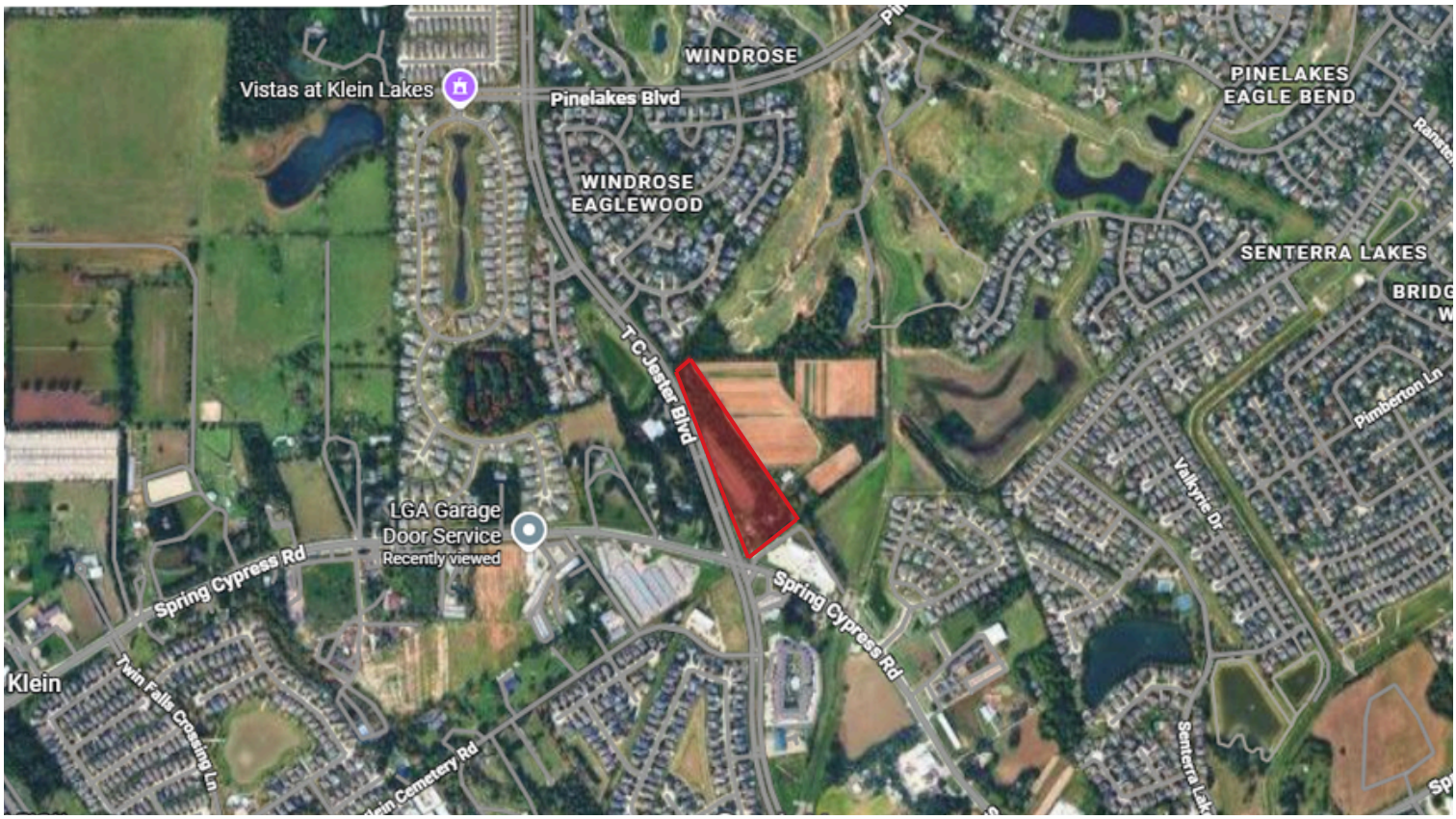
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# 7.07 +/- ACRES | SPRING CYPRESS & T.C. JESTER

SPRING, TEXAS | KLEIN AREA




| 7.07 +/- | 770 +/- FT | PRICING |
|---|---|---|
| ACRES | COMBINED FRONTAGE | UPON REQUEST |

## PRIME KLEIN-AREA COMMERCIAL CORNER

High-visibility 7.07 +/- acre commercial tract at Spring Cypress Road and T.C. Jester in the Klein area. Surrounded by established residential development and community services, the unrestricted property offers flexibility for a variety of commercial development concepts.

### PROPERTY HIGHLIGHTS

- 7.0726 +/- acres | 308,056 +/- SF
- Spring Cypress Rd & T.C. Jester
- Approx. 370 ft frontage on T.C. Jester
- Approx. 400 ft frontage on Old Spring Cypress
- Unrestricted | All or will divide
- Retail / medical / pad-site potential

**Conceptual exhibits are for marketing purposes only. Acreage, frontage, utilities and development feasibility should be independently verified.**