

FOR SALE

+/- 82.52 Acres

Telge Rd at Humble Rd/Holderrieth Rd
Tomball, TX 77377

Tomball Land Development Opportunity

Bill Byrd, CCIM, SIOR
Principal & Director
+1 713 830 2131
bill.byrd@colliers.com

1233 W. Loop South, Suite 900
Houston, TX 77027
+1 713 222 2111
colliers.com

Property Overview

± 82.52 Acres - Telge Road | Tomball, TX 77377

- ± 82.52 Acres total
- ± 1,337' frontage on Telge Road
- Located in Harris County, outside Tomball city limits
- Not in floodplain
- No zoning
- Future Holderrieth Rd to connect to Telge Rd & FM 249
- Tomball ISD
- Great industrial/commercial site
- Less than a mile to FM 2920 and 1.1 miles to the Grand Parkway
- Price: Contact Broker

Property Tax Rates 2023

Harris County	\$0.6369
Tomball ISD	\$1.0652
Harris Co Flood Control	\$0.0310
Lone Star College System	\$0.1076
Port of Houston Authority	\$0.0057
Total	\$1.8464

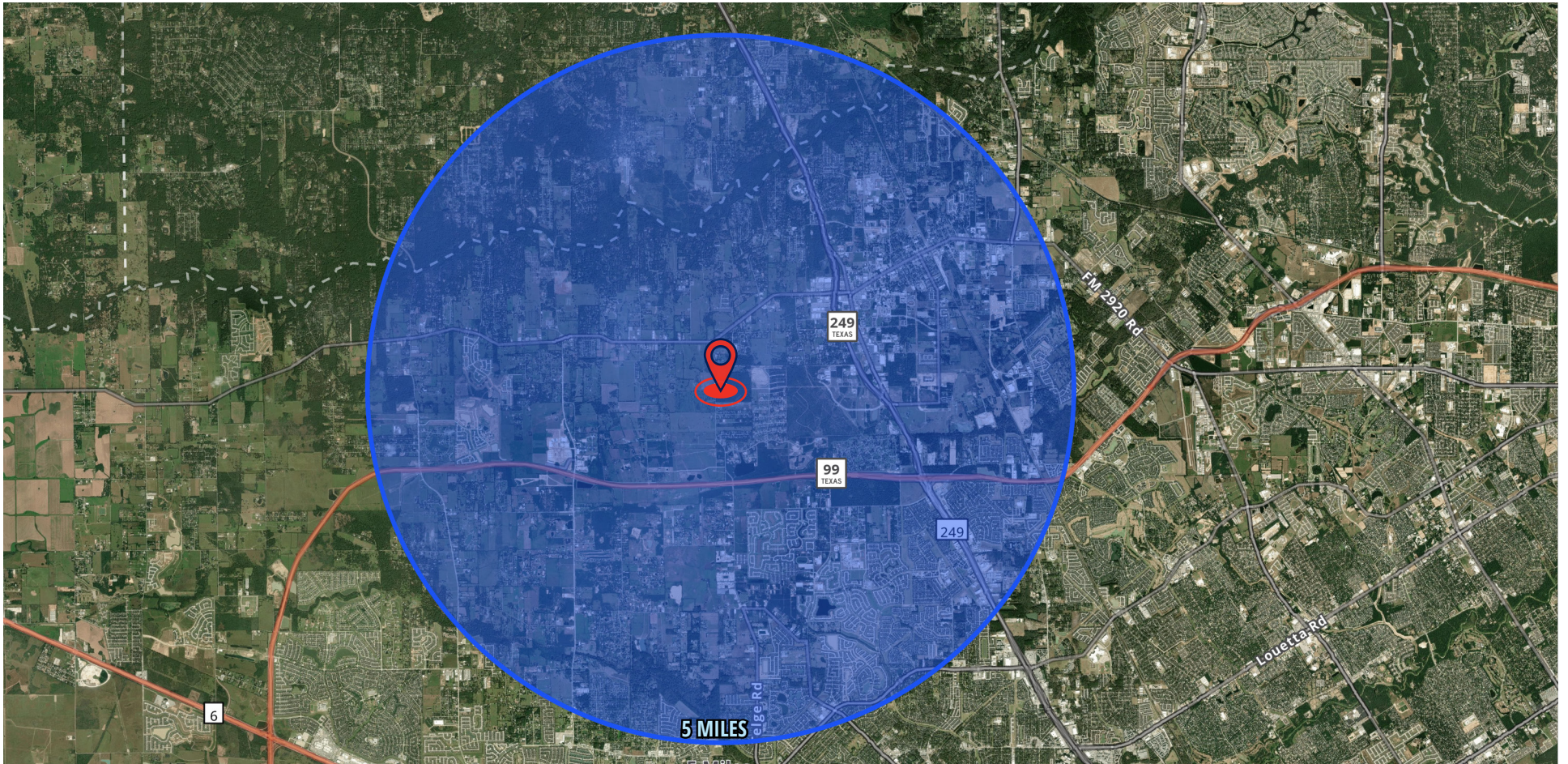
Ideally located in Northwest Houston the property features over 1,000' of frontage on Telge Road with the future Holderrieth Road extension bisecting the site. It is adjacent to Willowcreek Ranch, a gated custom home community with heavily wooded acreage homes starting in the \$800's. The community features a 50-acre lake, exclusive equestrian center, riding trails and a Lakehouse Lodge. Just northeast of the site on Waller-Tomball Road is the new Tomball Marketplace and Tomball Town Center featuring big box retailers such as Target, Lowe's, Kohl's, Academy and more. The area has also seen a boom in population with the expectation of over 100,000 people within the next five years.



Area Demographics

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3,093
Total Businesses
5-mile radius

\$134,426
Average HH Income
5-mile radius

93,790
Total Population
5-mile radius

27,116
Total Employees
5-mile radius

\$366,113
Median Home Value
5-mile radius

Area Retail

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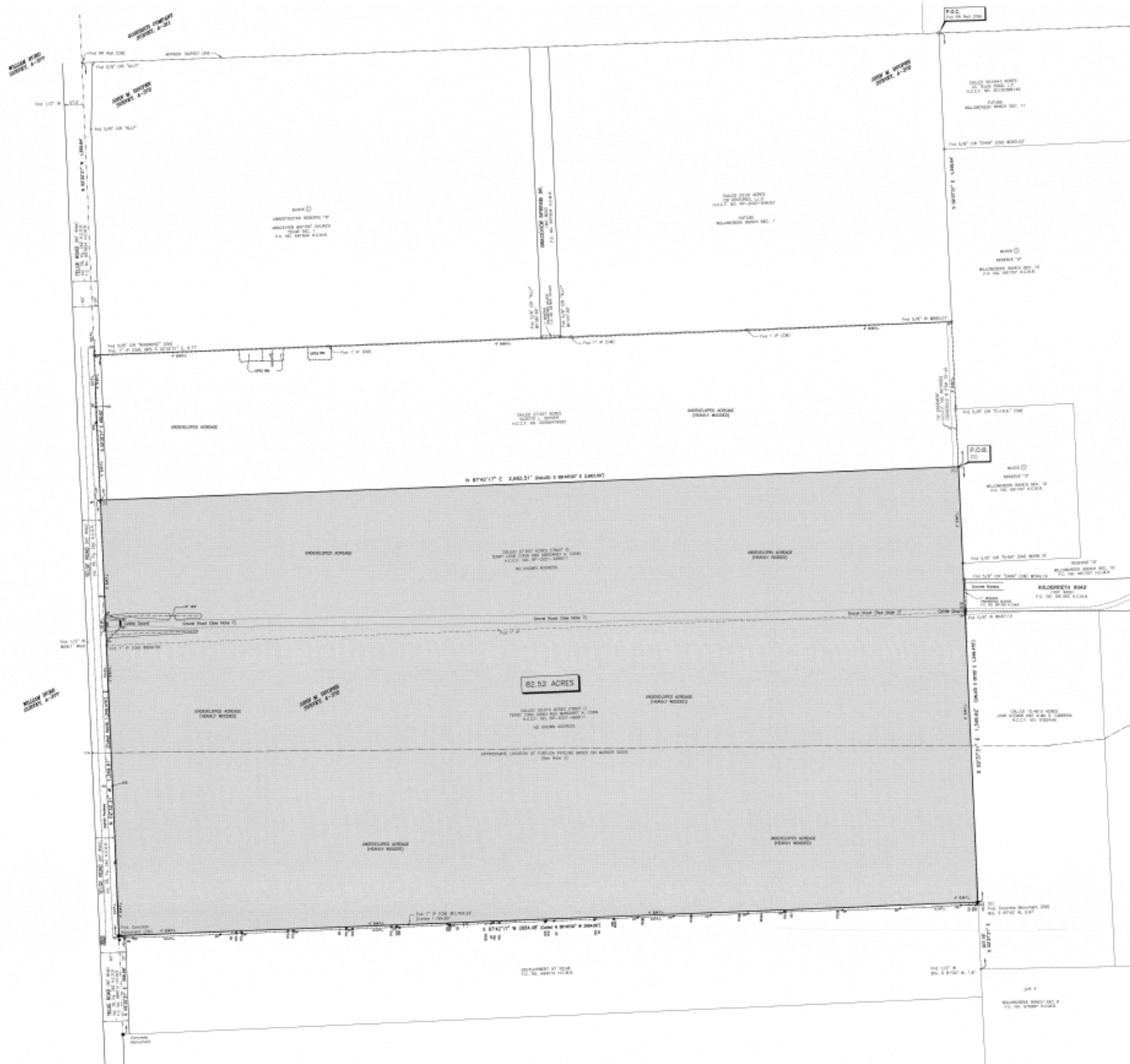
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Property Survey

± 82.52 Acres - Telge Road | Tomball, TX 77377

FOR SALE



Quick Links

[Tomball ISD](#)

[City of Tomball](#)

[Tomball EDC](#)

[Harris County](#)

[Willowcreek Ranch](#)

[Interactive Aerial](#)



Broker Contact

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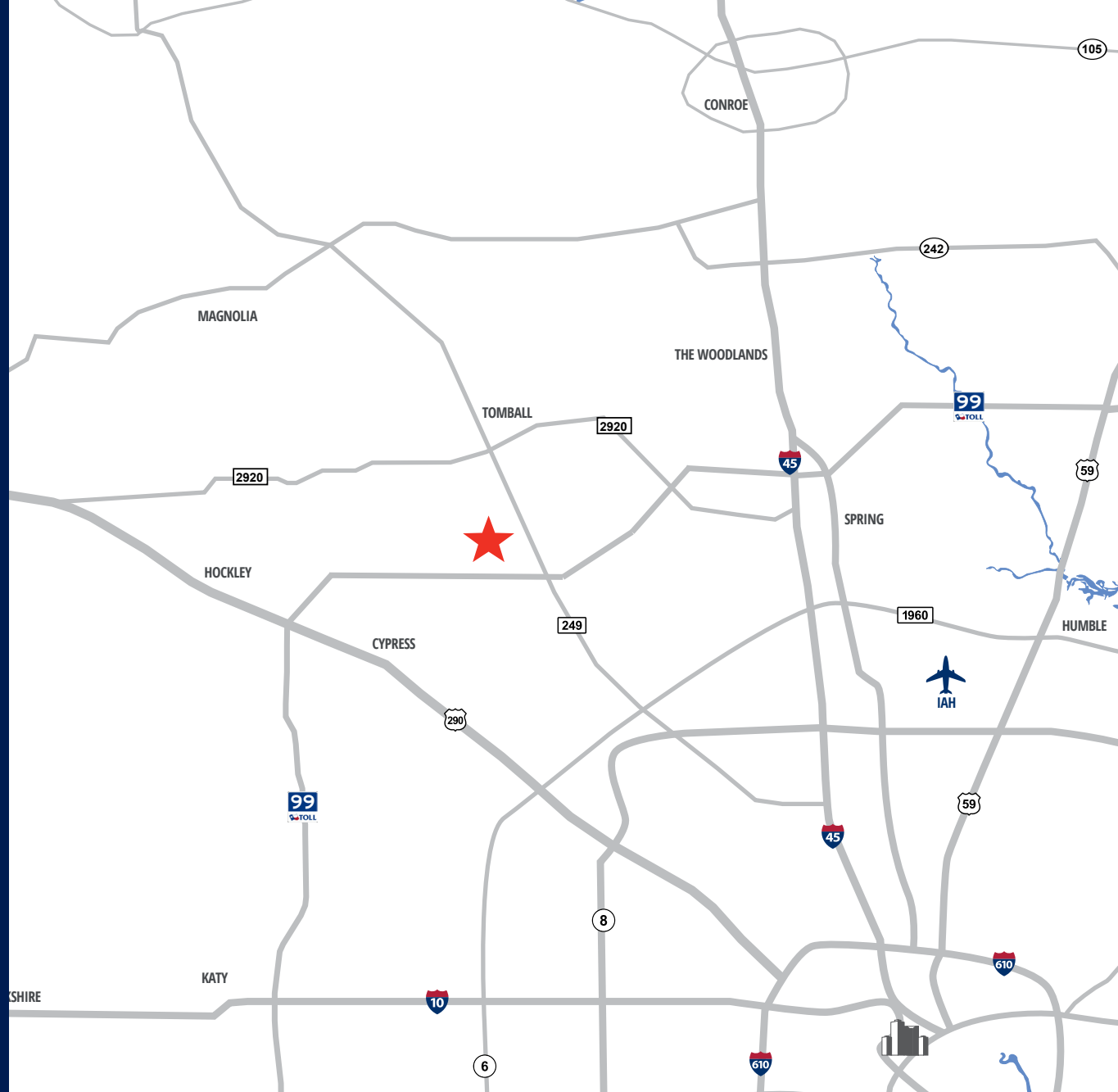
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Information About Brokerage Services

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Bill Byrd CCIM, SIOR	337665	bill.byrd@colliers.com	+1 713 830 2131
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date