

# SALE

## 13927 BOUDREAUX RD

13927 Boudreaux Rd Tomball, TX 77377



### PROPERTY DESCRIPTION

PRIME COMMERCIAL OPPORTUNITY – 13927 Boudreaux Rd., Tomball, TX

The PERFECT location for your next investment or development project! This nearly 8-acre commercial property offers unbeatable visibility and accessibility, positioned right off the Grand Parkway (99) and Highway 249 in the rapidly growing Tomball area.

Located outside the floodplain, this site is ideal for a wide range of commercial uses. With booming residential and commercial growth all around, this is a rare opportunity to secure a premier location in one of the hottest markets in the region!

#### Highlights:

Almost 8 acres - High visibility and easy access to Grand Parkway & Hwy 249 - No floodplain issues - Surrounded by booming development - Unlock the potential of this

### OFFERING SUMMARY

Sale Price:	\$2,800,000
Number of Units:	1
Lot Size:	344,699 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	452	2,117
Total Population	414	1,433	6,571
Average HH Income	\$144,715	\$138,750	\$134,221

#### Quenton Rockwell

(832) 877-2703

quenton.rockwell@cbrealty.com



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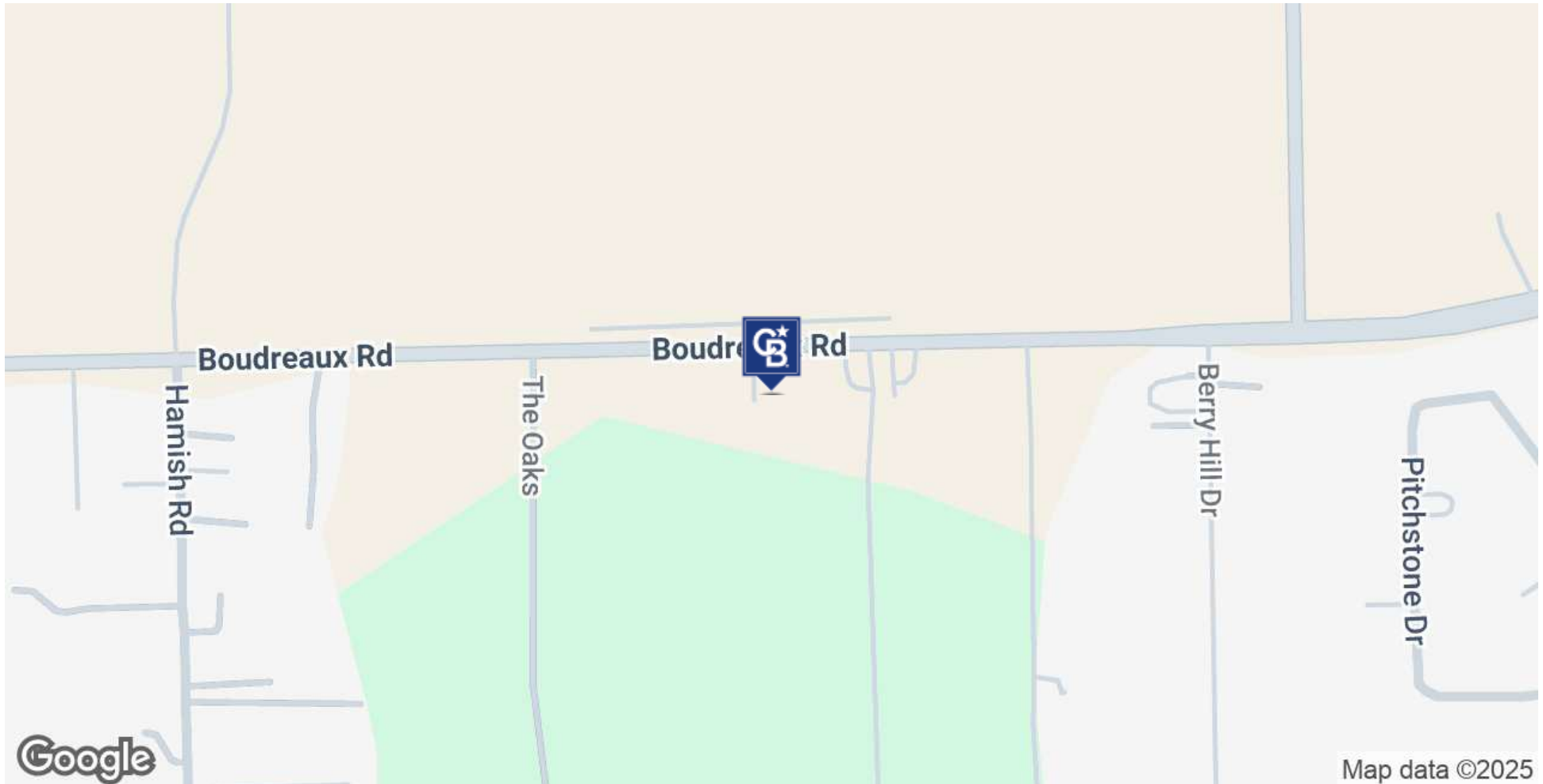
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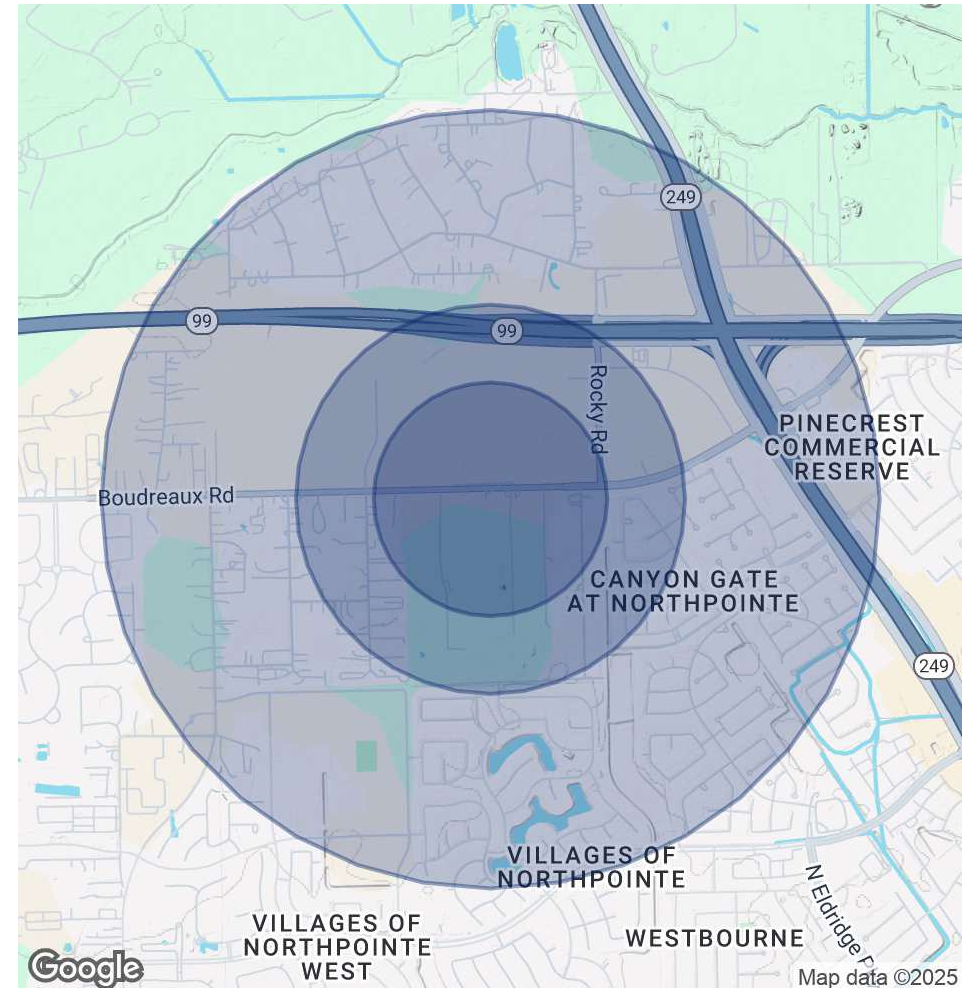
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	414	1,433	6,571
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	452	2,117
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$144,715	\$138,750	\$134,221
Average House Value	\$356,030	\$360,665	\$383,580

Demographics data derived from AlphaMap



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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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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**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.

<b>NRT Texas LLC d/b/a Coldwell Banker Commercial</b>	<b>420132</b>		<b>(972)906-7700</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1  
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