

13.54 ACRES – TOMBALL, TX

SWQ OF BROWN HUFSMITH RD. & QUINN RD.

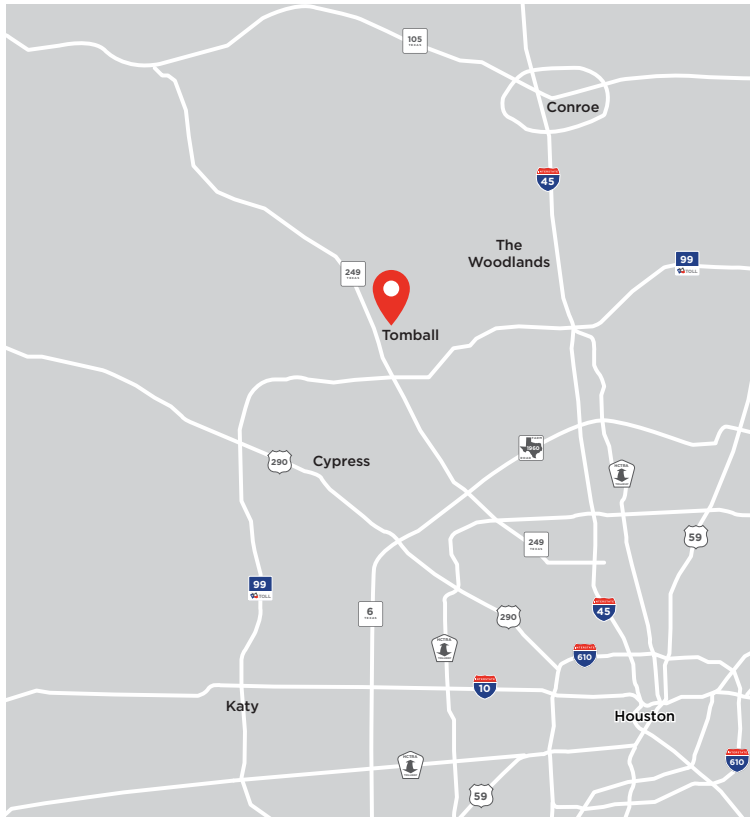
AVAILABLE FOR SALE

ROB WHITAKER | 281.477.4300

±13.54 ACRES AVAILABLE FOR SALE IN TOMBALL, TX

▶ **ROB WHITAKER**
RWHITAKER@NEWQUEST.COM
281-640-7657

- Beautiful 13.54 acre tract of land on the highly visible Brown-Hufsmith Road
- Great location just east of the new SH 249



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±13.54 Acres
- ▶ **PRICE:**
\$1,900,000
- ▶ **UTILITIES:**
All city utilities
- ▶ **ENGINEERING/DETENTION:**
Required
- ▶ **RESTRICTIONS:**
Zone planned development & residential
- ▶ **FRONTAGE:**
Approx. 157' on Brown-Hufsmith Rd.



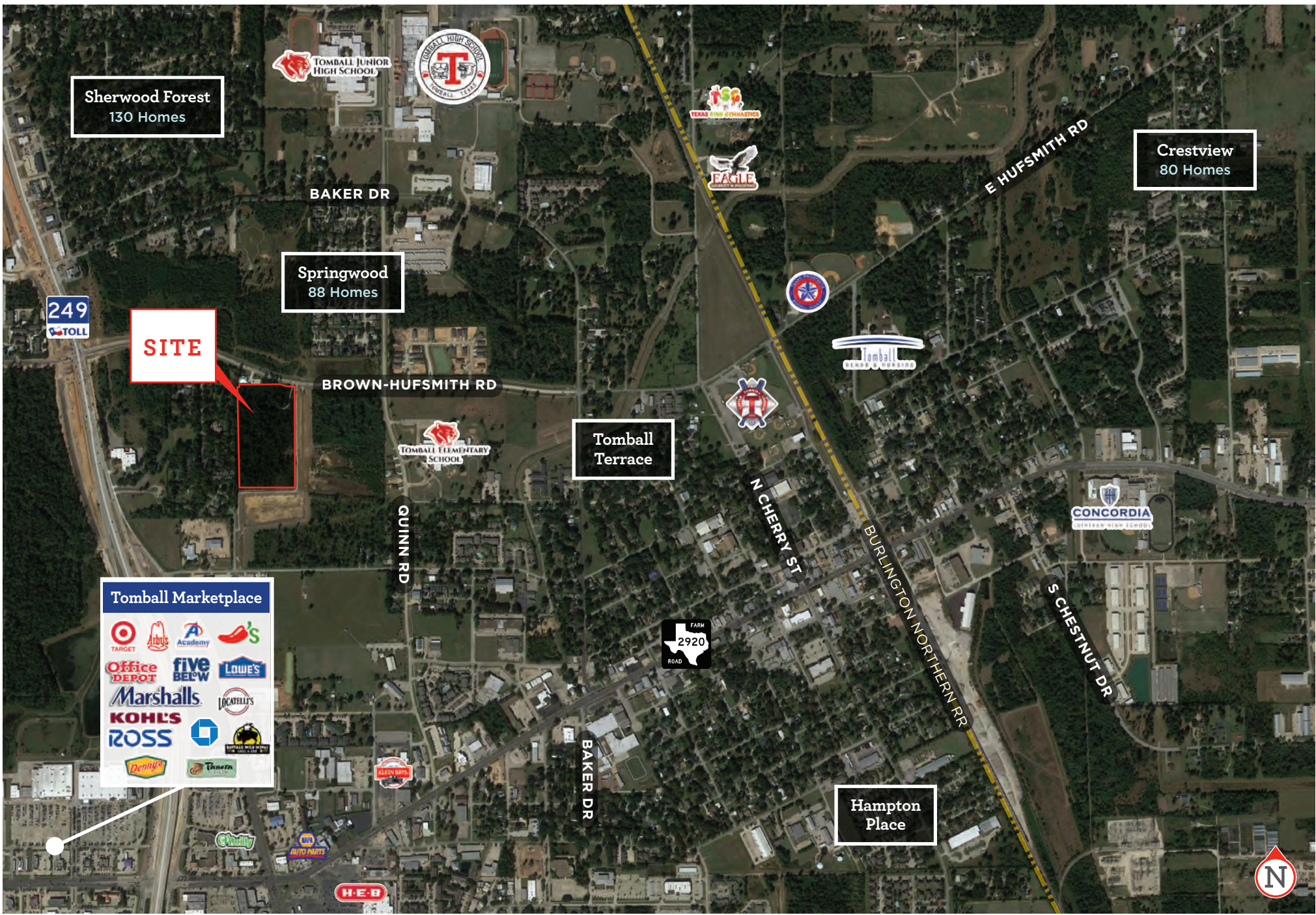
85,788
Current Population
Within 5-Mile Radius



\$90,110
Estimated Average
Household Income
Within a 5-mile Radius



30,035
Current Households
Within 5-Mile Radius



Sherwood Forest
130 Homes

Crestview
80 Homes

Springwood
88 Homes

SITE

Tomball
Terrace

Hampton
Place

Tomball Marketplace

- Target
- Alibis
- Academy
- Pepper's
- Office DEPOT
- five BELOW
- LOWE'S
- Marshalls
- LOCATELLI'S
- KOHL'S
- ROSS
- Demko's
- Tanaka
- HEB

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,781	8,864	30,035
Current Population	6,856	22,703	85,788
2010 Census Average Persons per Household	2.47	2.56	2.86
2010 Census Population	4,866	17,124	54,756
Population Growth 2010 to 2019	44.81%	36.20%	58.21%

CENSUS HOUSEHOLDS

1 Person Household	33.08%	28.37%	19.67%
2 Person Households	30.87%	31.08%	30.28%
3+ Person Households	36.05%	40.55%	50.05%
Owner-Occupied Housing Units	45.28%	56.62%	74.79%
Renter-Occupied Housing Units	54.72%	43.38%	25.21%

RACE AND ETHNICITY

2019 Estimated White	74.62%	73.92%	71.58%
2019 Estimated Black or African American	8.29%	8.82%	9.83%
2019 Estimated Asian or Pacific Islander	3.86%	3.13%	5.39%
2019 Estimated Other Races	12.26%	13.27%	12.47%
2019 Estimated Hispanic	25.51%	25.72%	26.72%

INCOME

2019 Estimated Average Household Income	\$78,542	\$85,494	\$90,110
2019 Estimated Median Household Income	\$60,301	\$64,949	\$83,284
2019 Estimated Per Capita Income	\$33,572	\$33,971	\$32,004

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	28.49%	30.62%	24.14%
2019 Estimated Bachelors Degree	21.85%	21.90%	27.60%
2019 Estimated Graduate Degree	9.48%	8.37%	10.83%

AGE

2019 Median Age	37.1	37.2	35.2
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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