

23.34 ACRES – TOMBALL, TX

LUTHERAN CHURCH ROAD | TOMBALL, TEXAS

DEVELOPMENT OPPORTUNITY AVAILABLE

JEFF LOKEY | 281.477.4300

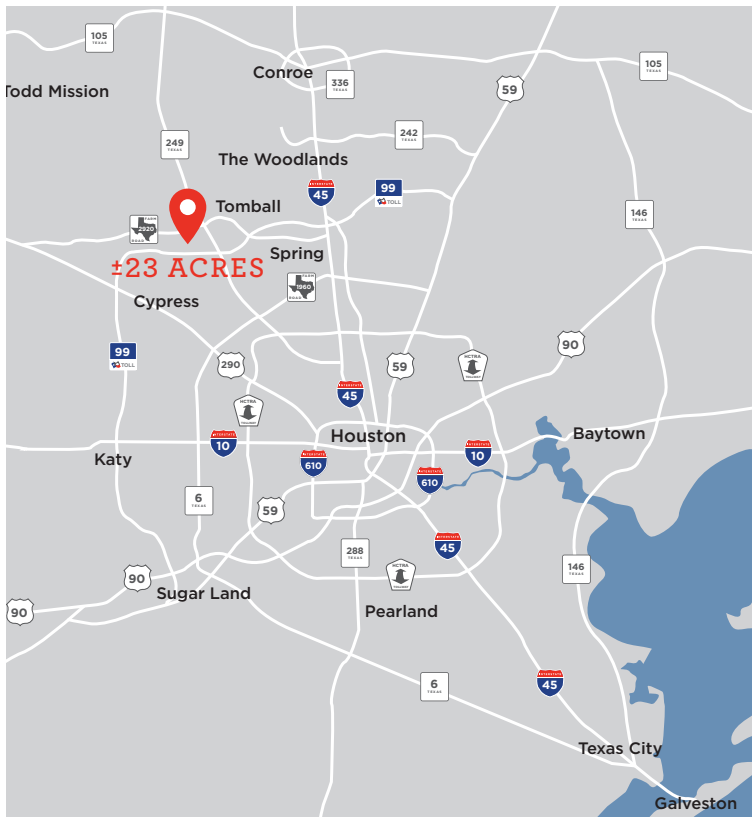
23.34 ACRES AVAILABLE FOR SALE IN TOMBALL, TEXAS

▶ **JEFF LOKEY**
JLOKEY@NEWQUEST.COM
281.477.4380

- Beautiful development tract only 2 miles from SH 249
- First time on the market
- Quick access to FM 2920, Grand Parkway & SH 249
- Outside of Tomball city limits
- Future widening of Lutheran Church Road

This property is unique in several aspects. Located west of Tomball with strong single family growth and commercial development nearby.

Being unrestricted and outside the city of Tomball, this site lends itself to multiple development opportunities for all or part of the property depending on the use.



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±23 acres with improvements
- ▶ **PRICE:**
\$2,500,000
- ▶ **SCHOOL DISTRICT:**
TOMBALL ISD
- ▶ **FRONTAGE:**
Approx. 919 ft. on Lutheran Church Rd.
with approx. depth of 1,205 ft.
- ▶ **TRAFFIC COUNTS:**
Approx. 23,898 cpd on FM 2920



59,151
Current Population
Within 5-Mile Radius



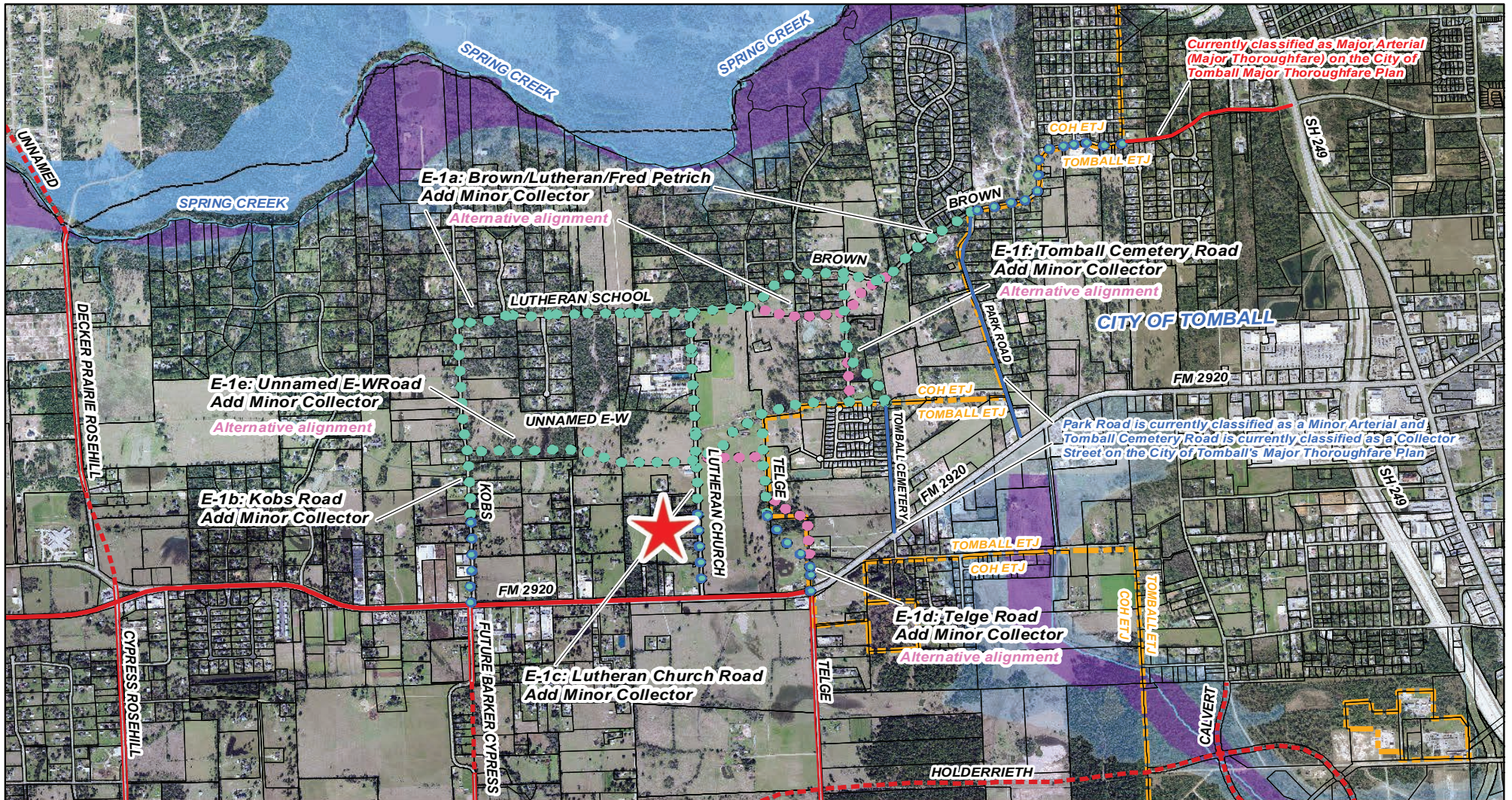
41.38%
Population Growth
Within a 3-mile Radius
from 2010 to 2019



\$103,877
Average HHI Within
1-Mile Radius



AERIALS + ACREAGE



E-1: Brown Road Collector Network | 2017 Major Thoroughfare and Freeway Plan Amendment Request

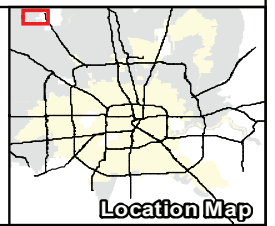
Legend:

- Add 60 ft. right-of-way (ROW) minor collector
- Add to-be-widened 80 ft. ROW minor collector
- Proposed alternative alignment

2016 MTFP

- Freeway
- Major Thoroughfare
- Major Collector
- Minor Collector
- Transit Corridor Street
- Local Street
- Railroad
- Waterway
- Park

0 0.25 0.5 Miles



DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 7/2019

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	193	5,290	21,150
Current Population	642	14,076	59,151
2010 Census Average Persons per Household	3.32	2.66	2.80
2010 Census Population	327	10,124	42,968
Population Growth 2010 to 2019	97.76%	41.38%	39.34%

CENSUS HOUSEHOLDS

1 Person Household	19.31%	25.93%	20.85%
2 Person Households	32.94%	32.21%	31.09%
3+ Person Households	47.75%	41.86%	48.07%
Owner-Occupied Housing Units	73.11%	60.10%	72.26%
Renter-Occupied Housing Units	26.89%	39.90%	27.74%

RACE AND ETHNICITY

2019 Estimated White	76.16%	77.55%	75.50%
2019 Estimated Black or African American	5.76%	6.11%	7.41%
2019 Estimated Asian or Pacific Islander	2.25%	2.80%	4.31%
2019 Estimated Other Races	15.36%	12.84%	12.10%
2019 Estimated Hispanic	26.75%	24.95%	26.13%

INCOME

2019 Estimated Average Household Income	\$103,877	\$88,349	\$93,531
2019 Estimated Median Household Income	\$74,858	\$69,943	\$79,643
2019 Estimated Per Capita Income	\$38,500	\$34,307	\$33,797

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	27.50%	28.80%	24.47%
2019 Estimated Bachelors Degree	19.19%	20.92%	26.12%
2019 Estimated Graduate Degree	7.99%	8.46%	8.70%

AGE

2019 Median Age	37.8	37.9	36.0
-----------------	------	------	------

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

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.