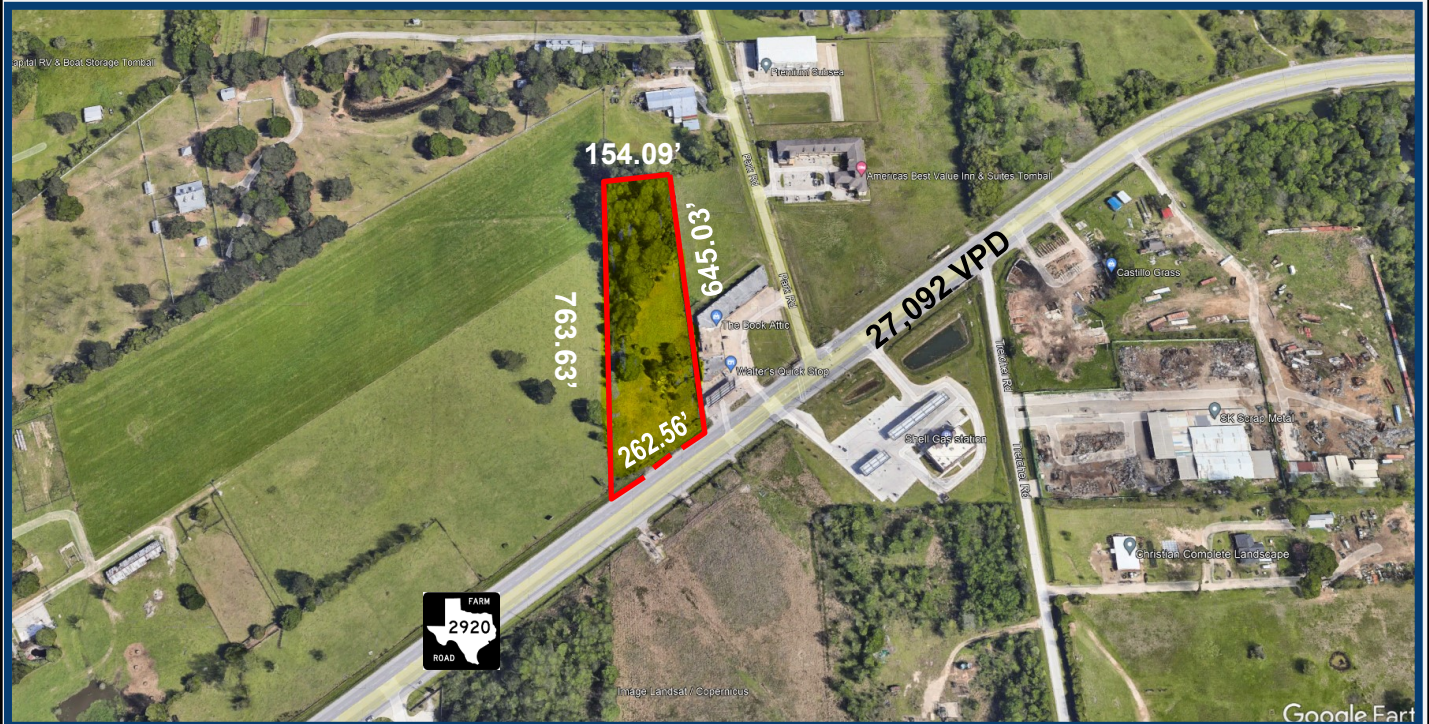


**LAND FOR SALE
PRIME FOR DEVELOPMENT
3.0 Acres**

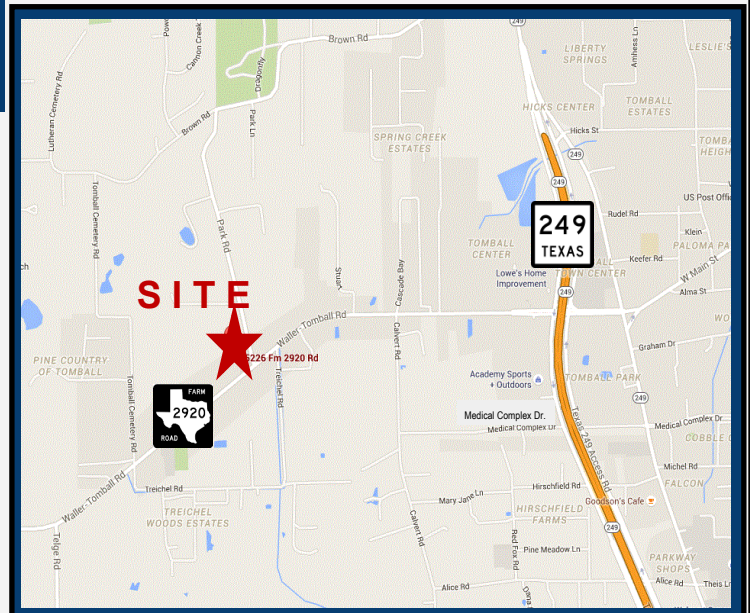
**15226 FM 2920
TOMBALL, TX 77377**



**PROPERTY
INFORMATION**

- **Frontage:** 262.56 feet on FM 2920;
- **Utilities:** Water, sewer & gas available from City of Tomball;
- **Curb Cuts:** Two (2) existing TxDot - approved driveways;
- **Traffic Count:** 27,092 VPD (2023);
- **Floodplain:** Not in 100-year floodplain;
- **Tomball Zoning:** Commercial District.

PRICE: \$7.75 psf - \$1,012,770



Contact Broker For More Information:

Joe Evans
281.955.5535
Joe@evtex.com

Janae Evans
713.621.3999
Janae@evtex.com



Evtex Companies
5100 Westheimer | Ste. 155
Houston, TX 77056
713.621.3999

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

**LAND FOR SALE
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TOMBALL, TX 77377**



**RETAIL IN TOMBALL TOWN CENTER
and SURROUNDING AREAS:**

- | | | |
|---------------------------|-------------------------|--------------------------|
| Academy Sports + Outdoors | Dollar Tree | Office Depot |
| Arby's | Famous Footwear | Panda Express |
| Chase Bank | HES Smokehouse | PetSmart |
| Chick-fil-A | Kohl's | Ross Dress for Less |
| Chili's Grill & Bar | Kroger Signature with | Sonic Drive-In |
| Dairy Queen | Starbuck's | Sport Clips |
| Denny's | Lowe's Home Improvement | Target |
| Discount Tire | Marshalls | Wells Fargo |
| | | Woodforest National Bank |

Travel
Distances: 36 minutes to George Bush Intercontinental Airport/Houston - (28.3 miles)
 60 minutes to William P. Hobby Airport - (47.1 miles)



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