

**0 FM 2920
TOMBALL, TX 77377**

5.0002 AC - FOR SALE



Commercial Land For Sale

**CONTACT AGENT:
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**PROXIMITY
COMMERCIAL ADVISORS**

PROXCOMM.NET
FOCUSED ON DELIVERING SOLUTIONS

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Property has access to utilities provided by the City of Tomball. Availability of municipal utilities represents a significant advantage compared to competing properties in the area.

HIGHLIGHTS

- PRIME COMMERCIAL LAND OPPORTUNITY ALONG FM 2920 IN TOMBALL, TX
- HIGH-VISIBILITY SITE WITH DIRECT FRONTAGE ON A MAJOR EAST-WEST CORRIDOR
- LOCATED IN A RAPID-GROWTH AREA OF NORTHWEST HOUSTON
- CONVENIENT ACCESS TO HIGHWAY 249, AND GRAND PARKWAY (SH 99)
- SURROUNDED BY EXPANDING RESIDENTIAL AND COMMERCIAL DEVELOPMENT
- FLEXIBLE DEVELOPMENT POTENTIAL WITH UNRESTRICTED USE (BUYER TO VERIFY)
- IDEAL FOR RETAIL, INDUSTRIAL, OFFICE, OR SERVICE-ORIENTED USERS
- STRONG TRAFFIC EXPOSURE SUPPORTING COMMERCIAL VIABILITY
- POSITIONED IN A HIGH-DEMAND CORRIDOR WITH CONTINUED POPULATION GROWTH
- EXCELLENT OPPORTUNITY FOR INVESTORS AND DEVELOPERS SEEKING APPRECIATION POTENTIAL

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