

PROPERTY AVAILABLE FOR SALE

16515 FM 2920, Tomball, TX 77377



Price:	Call for Pricing
Lot Size:	6.2 Acres—270,072 SF
Flood Plain:	Not in 100-yr or 500-yr
Traffic Count:	22,490 VPD ('22)
Frontage:	+/-500'
Access:	2.5 Miles to SH 249 2.5 Miles to Grand Pkwy
School District:	Tomball ISD
Utilities:	Well & Septic (City of Tomball Utilities Potentially Available)

CHODROW
REALTY ADVISORS

Alan Chodrow
832.741.7553
achodrow@chodrowrealty.com

Eric Rozelle
832.212.3051
eric@chodrowrealty.com

The information contained herein was obtained from sources believed reliable. Chodrow Realty Advisors makes no guarantees, warranties, or representations as to the accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawals, without notice.



SITE

FM 2920

**Tomball ISD Stadium
+/- 10,000
Seat Capacity**

**Future
H-E-B**

Cedar Ln

FM 2920

Telge Rd

**99
TOLL**

**Target
Lowe's**

Kroger

H-E-B

**Academy
Kohl's**

**Tomball
Tollway**

Tomball

FM 2920

FM 2978

249

Boudreaux Rd

**99
TOLL**

**Interchange 249
Industrial Development**

**FLOOR
DECOR**

**249
TEXAS**

**REGAL
CINEMAS**

Northpointe Blvd

**Tomball
Memorial HS**

**Tomball
Tollway**

Spring Cypress Rd

Kohrville

Louetta Rd

Huffmeister Rd

Grant Rd

Telge Dr

H-E-B

Grand Pines Rd

Mueschke Rd

Mueschke Rd

Decker Prairie Rosehill Rd

Cypress Rosehill Rd

Cypress Rosehill Rd

Grant Rd

Telge Rd

Grant Rd

290

**60 HOUSTON
PREMIUM OUTLETS**

Academy

H-E-B

Kroger



Telge Rd

Demographics	1 MILE	3 MILE	5 MILE
Population	716	12,002	60,699
Daytime Population	787	7,915	21,029
AVG HH Income	109,777	109,047	110,451
Households	257	4,370	21,240

4.489 Ac Available

SUBJECT PROPERTY

Krahn Ln

Parker Rd

FM 2920

Krahn Ln

4.489 Ac
Available

SUBJECT
PROPERTY

Parker Rd

FM 2920





Telge Rd



Krahn Ln

SUBJECT
PROPERTY

4.489 Ac
Available

Parker Rd

FM 2920

Cypress Rosehill Rd

Cedar Ln

Southwinds Baptist Church



Westpoint
Business Park

DRILEX

Parker Rd

4.489 Ac
Available

SUBJECT
PROPERTY

FM 2920

Krahn Ln



Westpoint
Business Park

DRILEX

16402
Business Park

FM 2920

Parker Rd

SUBJECT
PROPERTY

Krahn Ln

4.489 Ac
Available



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
Alan Chodrow	391428	achodrow@chodrowrealty.com	(832)741-7553
Designated Broker of Firm	License No.	Email	Phone
Eric Rozelle	551185	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

Chodrow Realty Advisors, 3336 Richmond, Suite 302 Houston TX 77098
Alan Chodrow

Phone: 713.630.0606 Fax: 713.630.0680

IABS 1-0 Date
2425 Town Center

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com