

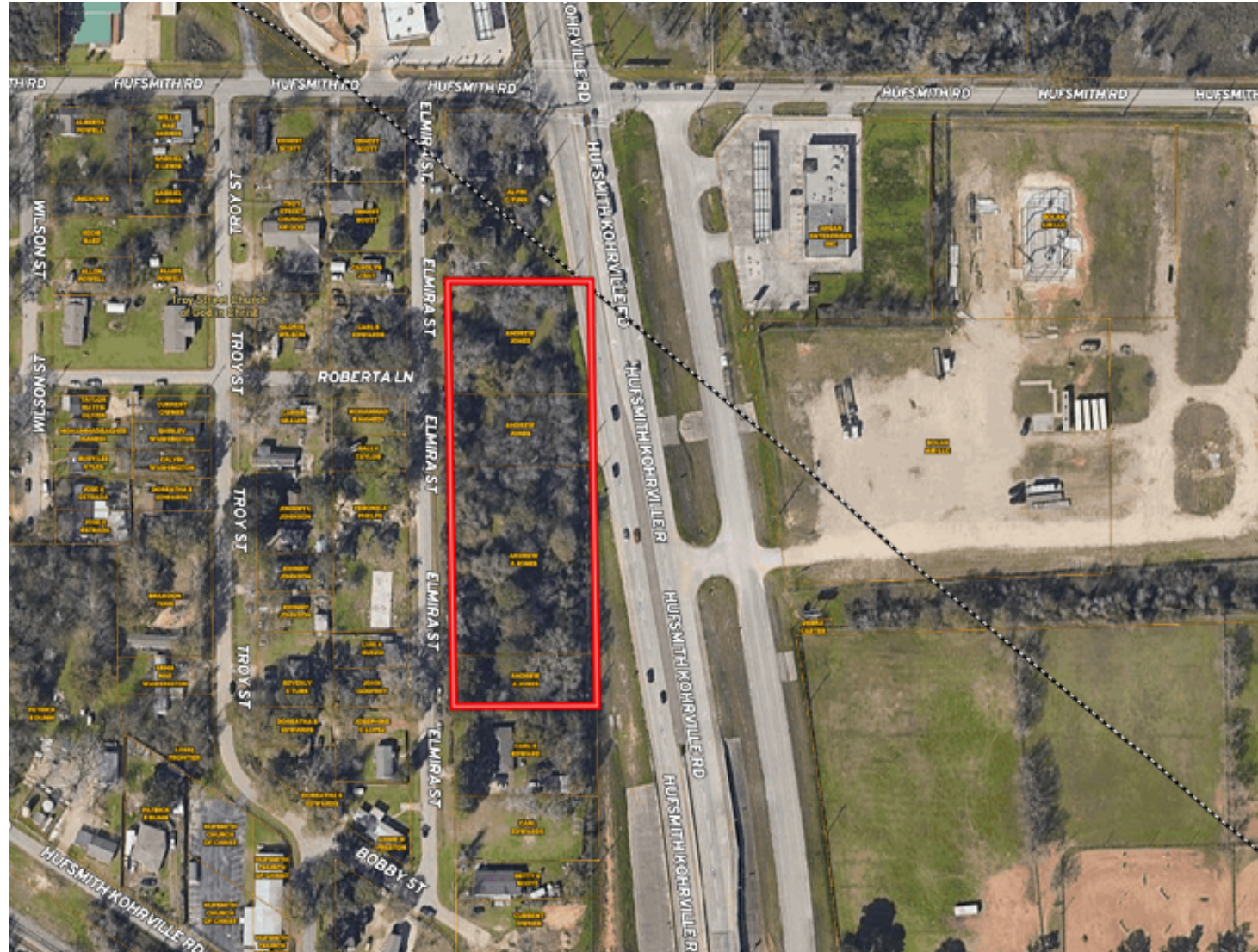
## 24902 ELMIRA STREET TOMBALL TX 77375

Tucked just beyond the bustling Tomball city limits, this unrestricted 2.5-acre assemblage is your gateway to limitless potential. With frontage on FM 2978, a curb cut already in place, and direct access to Houston's fastest-growing corridors, this isn't just land — it's leverage.

Comprising 4 strategically positioned tracts, including a residential structure and level, wooded terrain, this site is primed for transformation. Whether you're imagining a bold new retail flex concept, a high-yield industrial development, or a next-gen owner-occupied compound, this site bends to

### HIGHLIGHTS

- No zoning. No restrictions. Just opportunity.
- Public water available (via HOE WSC) | Well & septic currently on site
- Outside the 500-year floodplain — less red tape, more buildable land
- Clean topography | Easy site work | High efficiency development
- 2.50 Acres of pure potential in one of Houston's most desirable suburban growth markets



**PATRICK BUCKHOFF, CCIM**

PRINCIPAL & BROKER ASSOCIATE

O: (281) 686-9445

C: (832) 560-2100

Patrick@commercialspacehouston.com

587831, Texas

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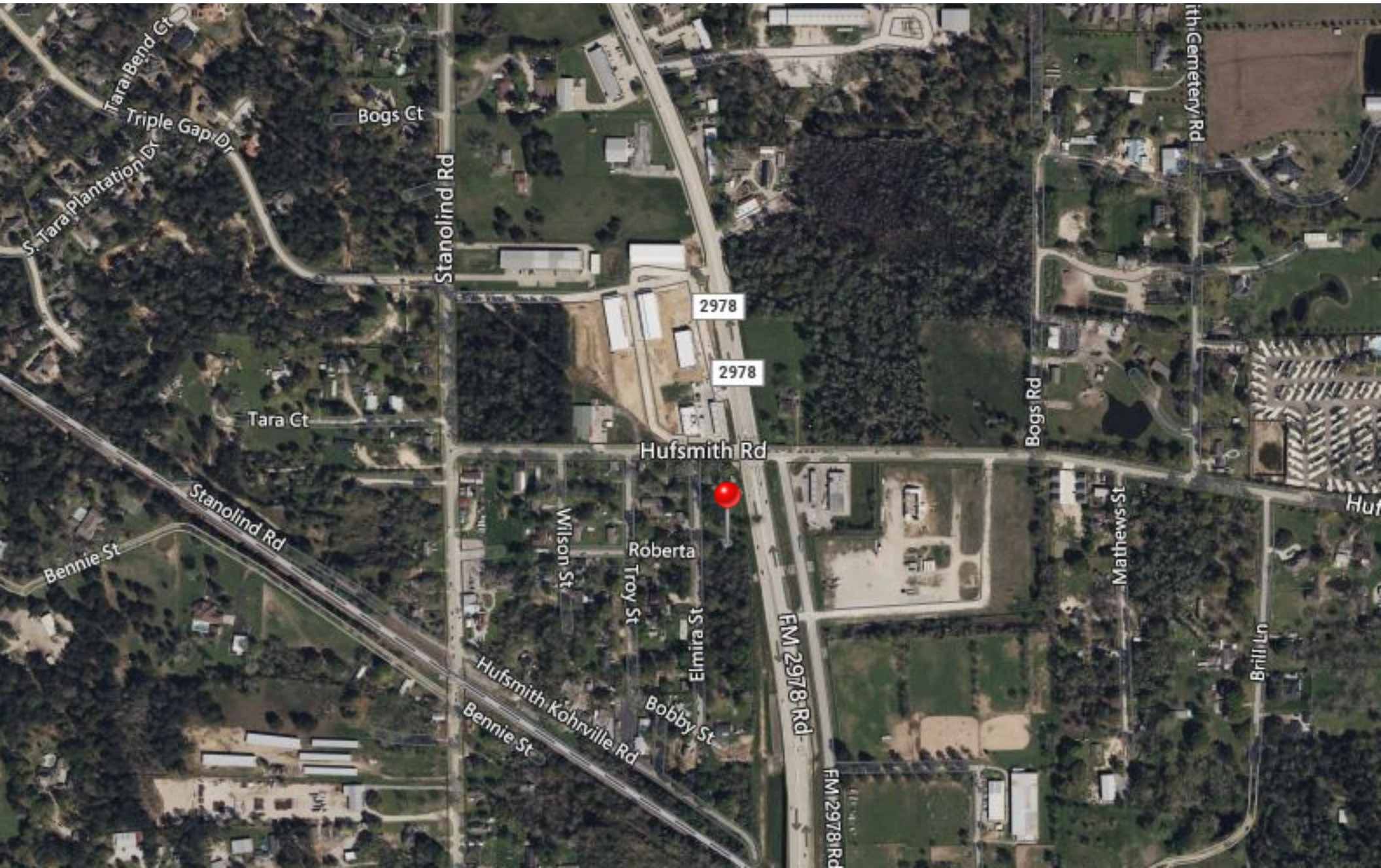
23309 Kuykendahl Road  
Tomball, TX 77375

## PROPERTY PHOTOS



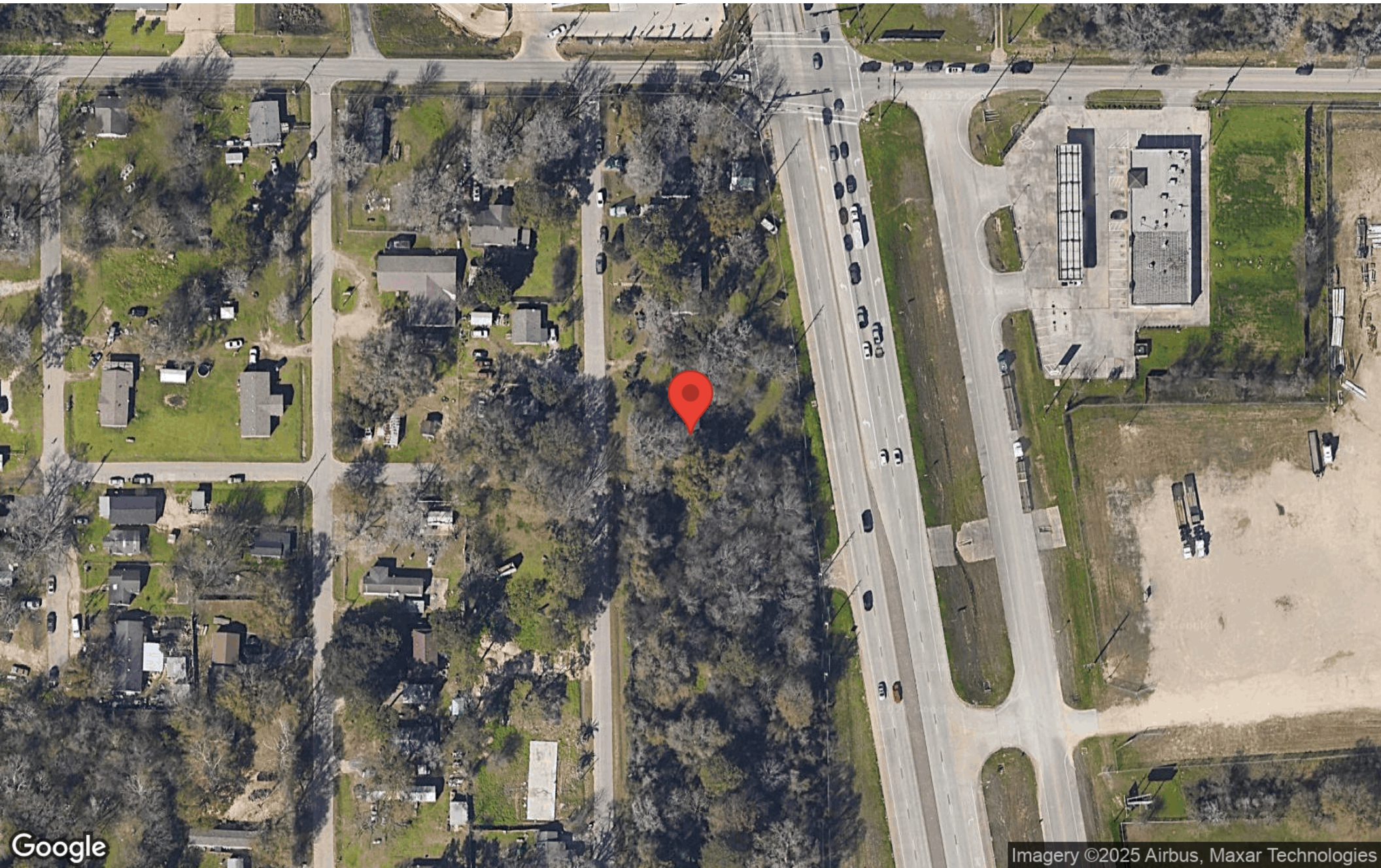


## PROPERTY PHOTOS





## AERIAL MAP





# Demographic Summary

24902 Elmira St, Tomball, Texas, 77375 (1 mile)  
24902 Elmira St, Tomball, Texas, 77375  
Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri  
Latitude: 30.12386  
Longitude: -95.59322

## DEMOGRAPHIC SUMMARY

24902 Elmira St, Tomball, Texas, 77375  
Ring of 1 mile

### KEY FACTS

1,530

Population



501

Households

38.5

Median Age

\$76,580

Median Disposable Income

### EDUCATION

2.5%

No High School Diploma



20.6%

High School Graduate



32.5%

Some College/  
Associate's Degree



44.4%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$92,317

Median Household Income



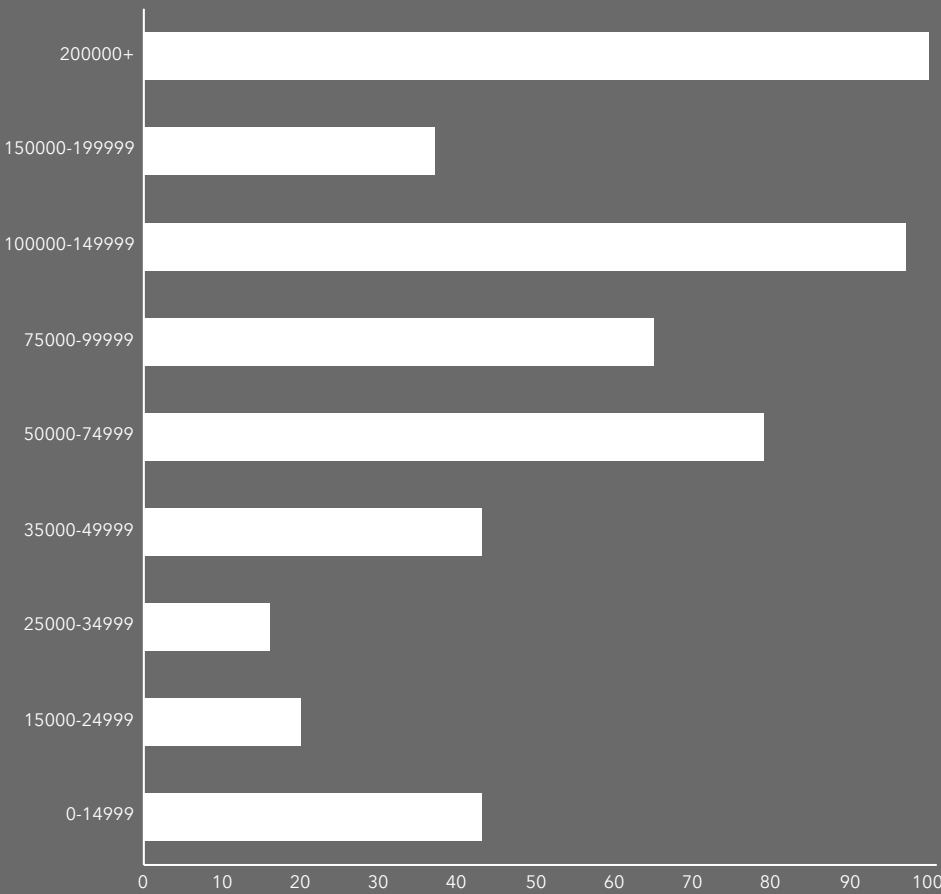
\$49,070

Per Capita Income

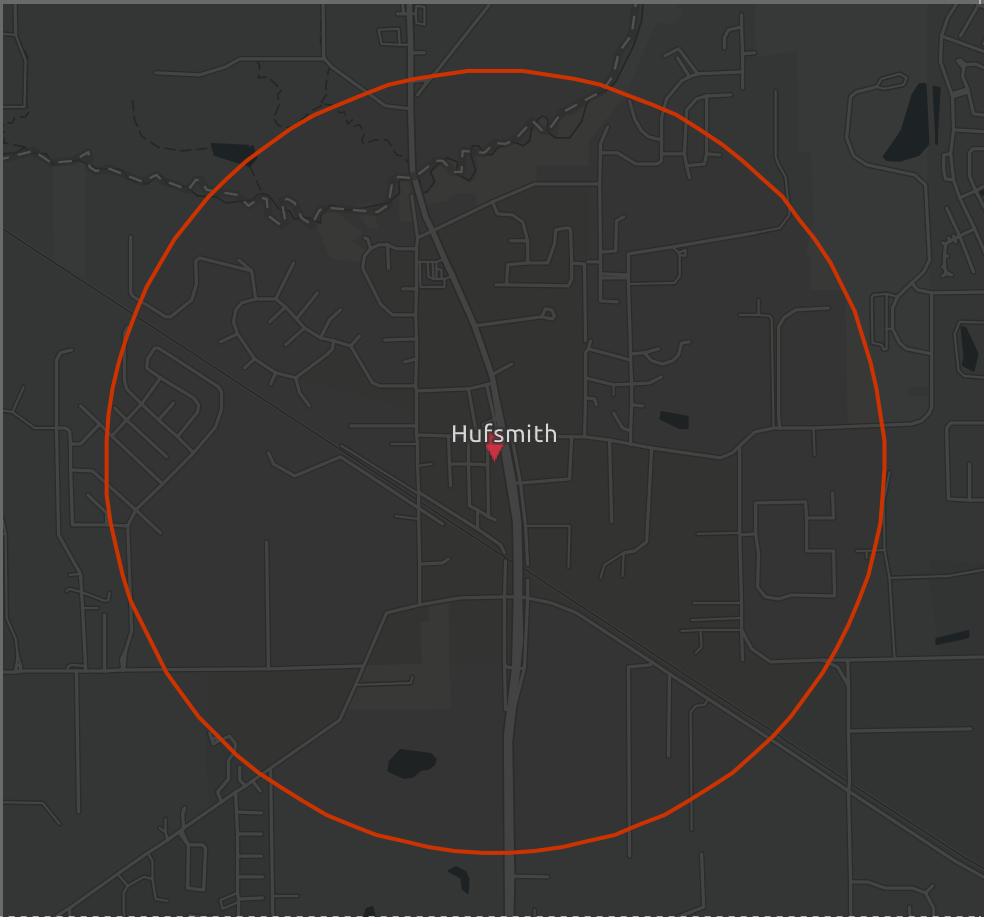


\$310,536

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



72.7%

White Collar



18.8%

Blue Collar



10.5%

Services

6.8%

Unemployment Rate

# Demographic Summary

24902 Elmira St, Tomball, Texas, 77375 (3 miles)  
24902 Elmira St, Tomball, Texas, 77375  
Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri  
Latitude: 30.12386  
Longitude: -95.59322

## DEMOGRAPHIC SUMMARY

24902 Elmira St, Tomball, Texas, 77375  
Ring of 3 miles

### KEY FACTS

42,336

Population



15,120

Households

37.4

Median Age

\$100,334

Median Disposable Income

### EDUCATION

4.2%

No High School Diploma



20.7%

High School Graduate



25.1%

Some College/  
Associate's Degree



50.0%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$116,390

Median Household Income



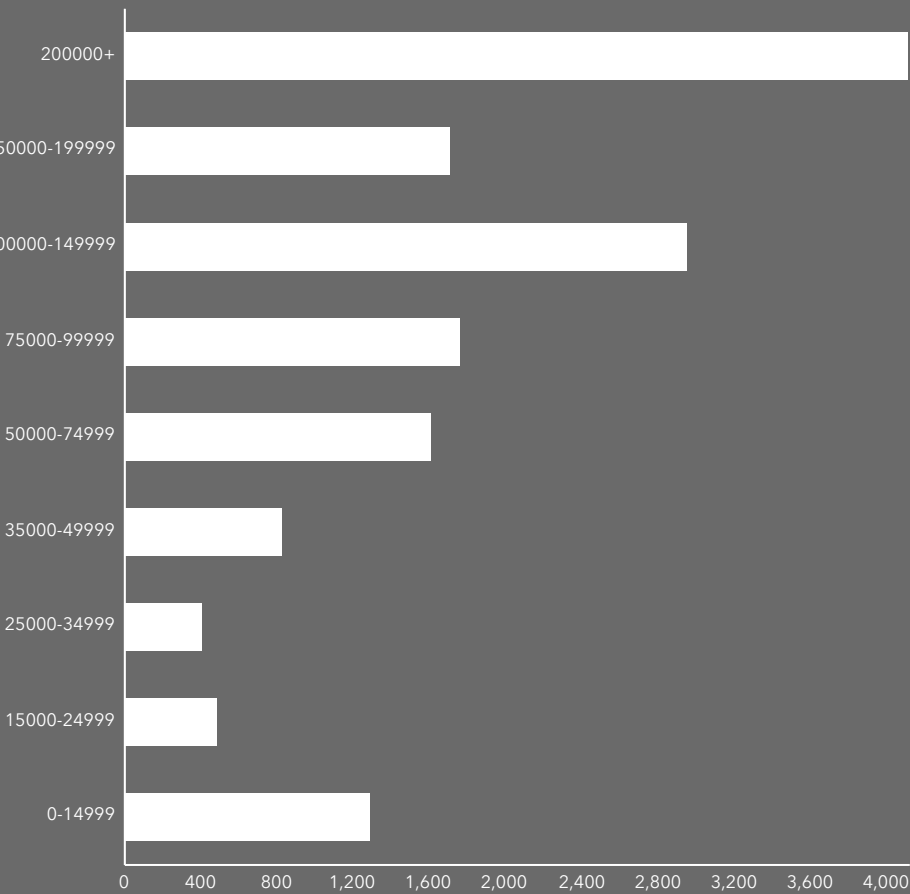
\$56,958

Per Capita Income

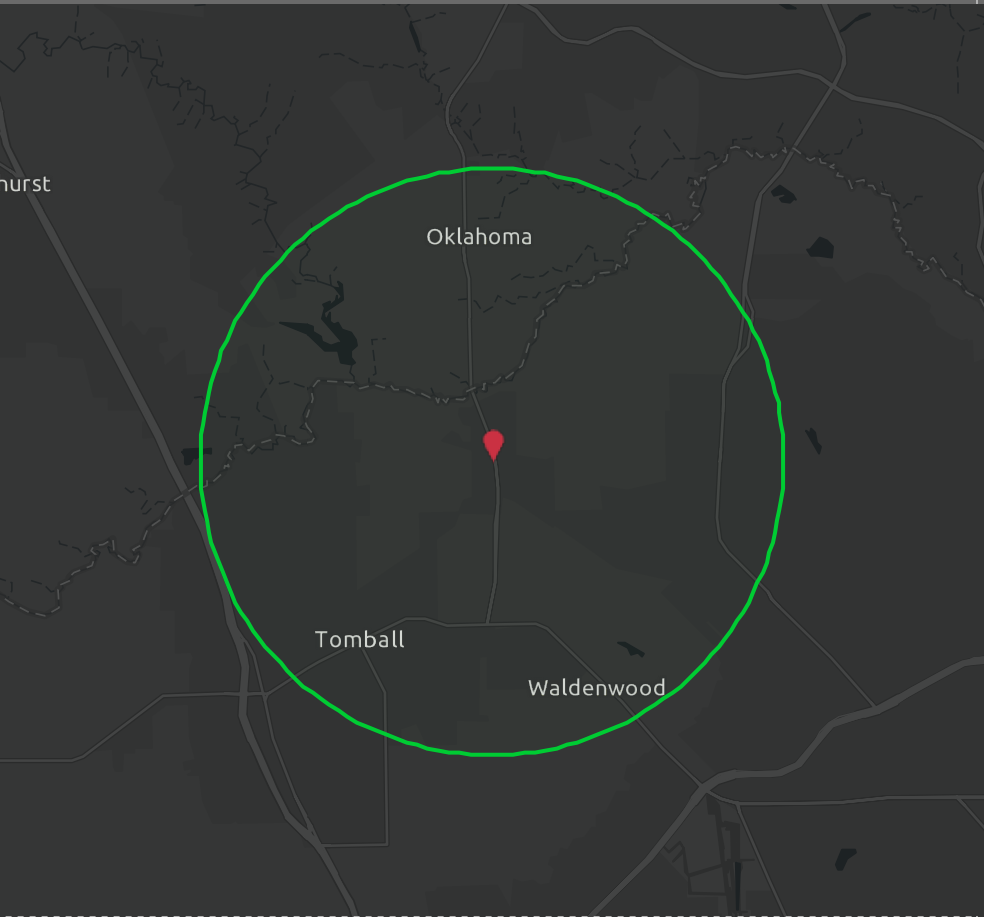


\$474,644

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



74.3%

White Collar



15.8%

Blue Collar



11.3%

Services

3.3%

Unemployment Rate

# Demographic Summary

24902 Elmira St, Tomball, Texas, 77375 (5 miles)  
24902 Elmira St, Tomball, Texas, 77375  
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri  
Latitude: 30.12386  
Longitude: -95.59322

## DEMOGRAPHIC SUMMARY

24902 Elmira St, Tomball, Texas, 77375  
Ring of 5 miles

### KEY FACTS

132,832

Population



45,722

Households

37.0

Median Age

\$103,525

Median Disposable Income

### EDUCATION

5.6%

No High School Diploma



18.3%

High School Graduate



22.9%

Some College/  
Associate's Degree



53.2%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$123,680

Median Household Income



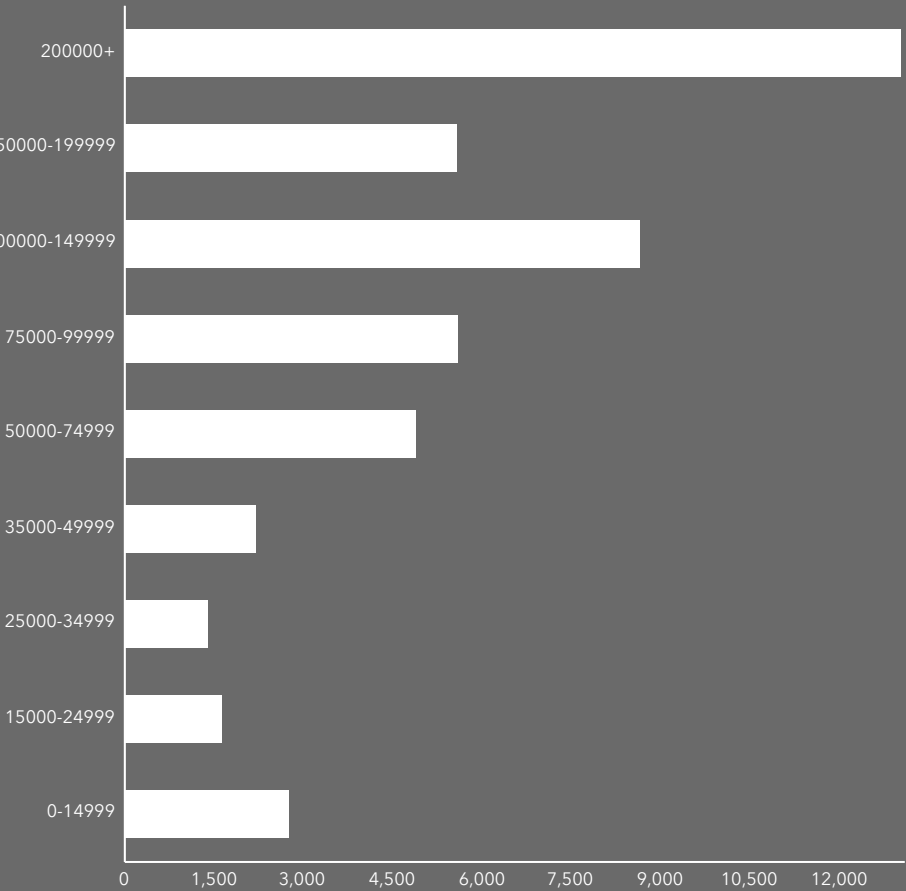
\$58,215

Per Capita Income

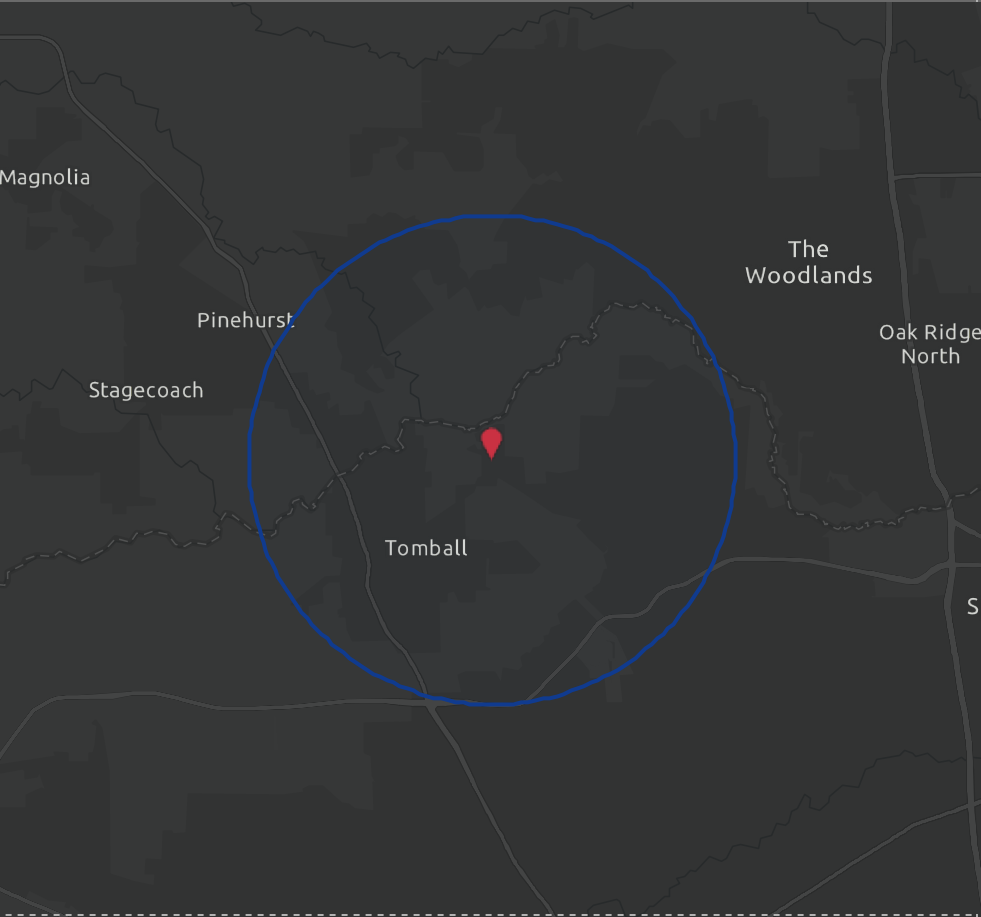


\$476,184

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



76.9%

White Collar



12.9%

Blue Collar



11.4%

Services

2.9%

Unemployment Rate





## 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.

<b>Commercial Advisors Group, RE/MAX Integrity</b>	<b>9004133</b>	<b>esther@thecordovateam.com</b>	<b>(281)370-5100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>esther@thecordovateam.com</b>	<b>(281)355-5562</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>esther@thecordovateam.com</b>	<b>(281)355-5562</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Patrick Buckhoff, CCIM</b>	<b>0587831</b>	<b>patrick@commercialspacehouston.com</b>	<b>(281)686-9445</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379  
Patrick Buckhoff

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date

Phone: 2816869445 Fax: 2815985577  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

8811 West Ln.,

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

23309 Kuykendahl Road  
Tomball, TX 77375

Each Office Independently Owned and Operated

### PRESENTED BY:

**PATRICK BUCKHOFF, CCIM**

Principal & Broker Associate

O: (281) 686-9445

C: (832) 560-2100

Patrick@commercialspacehouston.com

587831, Texas