

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:

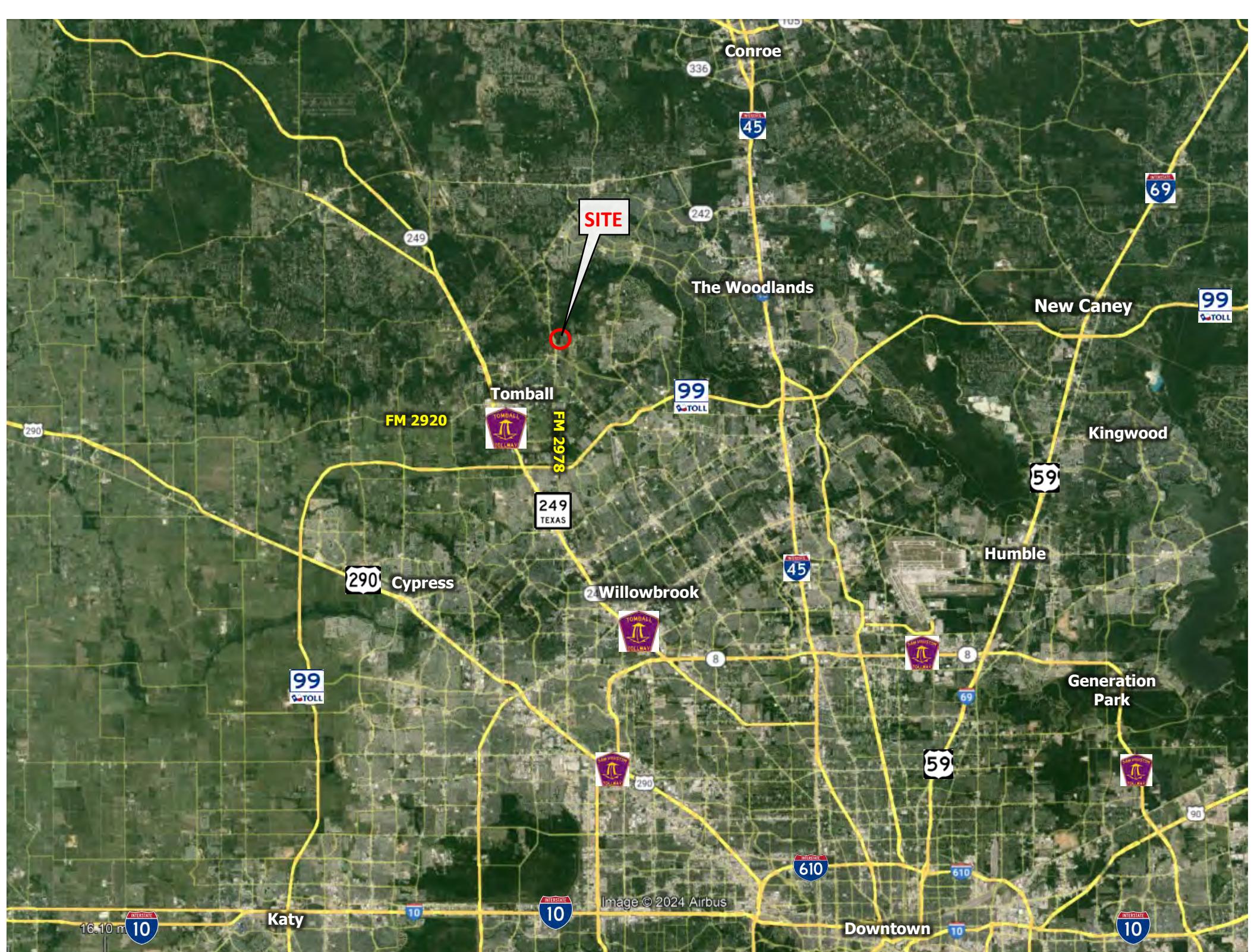
Call for Pricing
Retail / Restaurants
Multifamily / Industrial
Not in any flood plain
Tomball ISD
Possible Annexation by
MUD 480

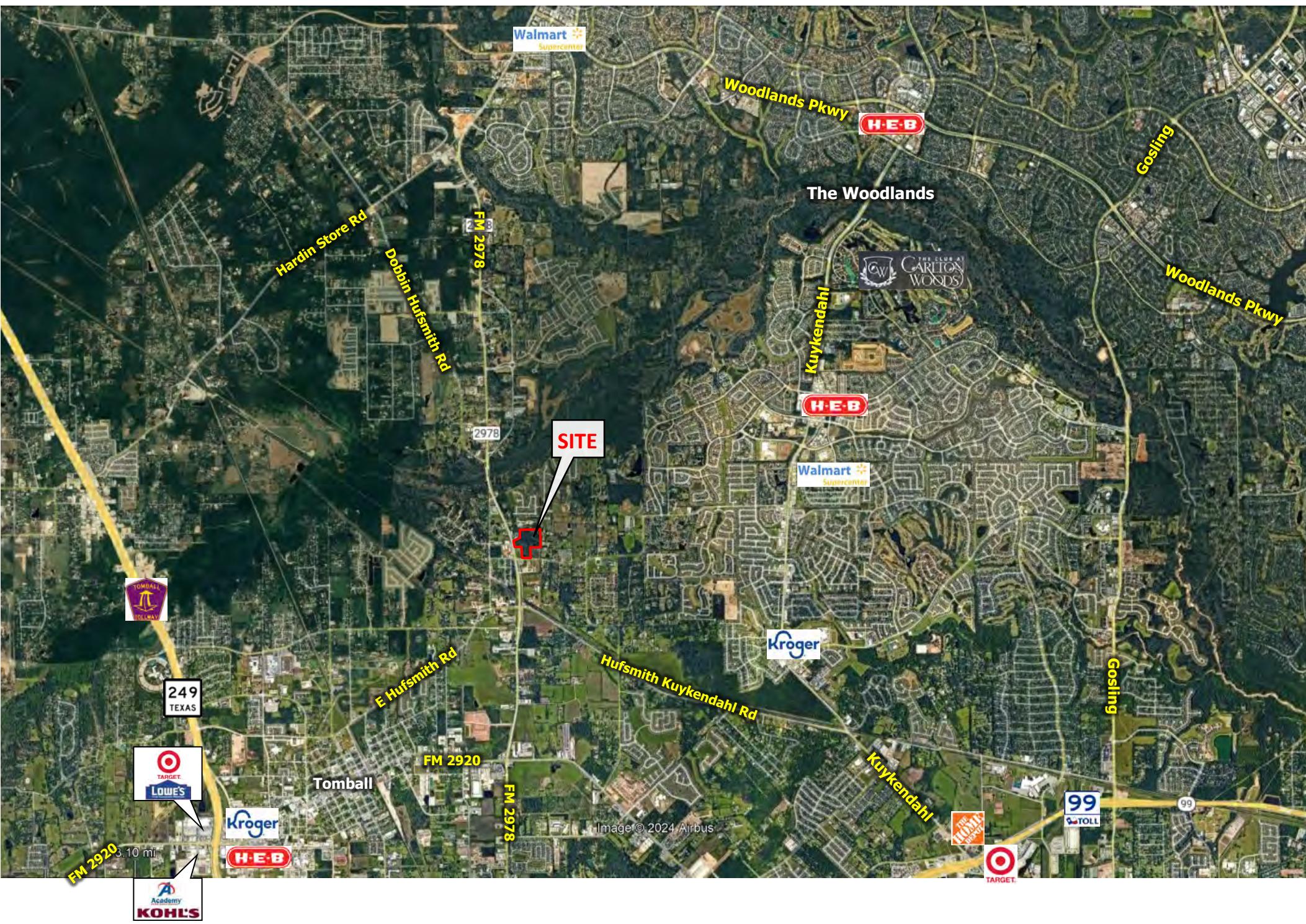
CHODROW
REALTY ADVISORS

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North

Village at Spring Creek

SPORTS BAR

Creekside Plaza

SPRING CREEK
FELLOWSHIP

Retail /
Office /
Industrial /
Warehouses

EXON

25,125 VPD

FM 2978

S & T ASSOCIATES
CPAs LLC

Grove Landing

ASSOCIATED STEEL FABRICATORS, INC.

NXT UP
Momentum & Performance

Spring
Nursery
& Landscape

327'

893.58'

670.38'

411.62'

12,563 VPD

Hufsmith Rd



Grove Landing

ASSOCIATED STEEL FABRICATORS, INC.

NXT UP
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Nursery &
Landscape

Retail /
Office /
Industrial /
Warehouses

893.58'

670.38'

327'

411.62'

12,563 VPD

Hufsmith Rd

25,125 VPD

FM 2978

EXON

Shell

Bogs Rd

East

893.58'

670.38'

327'

Bogs Rd

12,553 VPD

411.62'

Hufsmith Rd

FM 2978

EXON

Retail / Office / Industrial / Warehouses







West

Retail / Office / Industrial / Warehouses

25,125 VPD

FM 2978



EXON

411.62'

327'

Spring
Nursery
& Landscape

NXT UP
Offroad & Performance

893.58'

670.38'

Hufsmith Rd

12,563 VPD

Bogs Rd

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12,563 VPD

Hufsmith Rd



EXON



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

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Designated Broker of Firm	License No.	Email	Phone
Eric Rozelle	551585	eric@chodrowrealty.com	(832)212-3051
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

IABS 1-0 Date

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