

# 20.97 ACRES FOR SALE - FM 2978 & HUFSMITH RD

FM 2978 & HUFSMITH RD TOMBALL, TX 77357



Demographics	1 MILE	5 MILE	10 MILE
Population	1,608	124,257	536,224
Daytime Population	737	30,892	186,129
AVG HH Income	192,222	149,001	134,910
Households	577	42,153	192,242

**Price:**

**Uses:**

**Flood Plain:**

**School District:**

**MUD District:**

Call for Pricing  
Retail / Restaurants  
Multifamily / Industrial  
Not in any flood plain  
Tomball ISD  
Possible Annexation by  
MUD 480

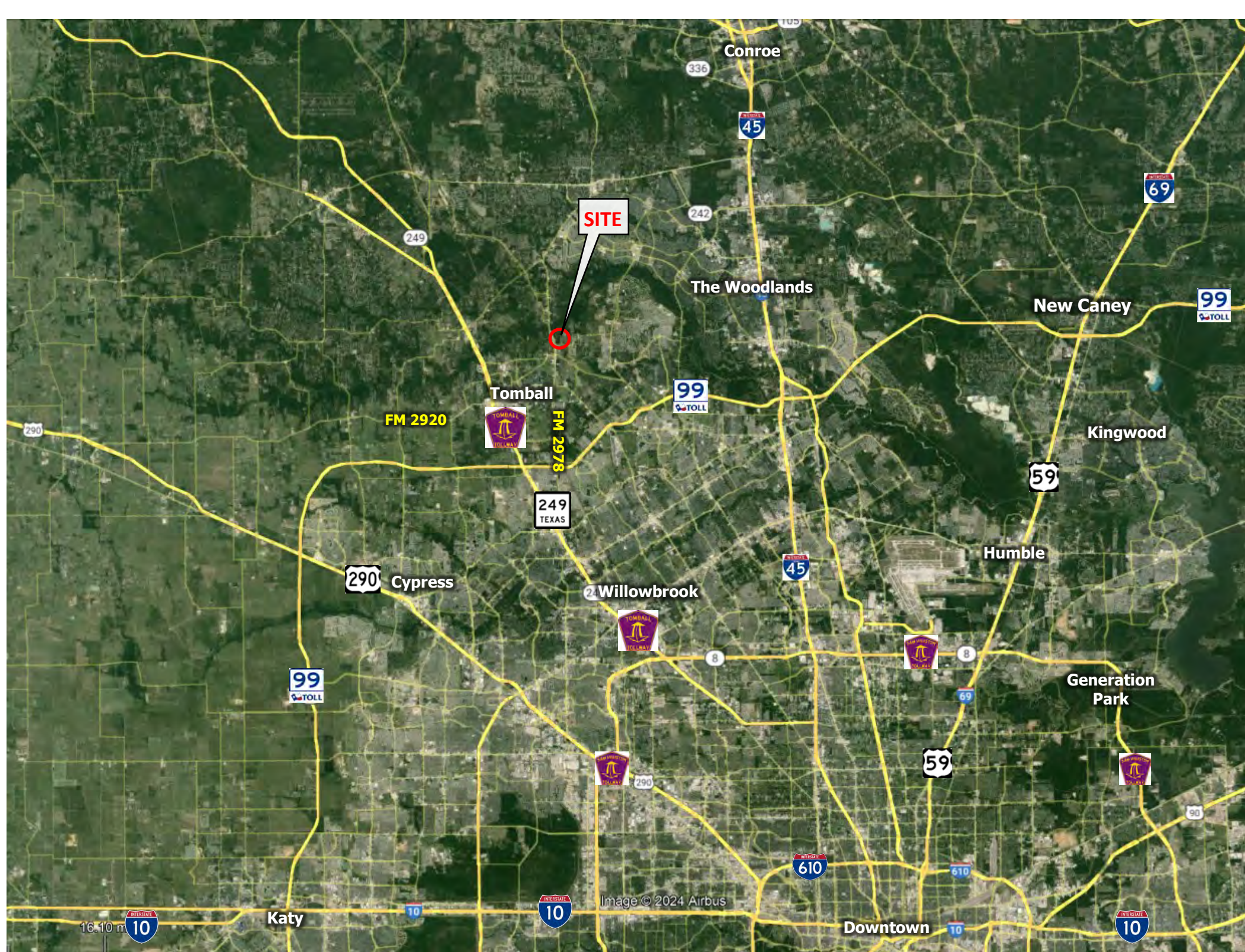
**CHODROW**  
REALTY ADVISORS

**Alan Chodrow**  
832.741.7553  
achodrow@chodrowrealty.com

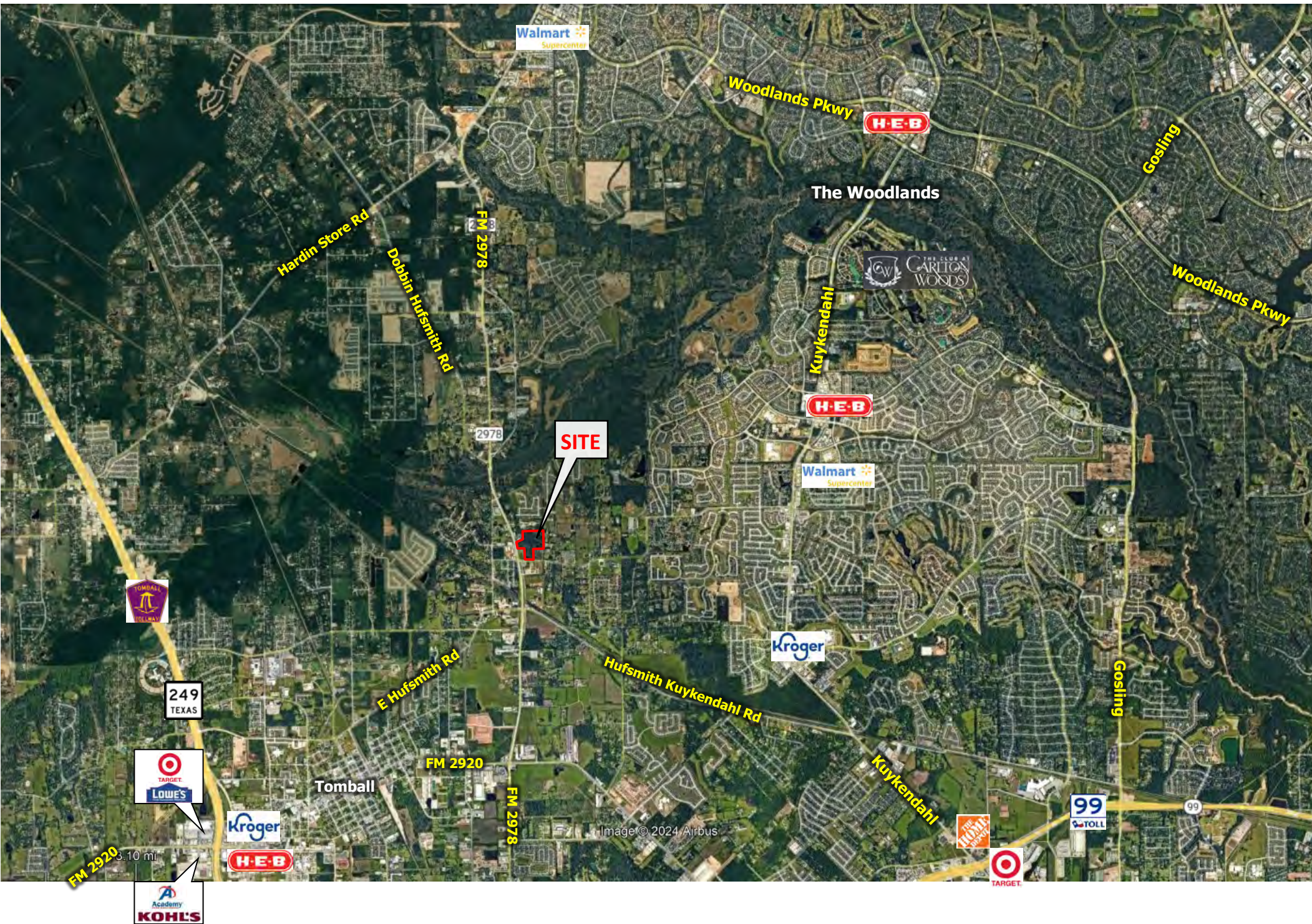
**Eric Rozelle**  
832.212.3051  
eric@chodrowrealty.com

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Village at Spring Creek

SPORTS BAR

Creekside Plaza

SPRING CREEK FELLOWSHIP

Boggs Rd

Grove Landing

S & T ASSOCIATES CPAS LLC

ASSOCIATED STEEL FABRICATORS, INC.

SITE

NXTUP

Spring Nursery Landscape

893.58'

670.38' Boggs Rd

Retail / Office / Industrial / Warehouses

EXXON

327' FM 2978

411.62'

Hufsmith Rd

12,563 VPD

Shell

25,125 VPD

297 KMR EQUESTRIAN

Stanolind Rd

ACC American Communications Construction

COMBI-LET DEPOT

Hufsmith Kuykendahl Rd

Image © 2024 Airbus

2579 ft



North

Village at Spring Creek

SPORTS BAR

Creeside Plaza

SPRING CREEK  
FELLOWSHIP

S & T ASSOCIATES  
CPAS LLC

Grove Landing

ASSOCIATED STEEL FABRICATORS, INC.

NXTUP  
*Attitude & Performance*

Spring  
Nursery  
& Landscape

327'

893.58'

670.38'

Retail /  
Office /  
Industrial /  
Warehouses

EXXON

FM 2978

411.62'

Hufsmith Rd

12,563 VPD

25,125 VPD

Shell





Grove Landing

ASSOCIATED STEEL FABRICATORS, INC.

NXTUP  
*Wood & Performance*

Spring  
Nursery  
& Landscape

893.58'

670.38'

Bogs Rd

327'

411.62'

12,563 VPD

Retail /  
Office /  
Industrial /  
Warehouses

EXXON

FM 2978

Hufsmith Rd

Shell

25,125 VPD



East

670.38'

Bogs Rd

893.58'

12,563 VPD  
411.62'

Hufsmith Rd

Spring  
Nursery  
& Landscape

327'

FM 2978

Retail / Office / Industrial / Warehouses

EXXON







Bogs Rd

12,563 VPD

Hufsmith Rd

411.62'

25,125 VPD



FM 2978

327'

670.38'

893.58'

Spring  
Nursery  
& Landscape

NXTUP  
Offroad & Performance







West

Retail / Office / Industrial / Warehouses

EXXON

Spring  
Nursery  
&  
Landscape

NXTUP  
*Efficient & Performance*

25,125 VPD

FM 2978



Hufsmith Rd

12,563 VPD

411.62'

327'

893.58'

670.38'

Bogs Rd





Grove Landing

ASSOCIATED STEEL FABRICATORS, INC.

Spring  
Nursery  
&  
Landscape

893.58'

670.38'

Bogs Rd

327'

411.62'

FM 2978

12,563 VPD

Hufsmith Rd



EXXON





## Information About Brokerage Services

Texas law requires all real estate licensees 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.

#### Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Alan Chodrow</b>	<b>391428</b>	<b>achodrow@chodrowrealty.com</b>	<b>(832)741-7553</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Eric Rozelle</b>	<b>551585</b>	<b>eric@chodrowrealty.com</b>	<b>(832)212-3051</b>
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

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date