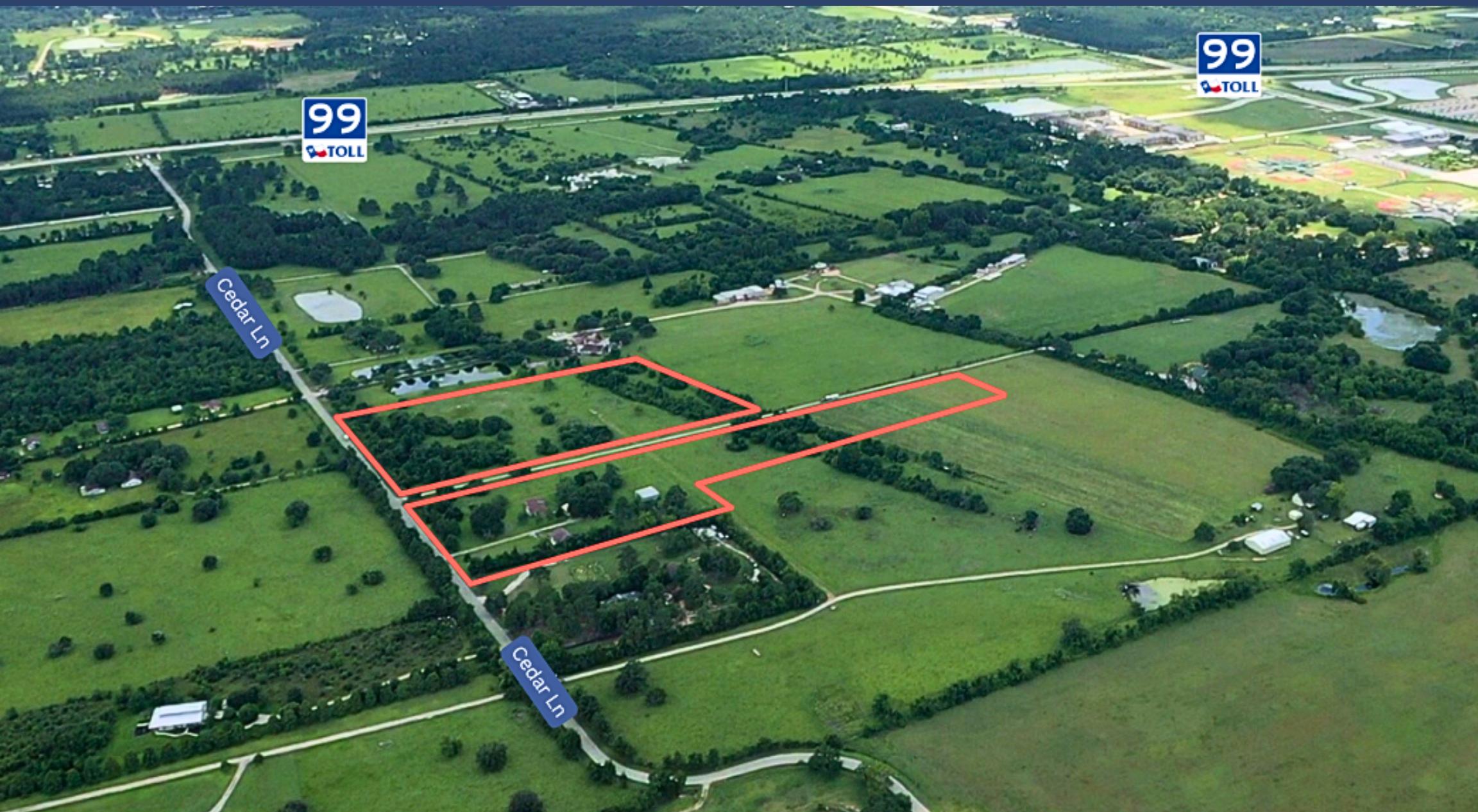


20131 & 20133 Cedar Lane, Tomball, TX 77377

Land | ±21.06 AC

Executive Summary



**CARLOS
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Broker

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 **RIVERFLOW**
COMMERCIAL PROPERTIES
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THE OFFERING

An exceptional opportunity to acquire 21.06 acres located off Cedar Lane near the City of Tomball. This substantial tract presents outstanding potential for residential subdivision or industrial development. Positioned within one of Northwest Houston's most rapidly expanding corridors, the property benefits from strategic access and strong surrounding growth dynamics.

The site is situated approximately 1.2 miles from TX-99 (The Grand Parkway), a major east-west regional connector, and 5.1 miles from SH-249 (Tomball Parkway), providing primary north-south access into Houston. The location also offers convenient access to FM 2920, as well as proximity to established retail centers and area schools.

PROPERTY HIGHLIGHTS

- ±21.06 AC of land in Tomball, TX
- Located just minutes from Grand Parkway (99), FM 2920, and SH 249
- Strong residential and commercial growth in surrounding area
- Mostly cleared and level terrain – ready for development
- Outside of flood hazard area
- No Zoning - Unrestricted
- Ideal for residential, mixed-use, or agricultural investment
- Electricity, water well, and septic available on tract II & III
- Situated in Harris County with access to Tomball ISD schools

ASSET PROFILE

Sales Price	Price Upon Request
Property Type	Residential and Commercial Land
Total Lot Size	±21.06 AC

DEMOGRAPHIC SUMMARY

Radius	1 Mile	5 Mile	10 mile
Population			
2029 Projection	370	82,471	494,330
2024 Estimate	350	79,733	471,946
2020 Census	281	80,355	464,915
2024 Population by Hispanic Origin			
White	129	20,678	124,735
	56.29%	60.81%	55.89%
Black	11	5,516	43,965
	3.14%	6.92%	9.32%
Am. Indian & Alaskan	7	697	4,021
	2.00%	0.87%	0.85%
Asian	5	5,702	41,856
	1.43%	7.15%	8.87%
Other	129	19,288	117,993
	36.86%	24.19%	25.00%
2024 Avg Household Income	\$121,917	\$123,034	\$128,254



Traffic Count Report

Collection Street	Cross Street	Traffic Volume
Cedar Ln	FM 2920 Rd N	463
Cypress Rosehill Rd	Burkhardt Rd NW	8,904
Kobs Rd	FM 2920 Rd S	765
Lutheran Church Rd	FM 2920 Rd S	2,293
FM 2920 Rd	Telge Rd E	23,403
Telge Rd	FM 2920 Rd N	8,698

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