

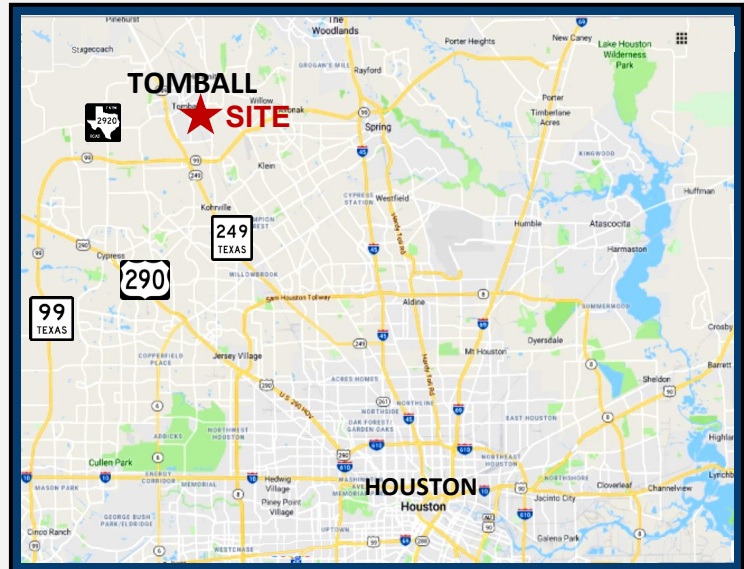
**LAND FOR SALE  
UP TO 12.95 ACRES  
SIGNIFICANT PRICE  
ADJUSTMENT**

**MEDICAL COMPLEX DRIVE  
TOMBALL, TX 77375**



**PROPERTY  
INFORMATION**

- Two parcels on Medical Complex Drive, an extended 4-lane boulevard serving as a major east-west arterial through the City of Tomball.  
**North Tract - 5.81 ± ac.**  
**South Tract - 7.14 ± ac.**
- **Frontage:** North Tract: 925 ± feet on Medical Complex Drive; South Tract: 930 ± feet on Medical Complex Drive.
- **Utilities:** Water, sewer & gas available from city of Tomball
- **Location:** 0.4 mile from Tomball Regional Medical Center, a 150-acre campus, rated top 5% in the U.S. for Women's Health and Emergency Services.
- **Floodplain:** Not in 100-year floodplain
- **Zoning:** Currently zoned "Agricultural District"
- **Future Land Use:** "Neighborhood Commercial"
- **List Price:** North Tract - \$1,138,800  
 South Tract - \$1,399,500  
**Motivated Seller**



**Contact Broker For More Information:**

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**Joe Evans**  
**281-955-5535**  
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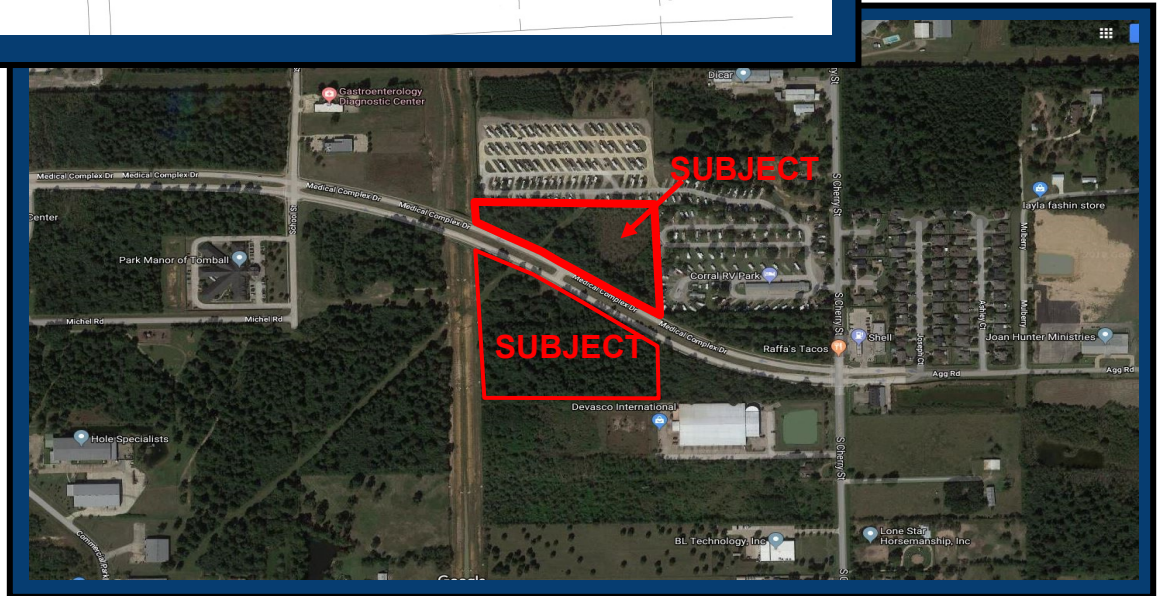
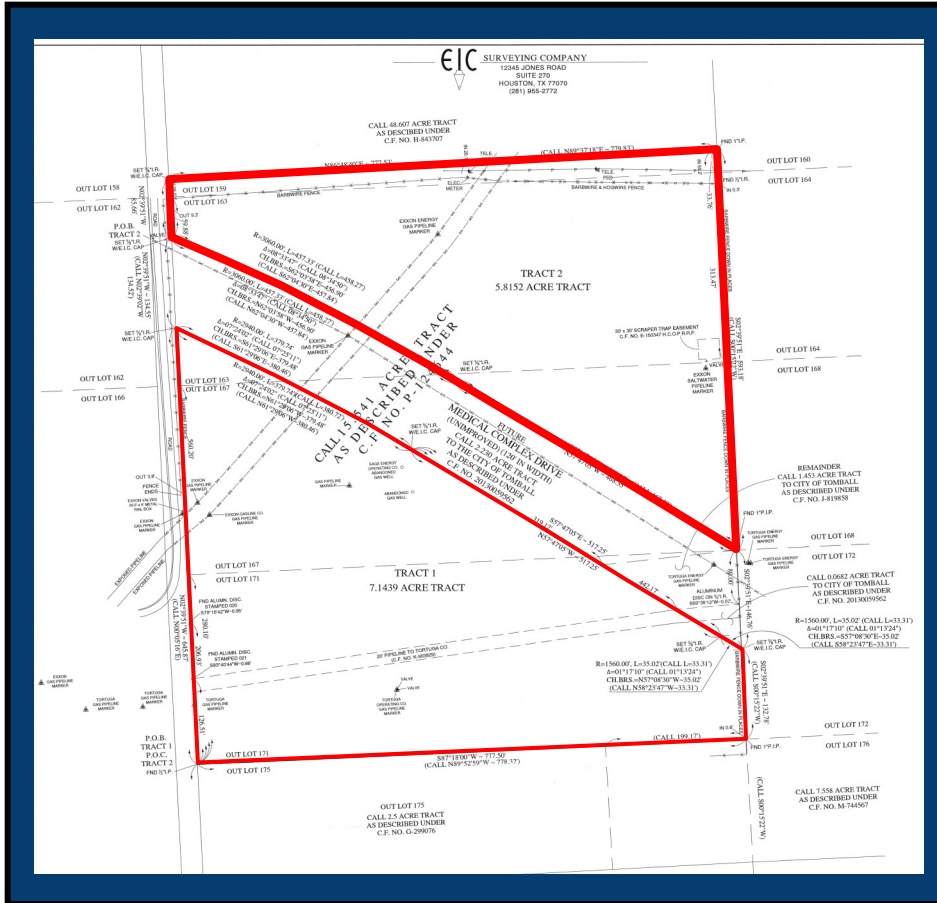


**Evtex Companies**  
**5100 Westheimer | Ste. 155**  
**Houston, TX 77056**  
**713-621-3999**

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a thorough independent investigation of this property to determine the suitability of the property for your needs.

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