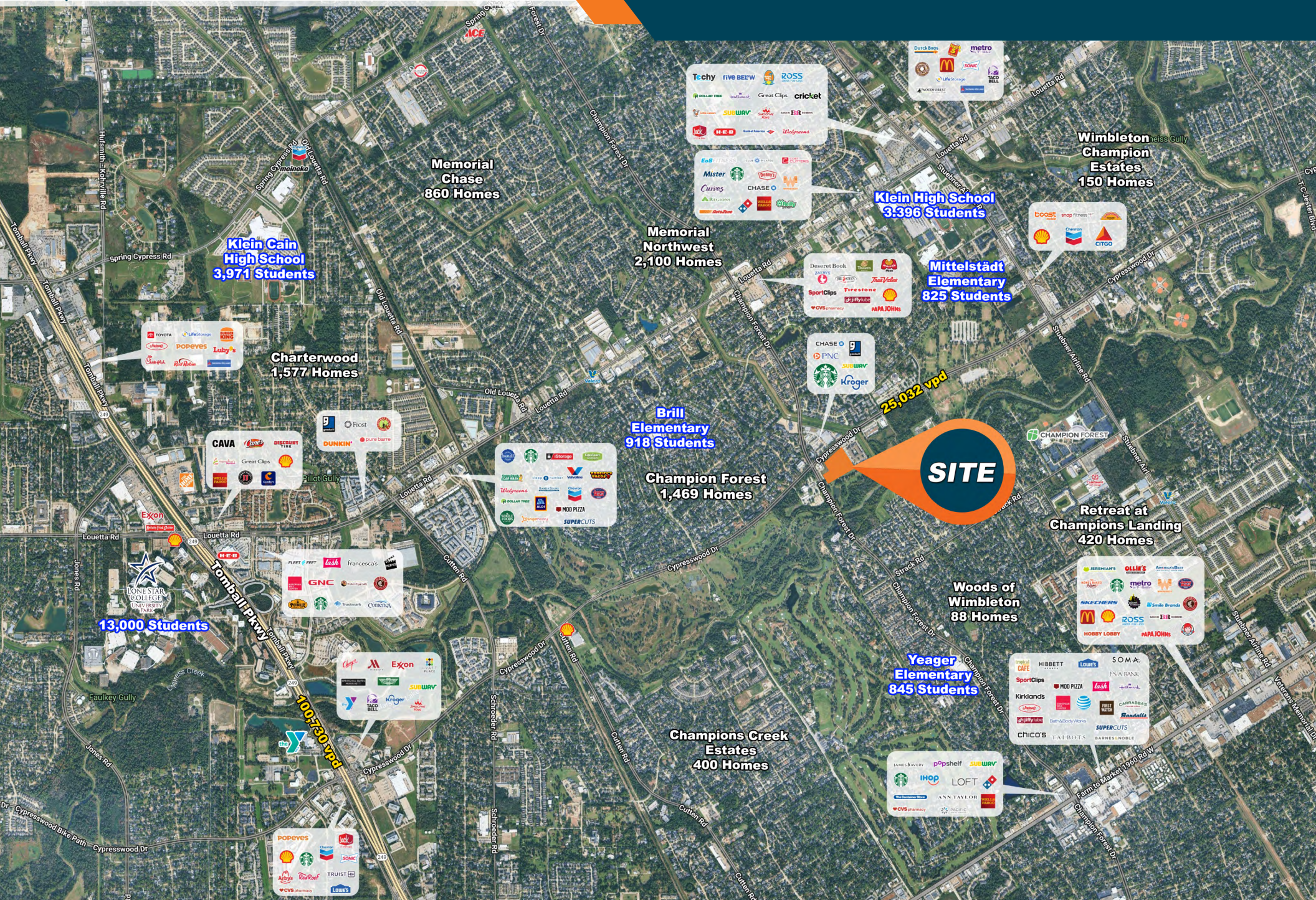


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