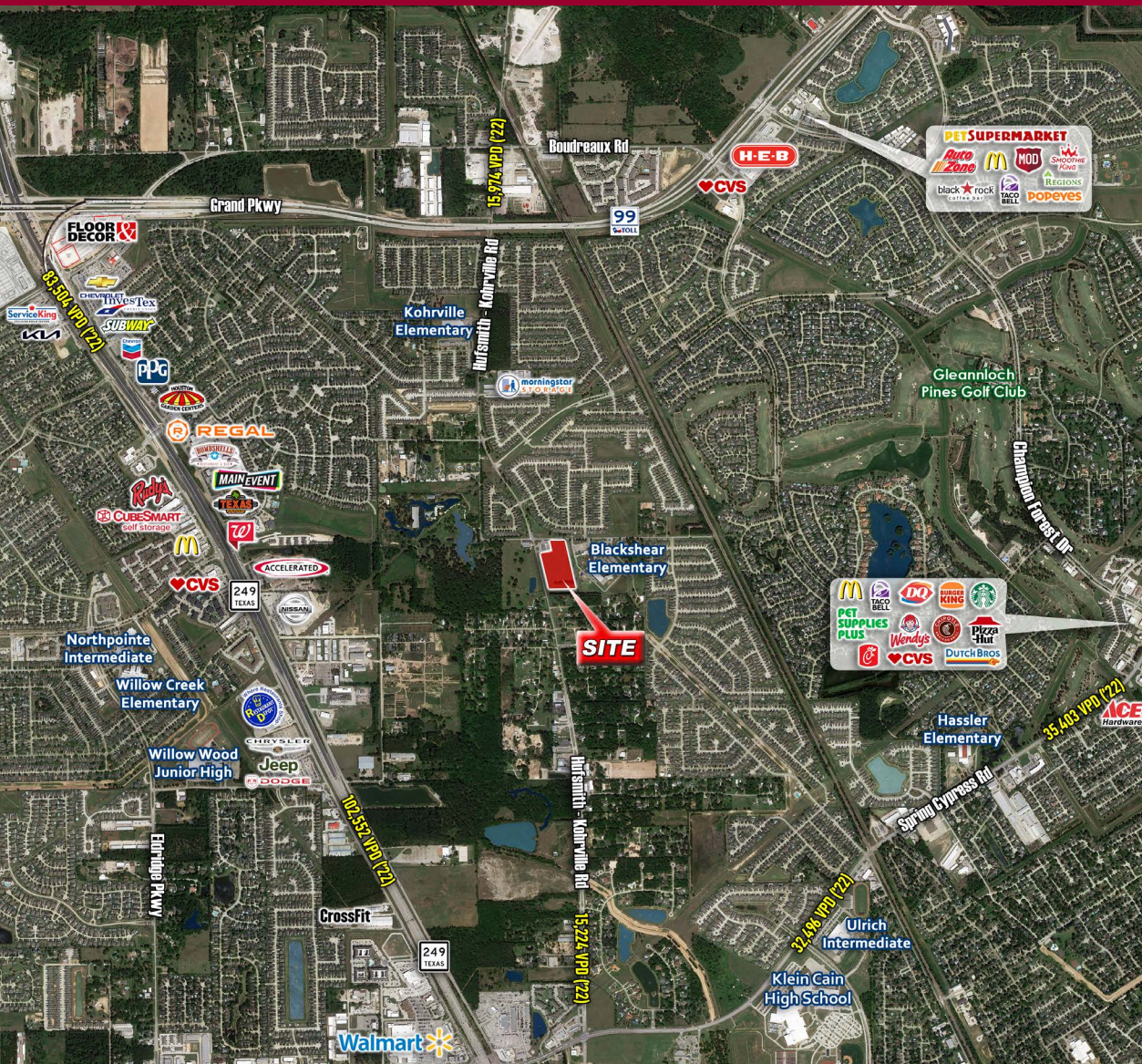




Hufsmith Kohrville Residential Land

±9.23 Acres For Sale | Tomball, Texas



SIZE: ±9.23 Acres

PRICE: \$3,300,000

LOCATION: SEQ of Lacey Rd & Hufsmith Kohrville Rd in Tomball, TX

USE: Multi-family, senior housing single family for rent

PROPERTY HIGHLIGHTS:

- ±650' of frontage on Hufsmith Kohrville Rd, and ±250' of frontage on Lacey Rd
- Excellent access within 1 mile south of Grand Parkway and 1.5 miles east of Highway 249
- Located within accredited Klein ISD, and adjacent to Blackshear Elementary School
- Utilities on-site from HC MUD 368
- Fully engineered Drainage and Detention Plan for multi-family use.
- Designed and Engineered for 168 Unit Class A 3-Story Multi-Family Project

MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com

MATTHEW SEYMOUR | 281.664.6742 | MSeymour@CaldwellCos.com



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The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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Hufsmith Kohrville Residential Land

±9.23 Acres For Sale | Tomball, Texas



LOCATION:

SEQ of Lacey Rd & Hufsmith Kohrville Rd
Tomball, Texas 77375

TAXES:

Klein ISD	\$1.23
Harris County	\$0.34
Harris Co Flood Control	\$0.03
Port of Houston Auth	\$0.01
Harris Co Hosp District	\$0.15
Harris Co Educ Dept	\$0.01
Lone Star College System	\$0.11
HC emerg srv dist 16	\$0.05
HC emerg srv dist 11	\$0.03
HC MUD 368	\$0.61
TOTAL TAXES	\$2.57

TRAFFIC COUNTS:

Hufsmith Kohrville Rd: 15,224 VPD (TXDOT 2022)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2023 Population	15,017	94,531	216,695
2028 Proj. Population	15,510	95,985	221,153
Avg. HH Income	\$114,980	\$139,027	\$132,822

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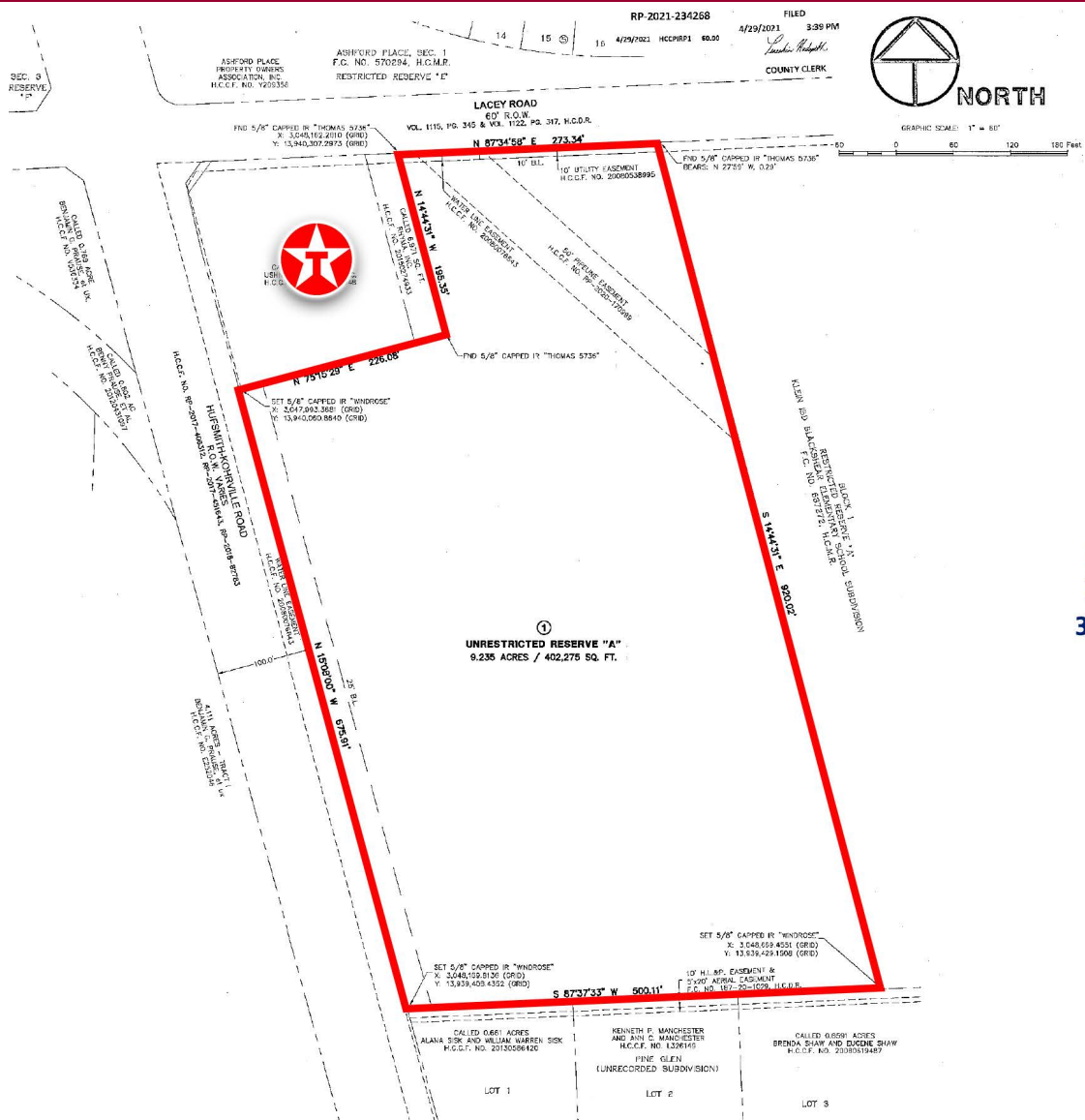
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Hufsmith Kohrville Residential Land

±9.23 Acres For Sale | Tomball, Texas



**Blackshear
Elementary
342 Students**

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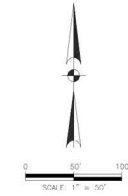
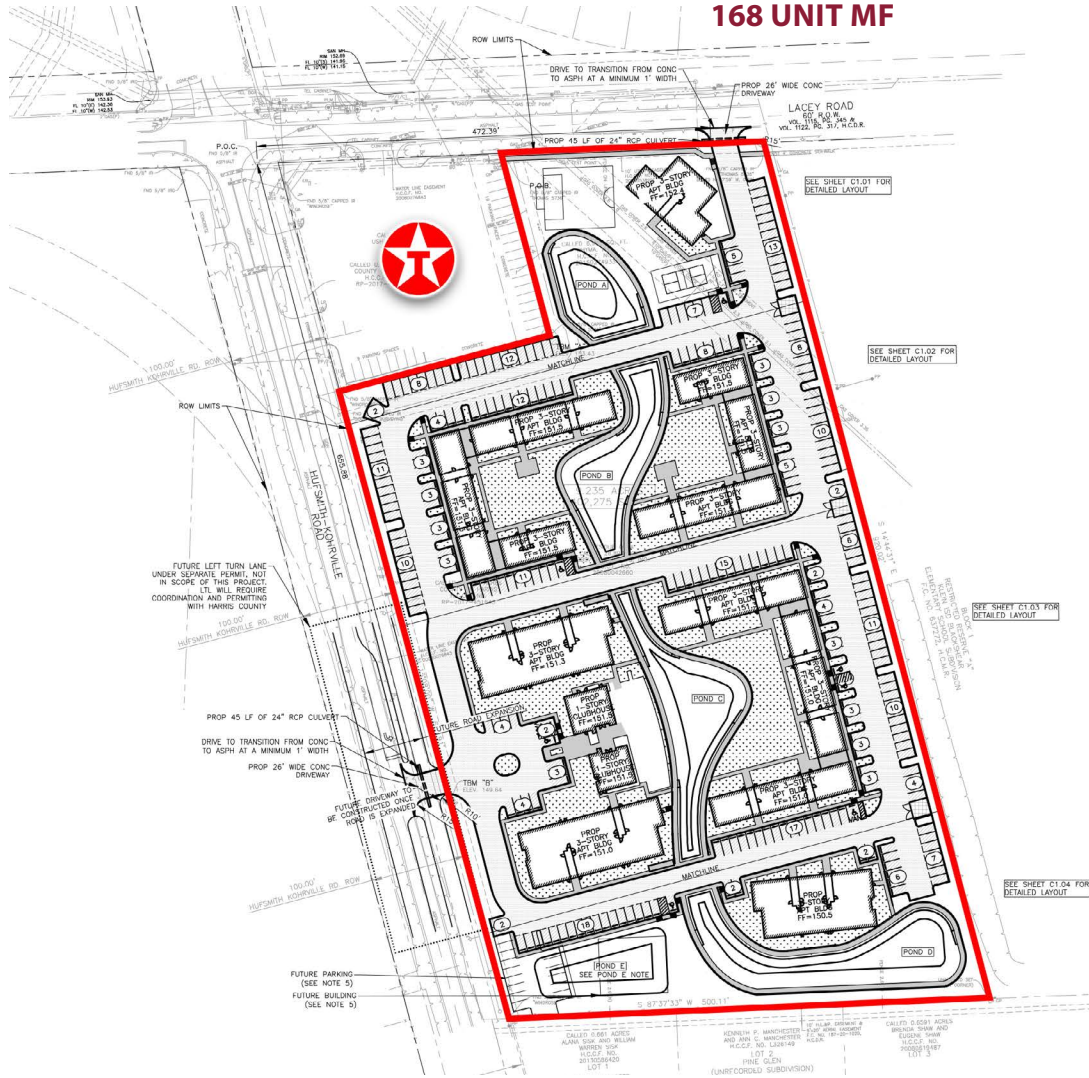
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Hufsmith Kohrville Residential Land

±9.23 Acres For Sale | Tomball, Texas

CONCEPTUAL SITE PLAN 168 UNIT MF



**Blackshear
Elementary
342 Students**

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CONCEPTUAL RENDERINGS



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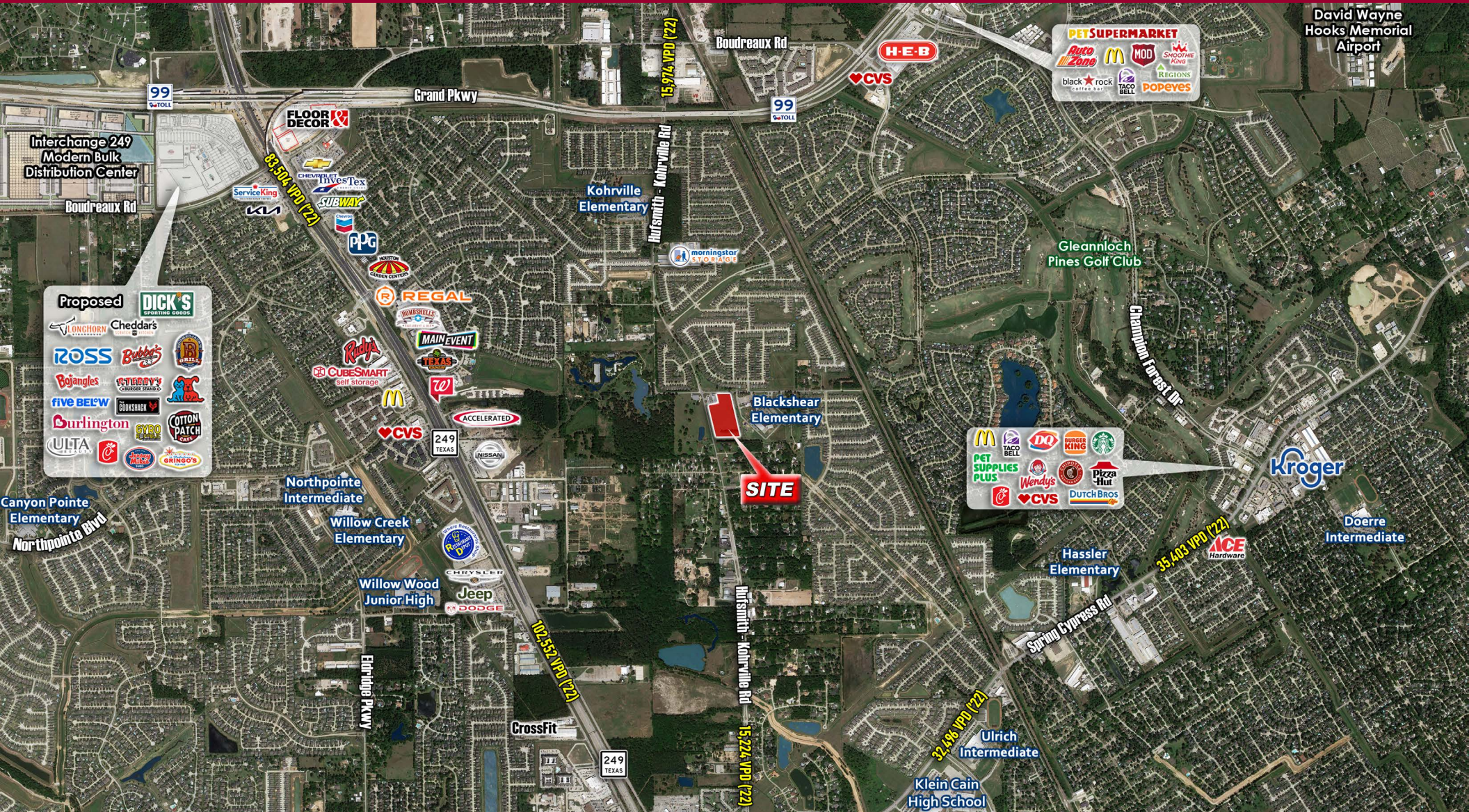
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company, LLC	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Keith Edwards	253460	kedwards@caldwellcos.com	281-664-6633
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

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