

**LAND FOR SALE
PRIME FOR DEVELOPMENT
3.0 Acres**

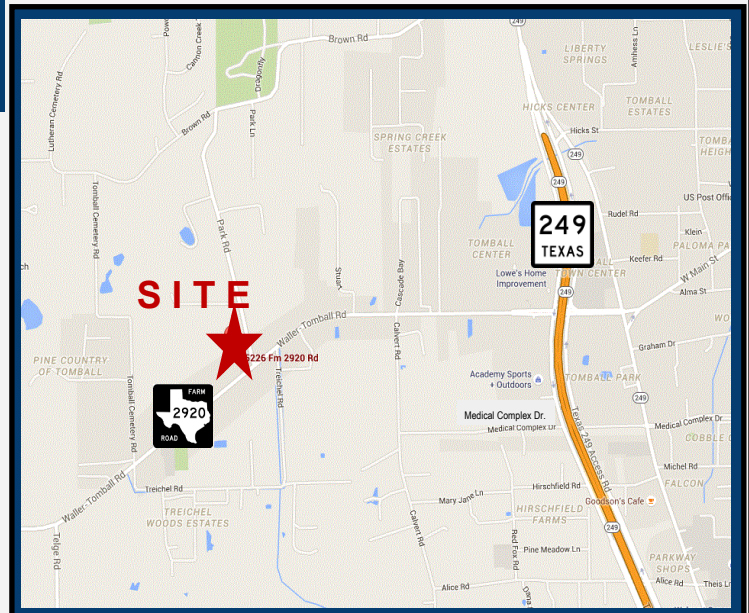
**15226 FM 2920
TOMBALL, TX 77377**



**PROPERTY
INFORMATION**

- **Frontage:** 262.56 feet on FM 2920;
- **Utilities:** Water, sewer & gas available from City of Tomball;
- **Curb Cuts:** Two (2) existing TxDot - approved driveways;
- **Traffic Count:** 27,092 VPD (2023);
- **Floodplain:** Not in 100-year floodplain;
- **Tomball Zoning:** Commercial District.

PRICE: \$8.50 psf - \$1,110,780.00



Contact Broker For More Information:

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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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RETAIL IN TOMBALL TOWN CENTER and SURROUNDING AREAS:

Academy Sports + Outdoors	Dollar Tree	Office Depot
Arby's	Famous Footwear	Panda Express
Chase Bank	HES Smokehouse	PetSmart
Chick-fil-A	Kohl's	Ross Dress for Less
Chili's Grill & Bar	Kroger Signature with	Sonic Drive-In
Dairy Queen	Starbuck's	Sport Clips
Denny's	Lowe's Home Improvement	Target
Discount Tire	Marshalls	Wells Fargo
		Woodforest National Bank

Travel

Distances: 36 minutes to George Bush Intercontinental Airport/Houston - (28.3 miles)
60 minutes to William P. Hobby Airport - (47.1 miles)



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