

FOR SALE

0 MEDICAL COMPLEX DR, TOMBALL, TX 77377

±3.38 ACRES OF LAND

\$4.99/SF

**OWNER FINANCING
OPTIONS AVAILABLE**



JOEL C. ENGLISH

Managing Broker/Principal

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TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895



PROPERTY HIGHLIGHTS



Location

0 Medical Complex Dr.
Tomball, TX 77377



Asking Price

\$4.99/SF



Size

±3.38 Acres

OWNER
FINANCING
AVAILABLE!

- **±3.38 acres of prime commercial land** on Medical Complex Drive, just west of SH-249

- **Excellent visibility** with approximately 231 feet of frontage on Medical Complex Drive

- **High-density residential and commercial area** with easy access to SH-249, FM 2920, the Grand Parkway (99), and surrounding retail

- **Flexible site use;** seller willing to assist in resolving pipeline considerations

- **Convenient location:** only feet from SH-249 & FM 2920 and approximately 2 miles from the Grand Parkway (99)

- **Situated in Harris County and Tomball ISD,** providing access to quality schools and community amenities

Contact Us

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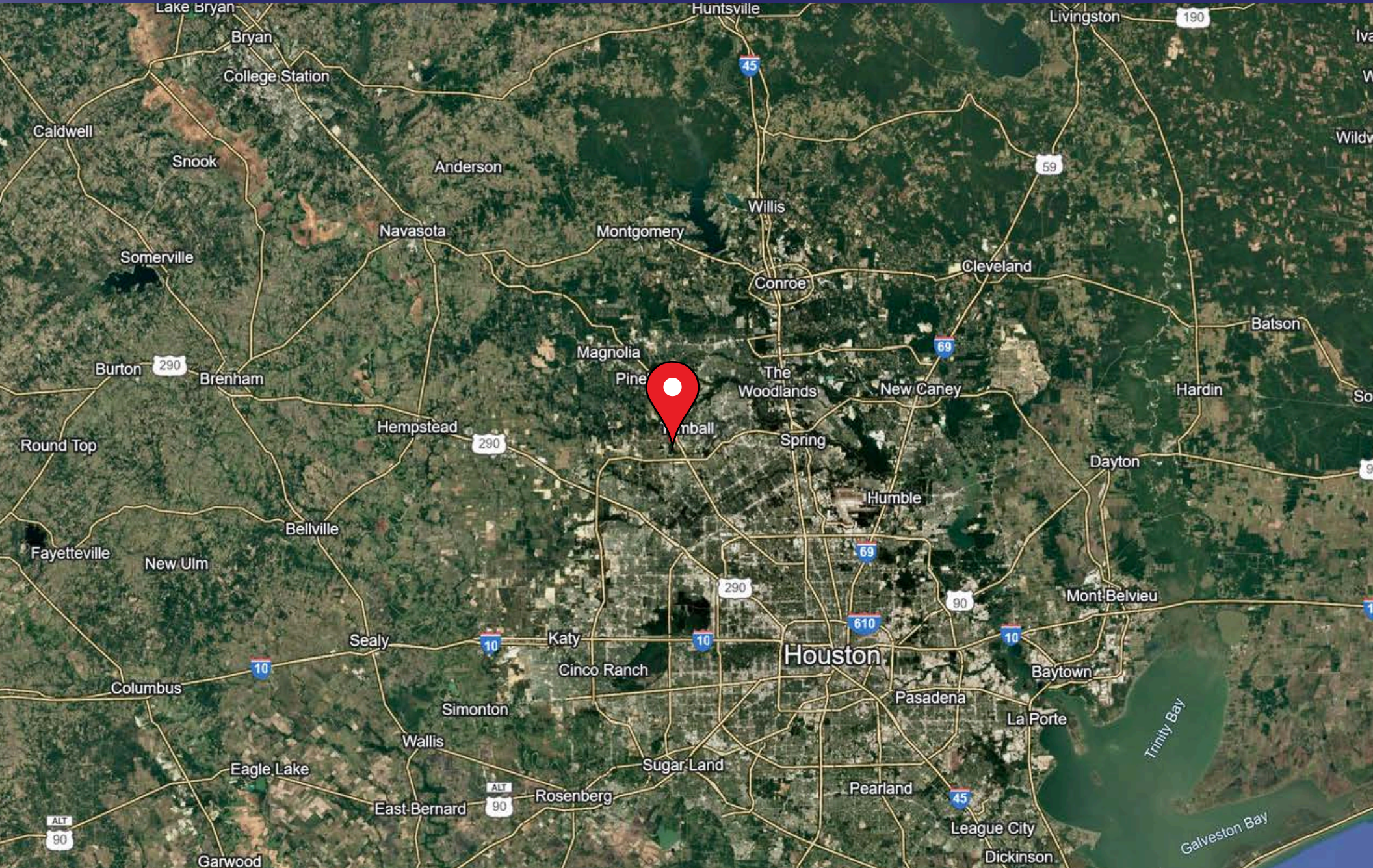
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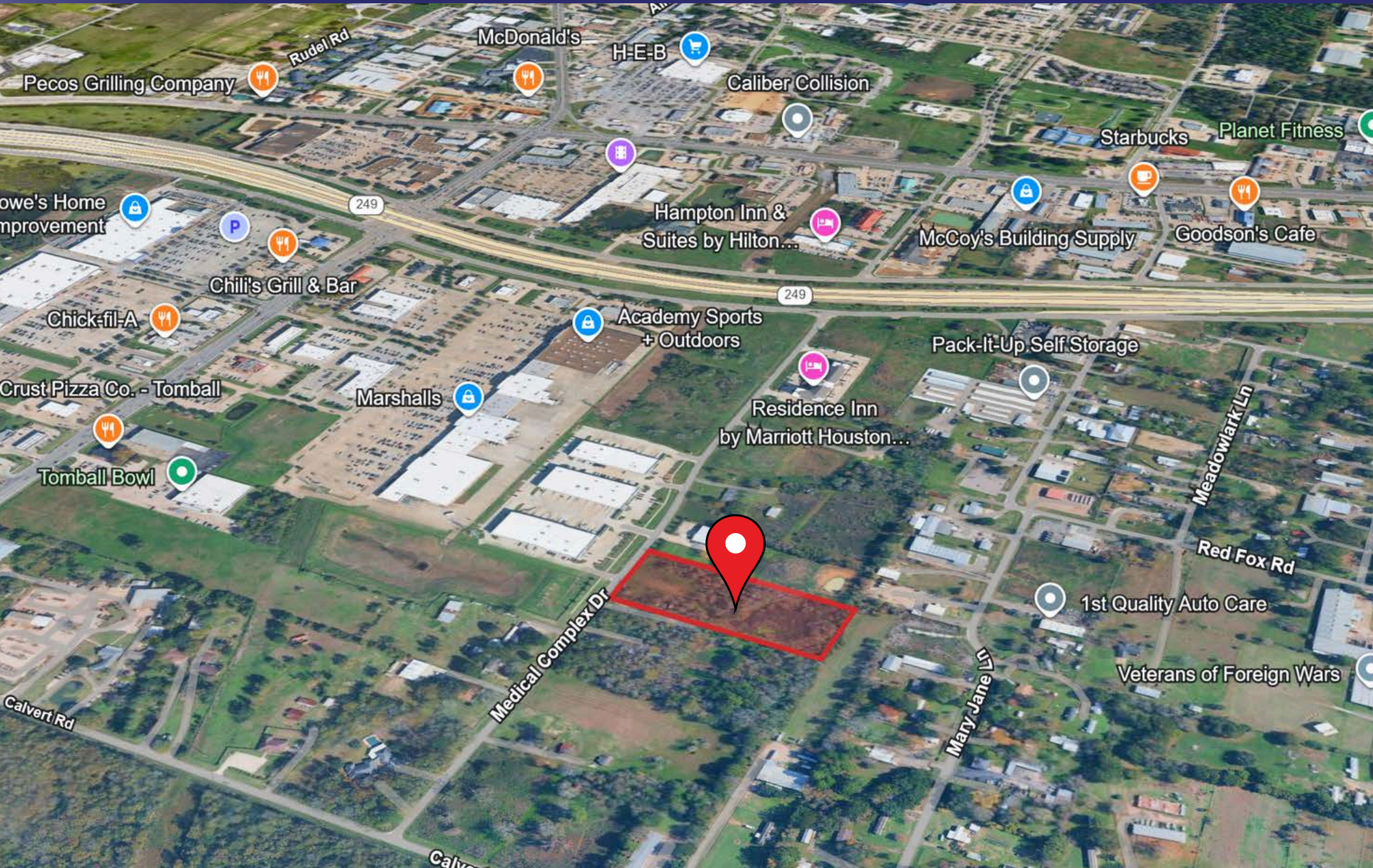
PROPERTY PICTURES



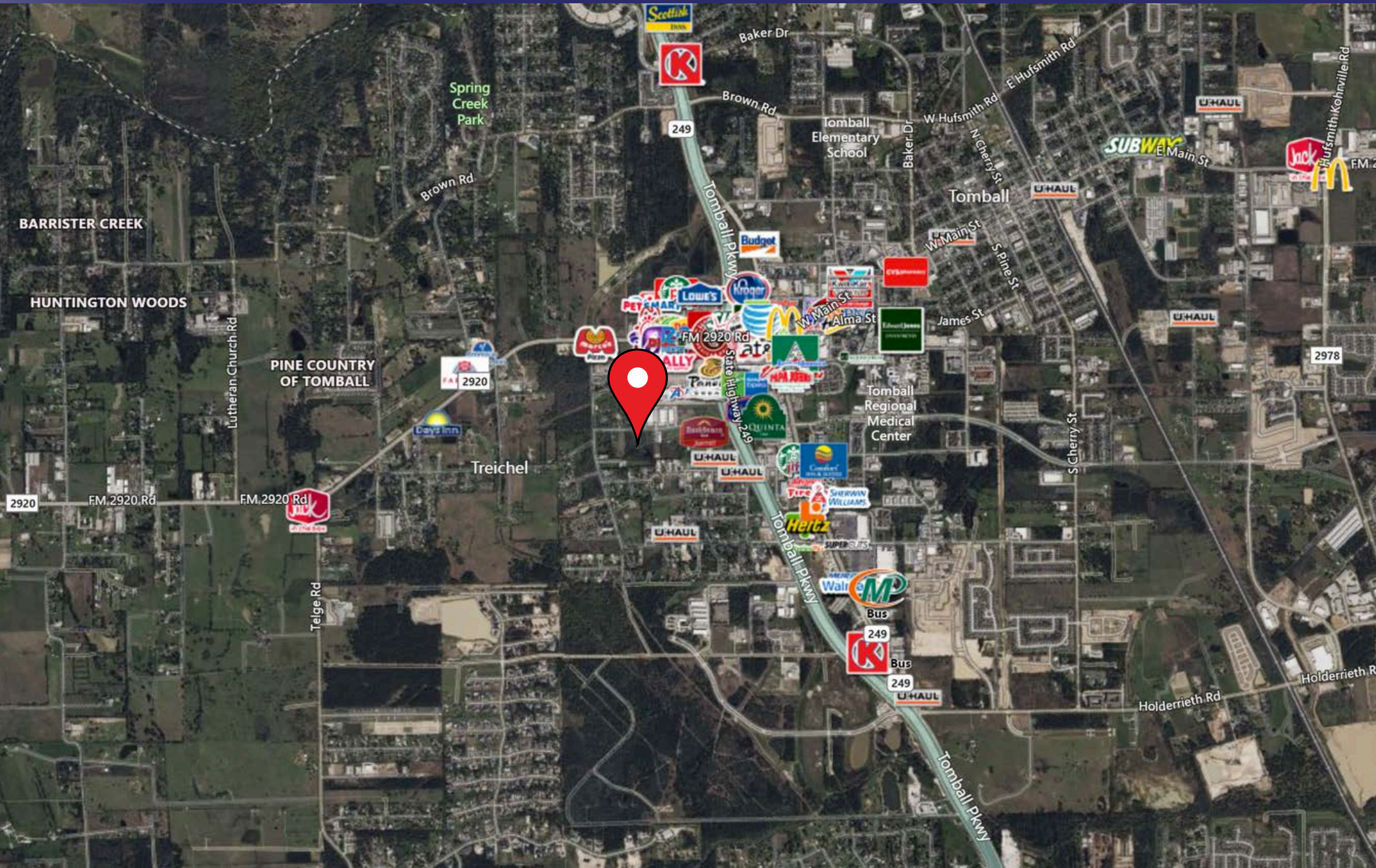
LOCATION MAP

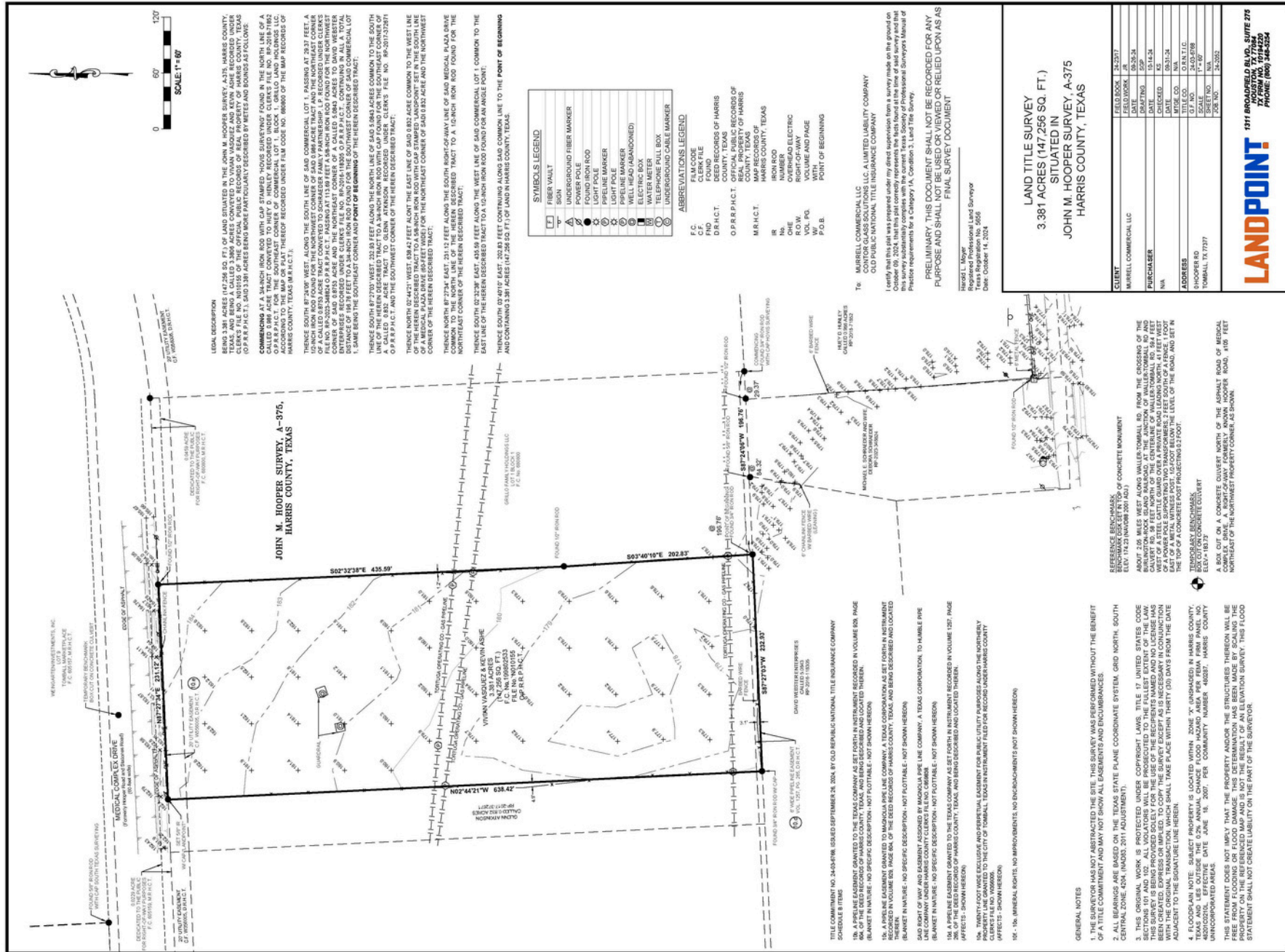


MARKET AERIAL 1



MARKET AERIAL 2





DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

Hooper Rd, Tomball, Texas, 77377

Ring of 3 miles

KEY FACTS

24,112

Population



9,382

Households

39.9

Median Age

\$74,970

Median Disposable Income

EDUCATION

8.5%

No High School Diploma



40.9%

Bachelor's/Grad
/ Prof Degree



21.2%

High School Graduate



29.4%

Some College/
Associate's Degree

24,112

2023 Total Population (Esri)

INCOME



\$89,535

Median Household Income



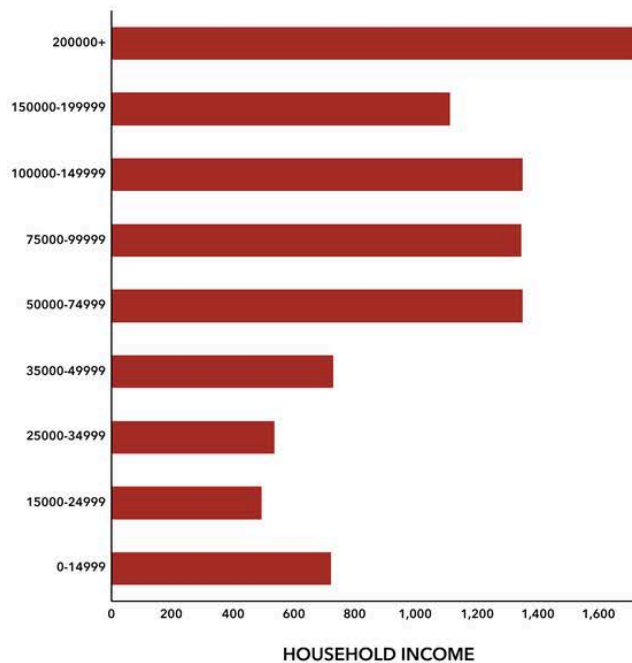
\$50,952

Per Capita Income

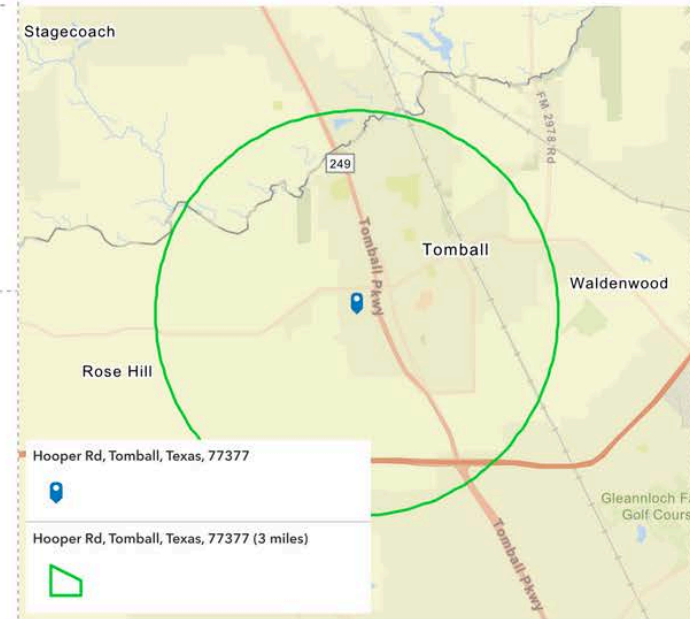


\$295,283

Median Net Worth



Stagecoach



EMPLOYMENT



White Collar

67.9%



Blue Collar

17.4%



Services

17.3%

3.7%

Unemployment Rate

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

Full demographic package available upon request.



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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-0

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