

FOR SALE

±18.7 ACRES DEVELOPMENT OPPORTUNITY

0 LUTHERAN CHURCH RD

Tomball, TX 77377

PRESENTED BY:

ROBERT WHITAKER

Senior Advisor

O: 281.367.2220 x154

JOE BURKE MBA, USMC-RETIRED

Senior Advisor

O: 281.367.2220 x153





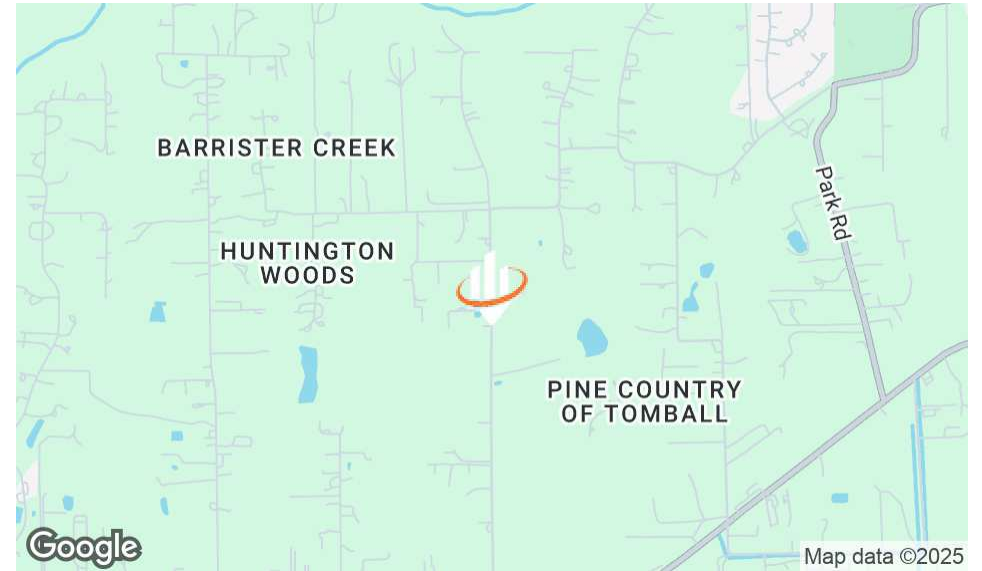
PROPERTY HIGHLIGHTS

- Beautiful development tract only 2 miles west of SH 242
- Rectangular shaped tract
- Quick access to FM 2920, Grand Parkway & SH 249
- Outside of Tomball city limits
- Future widening of Lutheran Church Rd
- Will divide
- Located west of Tomball with strong single family growth and commercial development nearby

ROBERT WHITAKER
Senior Advisor
O: 281.367.2220 x154

JOE BURKE MBA, USMC-RETIRED
Senior Advisor
O: 281.367.2220 x153

±18.7 ACRES LUTHERAN CHURCH RD



OFFERING SUMMARY

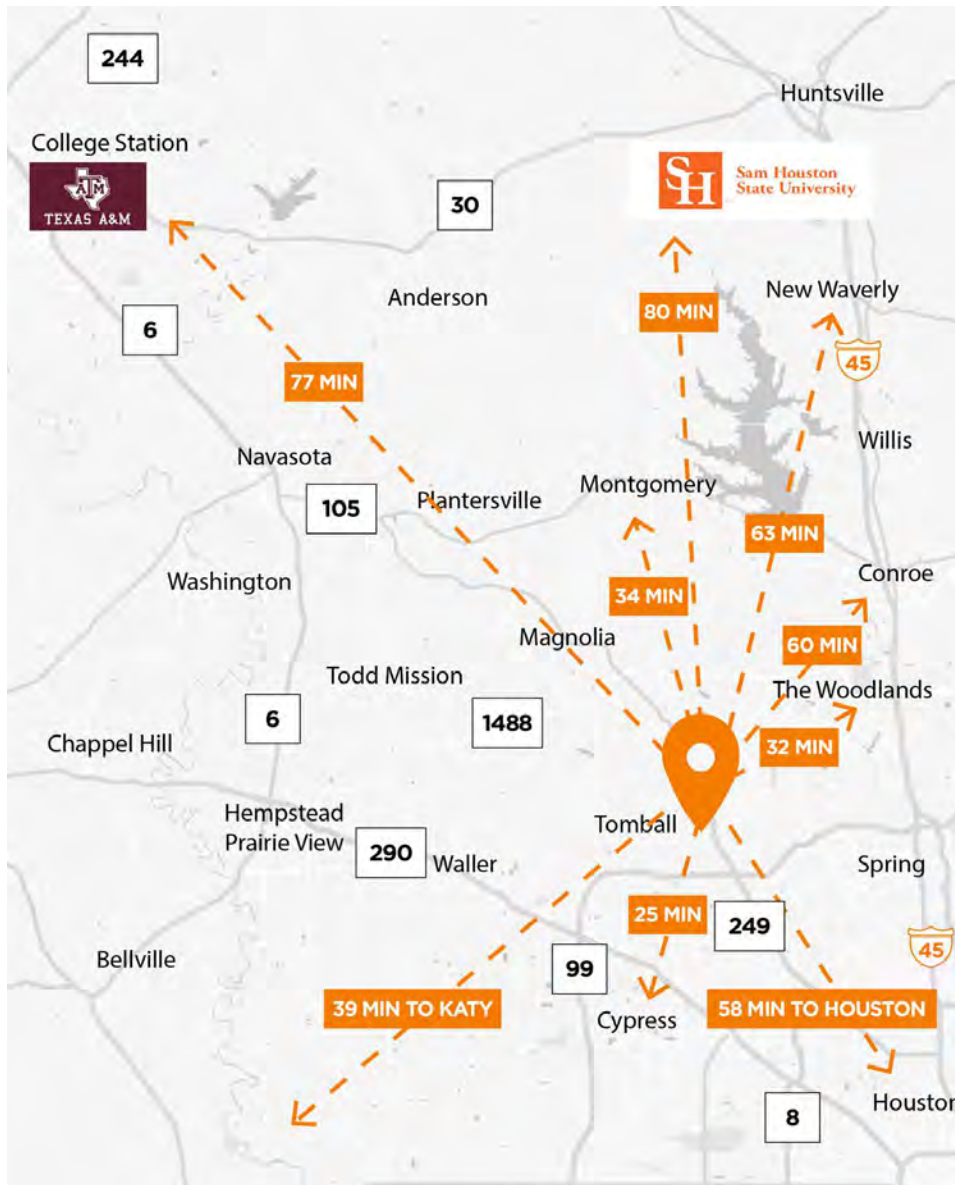
SALE PRICE:	\$5,498,361
LOT SIZE:	±18.7 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	504	17,015	71,052
TOTAL DAYTIME POPULATION	437	21,939	65,64
AVG HOUSEHOLD INCOME	\$132,693	\$122,708	\$125,074



ROBERT WHITAKER
Senior Advisor
O: 281.367.2220 x154

JOE BURKE MBA, USMC-RETIRED
Senior Advisor
O: 281.367.2220 x153



TOMBALL MARKET OVERVIEW

Tomball, Texas, located less than 30 miles northwest of Houston, has emerged as a premier business destination by blending economic opportunity with small-town charm. Advanced infrastructure, a business-friendly mindset, quality education, and hospitable quality of life drive Tomball's sustained growth. With roots as a railroad hub in the early 1900's, Tomball has become a modern destination for business and commerce.

Tomball is home to more than 1,500 businesses and nearly 14,000 employees. Companies from all over the globe have located in Tomball, and for good reason. From headquarters to manufacturing, Tomball's business-friendly approach, dynamic economy, and cost advantages attract companies large and small. From headquarters to manufacturing, Tomball's business-friendly approach, dynamic economy, and cost advantages attract companies large and small.

Thanks to improved accessibility and an advancing economic environment, Tomball is steadily growing. Tomball's population is expected to expand from around 12,000 to more than 20,000 by 2030. Including the area immediately surrounding Tomball, population is expected to crest above 100,000 within five years.

Tomball's growing population will help serve the booming Tomball economy by inserting more qualified talent into an already capable workforce. The Tomball Economic Development Corporation has a strategic commitment to develop and maintain a talented, robust workforce within Tomball. Working with stakeholders like the Tomball Independent School District and Lone Star College-Tomball, the TEDC provides opportunities to attract premium talent to Tomball businesses.

ROBERT WHITAKER
Senior Advisor
O: 281.367.2220 x154

JOE BURKE MBA, USMC-RETIRED
Senior Advisor
O: 281.367.2220 x153



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.

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