



OFFERING MEMORANDUM

**19.974 ACRES - 21821 FM 2920 ROAD**

Hockley, Texas 77447

Marcus & Millichap



# OVERVIEW AND HIGHLIGHTS

## 21821 FM 2920 ROAD

Marcus & Millichap is pleased to offer for sale the land development opportunity located at 21821 Farm to Market 2920 in Hockley, Texas. This 19.974-acre development site is located in the heart of one of Greater Houston's fastest-growing submarkets. The site offers more than 477 feet of frontage along Farm to Market Road 2920. As suburban expansion from Cypress, Tomball, and Waller continues to push westward along the U.S. 290 corridor, FM 2920 has emerged as a critical east-west arterial road linking major residential, industrial, and infrastructure growth nodes. The broader Hockley submarket has become a strategic focal point for development in northwest Harris County, driven by its proximity to U.S. 290 and SH 99 (Grand Parkway). Nearby residential projects and the municipal growth of Waller have further accelerated developer interest, with national homebuilders and commercial developers actively acquiring land west of Cypress. The area also benefits from major employment drivers like Daikin's 4-million-square-foot manufacturing facility, and ongoing industrial growth in Waller and Prairie View, positioning Hockley as an increasingly desirable destination for commuters and logistics professionals.

PROPERTY SIZE	19.974 acres
PRICE	Call Broker for Pricing
SCHOOL	Waller ISD
FLOODPLAIN	None
UTILITIES	HMW SUD for water. Sewer TBD
FRONTAGE	477.31' on FM 2920
DETENTION	To Be Determined
EASEMENTS	None



DEMOGRAPHICS	2	5	10
Residential Count	7,052	51,047	262,469
Avg HH Income	\$132,875	\$141,183	\$144,438
2023-2028 Projected Growth	1,759	6,543	25,844

## FOR MORE INFORMATION CONTACT:

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**SORELLA**

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CITY OF TOMBALL



CIRCLE K

FM 2920 ROAD

FUTURE  
SINGLE-FAMILY  
DEVELOPMENT

SITE

MASON ROAD



CYPRESS  
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**LGI**  
HOMES®  
BAUER LANDING



ROBERTS  
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ROAD



**SORELLA**  
JDC | Johnson  
DEVELOPMENT  
CORP.



STARWOOD  
LAND  
**CYPRESS  
GREEN**

FM 2920 ROAD

MASON ROAD



SITE

FUTURE  
SINGLE-FAMILY  
DEVELOPMENT





MASON ROAD

FM 2920 ROAD

ROBERTS CEMETERY ROAD

SITE

FUTURE  
SINGLE-FAMILY  
DEVELOPMENT



**D·R·HORTON®**  
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DEVELOPMENT



MASON ROAD

FM 2920 ROAD

ROBERTS CEMETERY ROAD





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## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers.

All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID ZAG0040187

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**

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## Information About Brokerage Services

2-10-2025

*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. **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:**
  - 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.

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