

FOR SALE

19120 HOFFMAN ESTATES BLVD, TOMBALL, TX 77377

±3.45 ACRES OF LAND

PRICE REDUCED!

**CALL BROKER
FOR PRICING**



TYLER TORRES

PRINCIPAL

TYLER@TEXASCRES.COM

(281) 898-0895



PROPERTY HIGHLIGHTS



Location

19120 Hoffman Estates Blvd.
Tomball, TX 77377



Asking Price

Call for Pricing



Size

±3.45 Acres

Contact Me

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- **±3.45 acres with ±413 ft frontage** on Boudreaux Rd and ±458 ft frontage on Hoffman Estates Blvd

- **Excellent build-to-suit development site** in fast-growing Tomball

- **Dual access** from Boudreaux Rd and Hoffman Estates Blvd

- **Less than 1 mile to** Grand Parkway (99), 2 miles to SH-249, and 1 mile to Telge Rd

- **Across from major master-planned communities** including Hayden Lakes and Wildwood at Northpointe & Oakcrest (3,300+ rooftops combined)

- **Strong traffic counts:** ±11,148 VPD on Boudreaux, ±74,951 AADT on SH-249, ±56,500 AADT on Grand Parkway

- Located in **Harris County and Tomball ISD**

- Situated in Harris County & Tomball ISD, **Total Tax Rate** for 2024: \$1.05 Per \$100 of Assessed Value

PROPERTY PICTURE



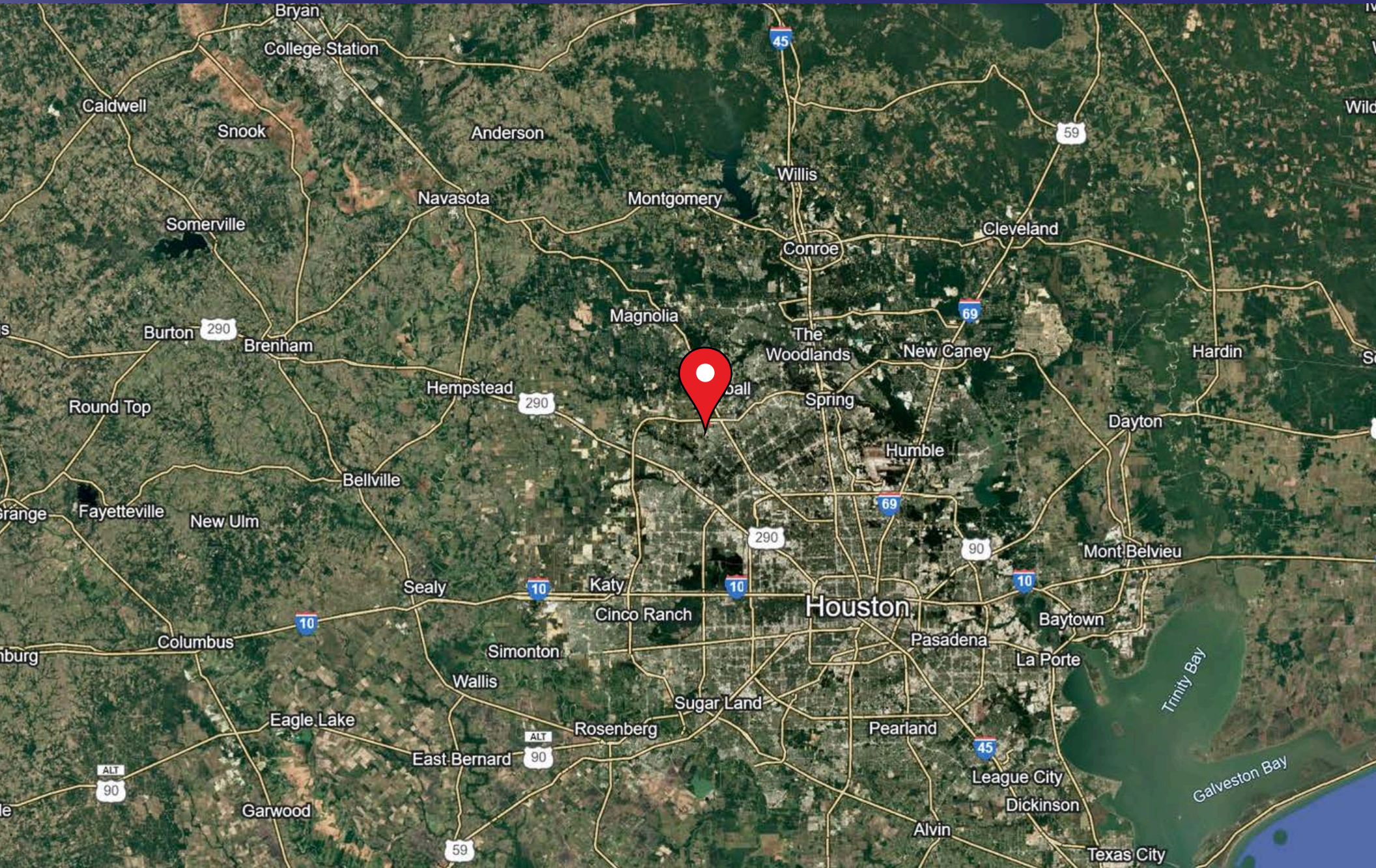
PROPERTY AERIAL



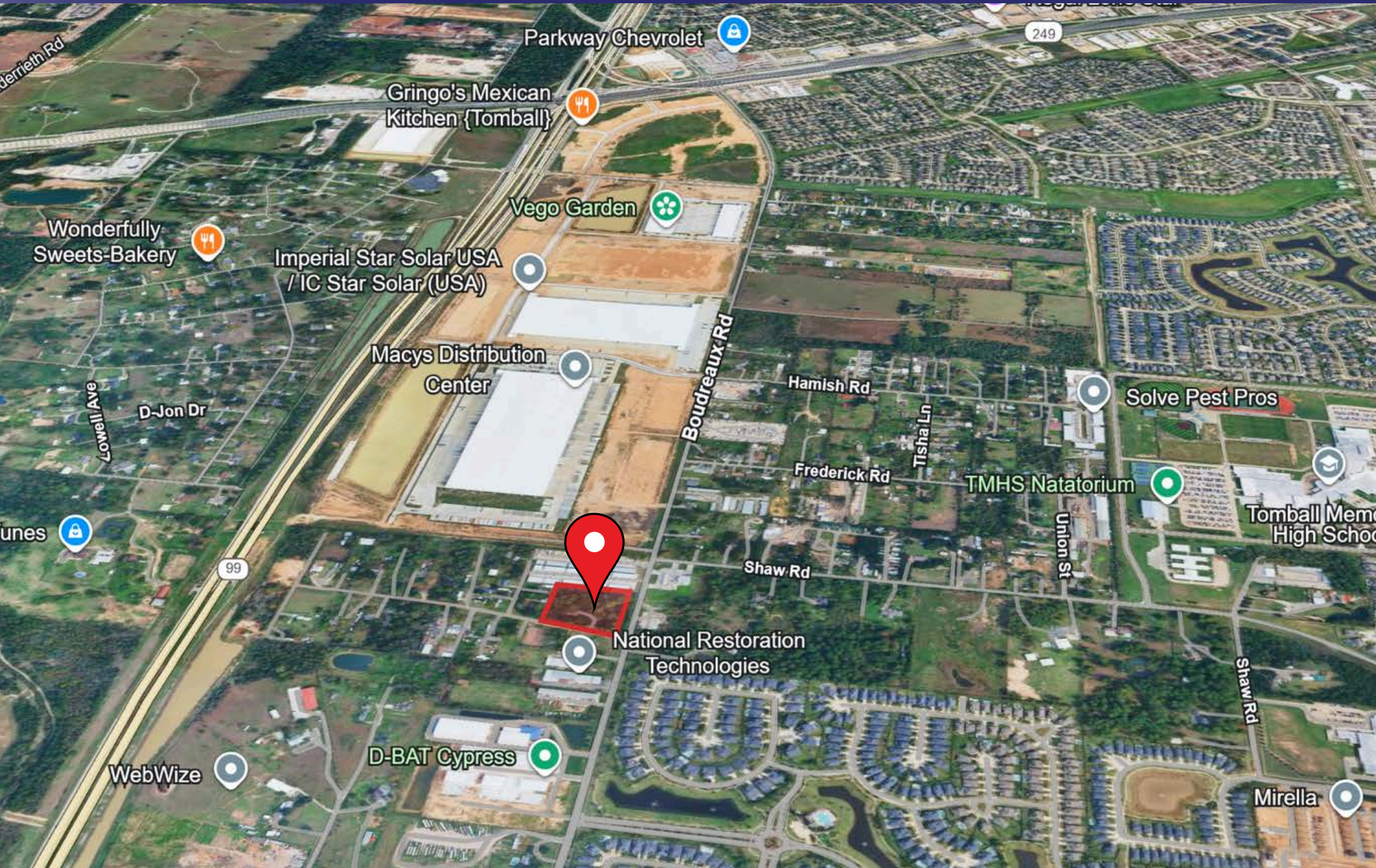
Approximately 2 miles to Grand Parkway (SH 99) and 2.6 miles to TX-249



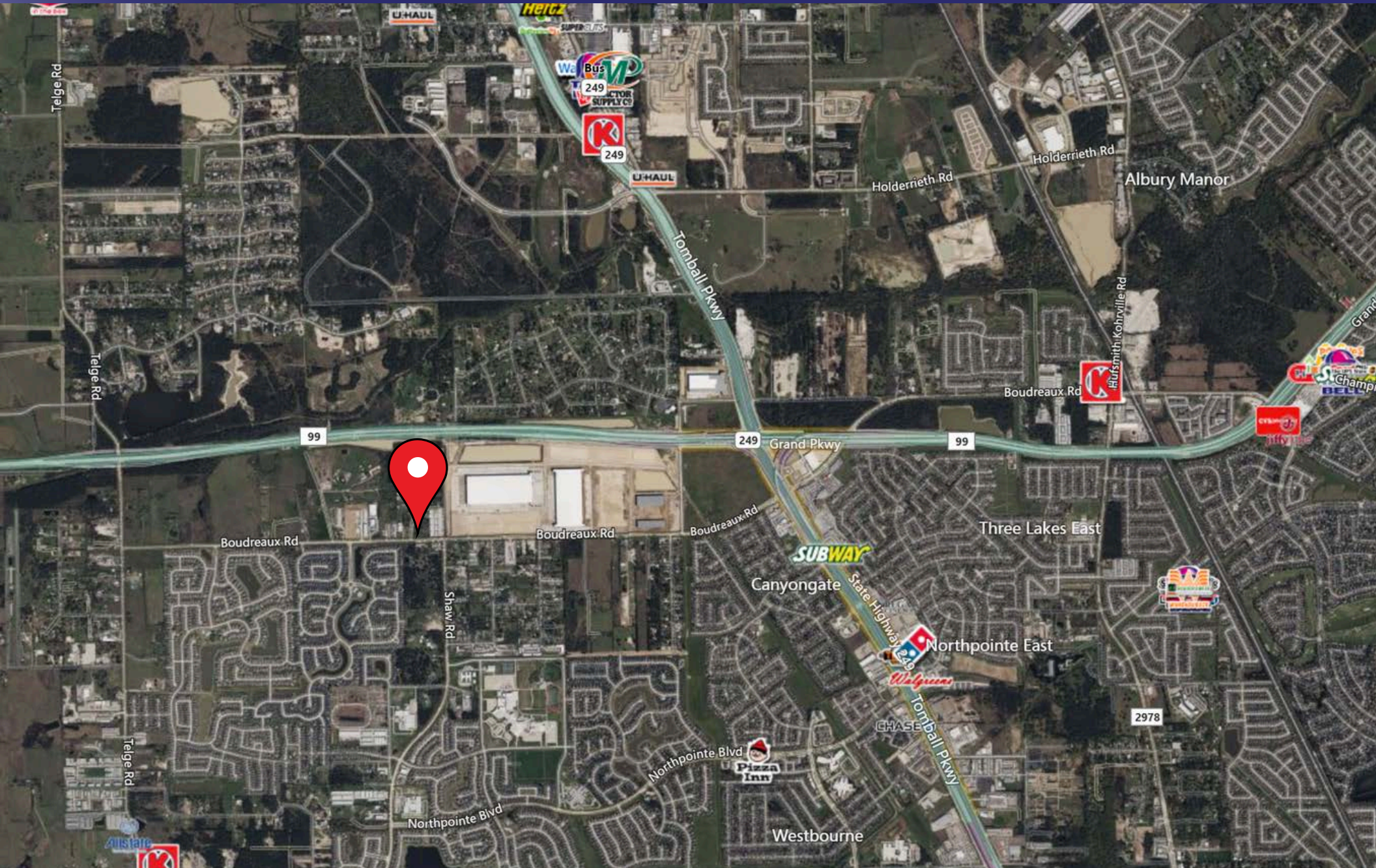
LOCATION MAP



MARKET AERIAL 1

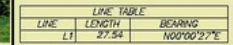


MARKET AERIAL 2

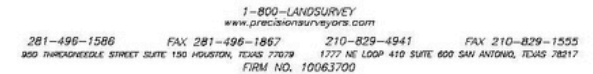




3.4500 ACRE
SITUATED IN THE I.&G.N.R.R.
COMPANY SURVEY, A-952
HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)



DATE: 07/11/2000



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

19120 Hoffman Estates Blvd, Tomball, Texas, 77377

Ring of 1 mile

KEY FACTS

5,138

Population



1,544

Households

35.0

Median Age

\$110,868

Median Disposable Income

EDUCATION

8.0%

No High School Diploma



55.8%

Bachelor's/Grad
/ Prof Degree



11.8%
High School Graduate



24.5%
Some College/
Associate's Degree



5,138
2023 Total
Population (Esri)

INCOME



\$133,279

Median Household Income



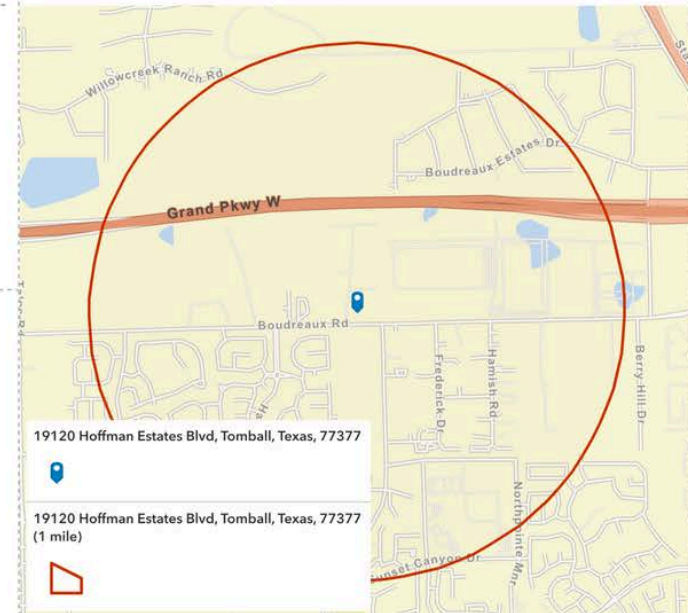
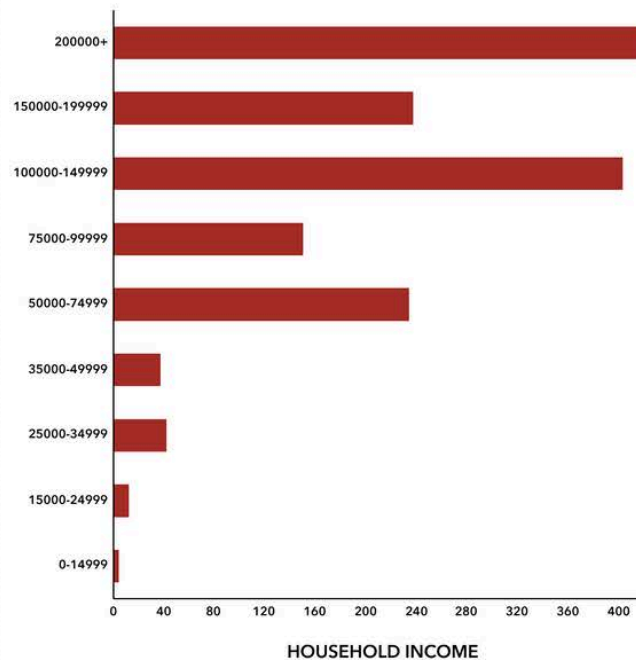
\$52,555

Per Capita Income



\$735,923

Median Net Worth



EMPLOYMENT



White Collar

77.7%



Blue Collar

14.1%



Services

8.9%

1.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

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Texas law requires all real estate license holders 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.

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Designated Broker of Firm	License No.	Email	Phone
Joel C. English		joel@texascres.com	(713) 473-7200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Tyler Torres	667430	tyler@texascres.com	(281) 898-0895
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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