

19105 Mueschke Road

Tomball, Texas 77377 | +/- 12.885 acres | Unrestricted commercial/development land



+/- 12.885 ACRES | UNRESTRICTED COMMERCIAL LAND

A development, investment and buy-and-hold opportunity near Grand Parkway and the projected Juergen Road corridor.

Offering Highlights

- +/- 12.885 acres in Tomball, Texas
- Unrestricted land with commercial and development potential
- Future frontage/access opportunity along the projected Juergen Road thoroughfare
- Minutes to FM 2920, Grand Parkway 99, Highway 290 and Highway 249

Ideal Buyer Profiles

- Multifamily, mixed-use or retail developers
- Industrial/flex, contractor, service or yard users
- Buy-and-hold investors seeking corridor appreciation
- Users seeking unrestricted acreage near active development



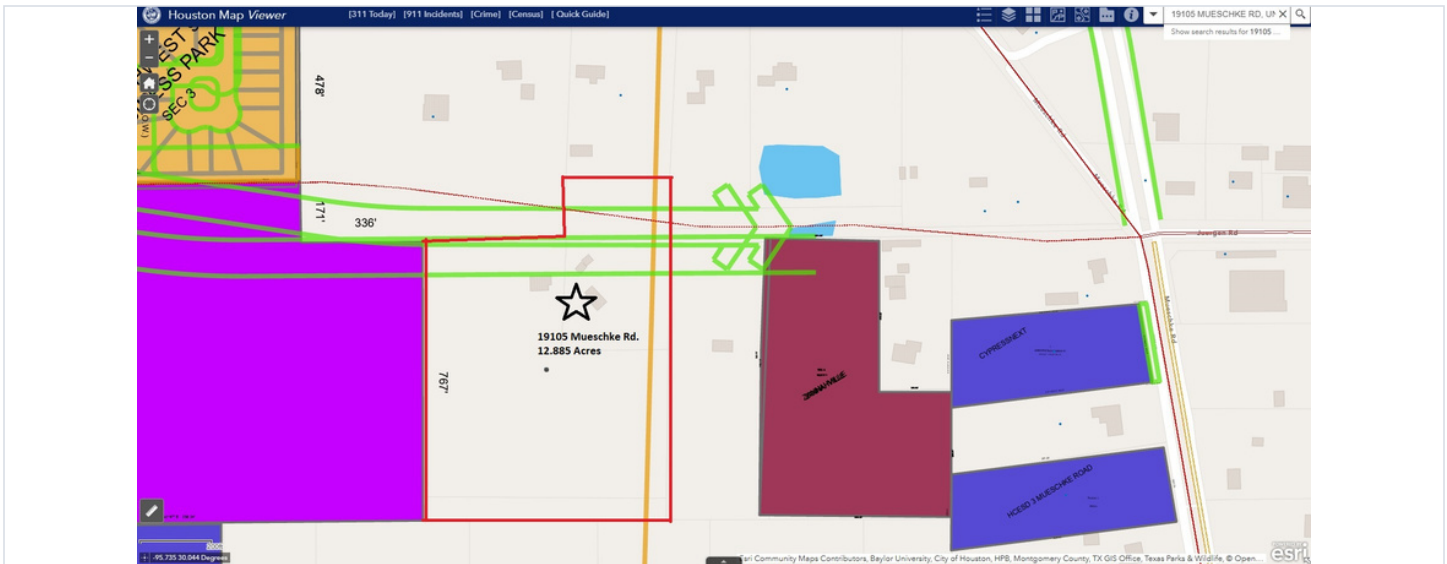
Anita Salazar, REALTOR

RE/MAX Integrity

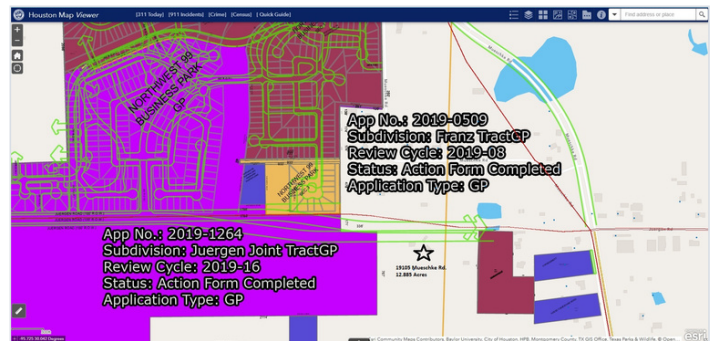
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Site Positioning & Access

Future thoroughfare visibility, major highway access and proximity to active development nodes



Source imagery from current marketing flyer. Future road alignment, access and utility information should be independently verified by buyer.



Access & Connectivity

- Direct positioning near projected Juergen Road thoroughfare
- Quick connection to Grand Parkway 99 and FM 2920
- Regional reach to Highway 290, Highway 249 and the greater NW Houston market
- Near active residential, school, retail and business park growth

Development Considerations

- Unrestricted acreage creates flexibility for multiple commercial concepts
- Near Harris County MUD 441 with potential annexation opportunities
- Utility feasibility supported by nearby development activity
- Buyer should independently verify utilities, approvals, access and final roadway plans

Property Attributes & Investment Potential

Acreage, improvements and flexible use profile for development or long-term land banking



Flexible Site for Near-Term Use or Long-Term Hold

This unrestricted tract offers a rare combination of acreage, location and optionality in a fast-changing Tomball corridor. The property can be evaluated for development, owner-user use, interim income, or a buy-and-hold strategy as surrounding infrastructure and demand continue to mature.

Current Site Features

- Open acreage with existing residential and site improvements
- Existing well, septic and generator reported by seller
- Barn, insulated garage, processing/smokehouse area and pond
- Ag exemption in place per seller; cattle use may support interim holding strategy

Potential Uses

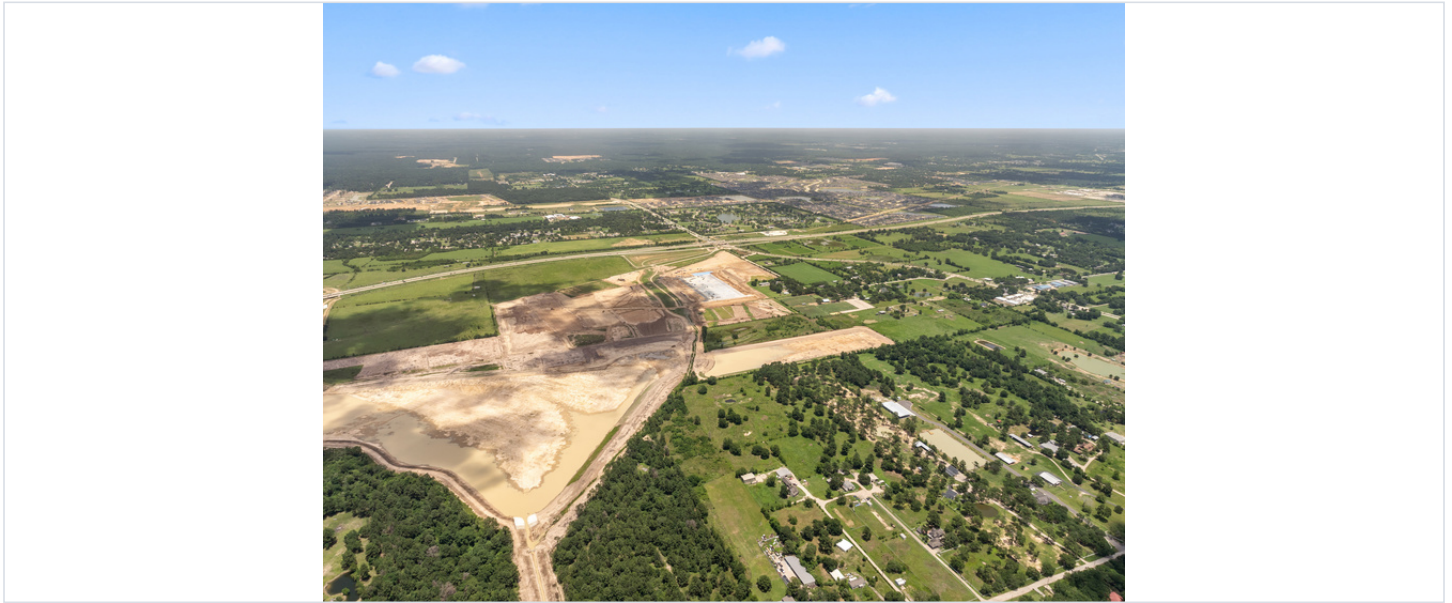
- Multifamily or build-to-rent concept
- Retail, service, mixed-use or pad-site development
- Industrial/flex, contractor yard or storage concept
- Land banking for future corridor appreciation

Why It Stands Out

- Unrestricted tract in a constrained growth corridor
- Future roadway visibility and frontage opportunity
- Near schools, residential growth, retail expansion and business park activity
- Large-acreage position close to key regional highways

Strategic Growth Corridor

NW Harris County location surrounded by education, residential, retail and business park demand drivers



Nearby Demand Drivers

- Juergen Road Education Complex - 205-acre Tomball ISD campus area with Tomball West Elementary and Intermediate Schools nearby.
- Northwest 99 Business Park - 172-acre business park at Mueschke and Grand Parkway with significant industrial/warehouse space planned or underway.
- Tomball ISD Event Center - regional stadium and event venue contributing community activity and destination traffic.

- Residential growth - nearby master-planned and new-home communities including Amira and Redbud support future demand.
- Retail growth - nearby retail anchors and planned retail activity strengthen the commercial corridor.
- Investor takeaway - rare unrestricted acreage in the path of infrastructure, rooftops and business growth.

Developer / Investor Takeaway

19105 Mueschke Road offers an exceptional land position for developers, investors and buy-and-hold buyers seeking a flexible, unrestricted tract within a rapidly expanding Tomball corridor. The site benefits from acreage, corridor growth, future roadway potential and proximity to major transportation routes.



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