

FOR SALE

\$3,600,000

+/- 15.33 AC WITH TWO HOUSES
21554 & 21550 MUESCHKE RD., TOMBALL, TX 77377

Tomball Rd



SITE

Mueschke Rd

Mueschke Rd

Draper Rd

JOEL C. ENGLISH
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(713) 473-7200

ADRIA MARTINEZ
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(713) 459-4483





PROPERTY HIGHLIGHTS



Location

21554 & 21550
Mueschke Rd.,
Tomball, TX 77377



Asking Price

\$3,600,000



Size

+/- 15.33 Acres with
+/- 2,180 SF & +/- 4,038
SF Houses

Contact:

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- +/- 15.33 Acres for Sale with +/- 2,180 SF and +/- 4,038 SF Houses on Mueschke Road in Tomball, TX.

- Great development opportunity, just +/- 1.5 Miles from Grand Parkway.

- Excellent visibility on Mueschke Road and about 0.5 miles from Waller-Tomball Road (FM 2920).

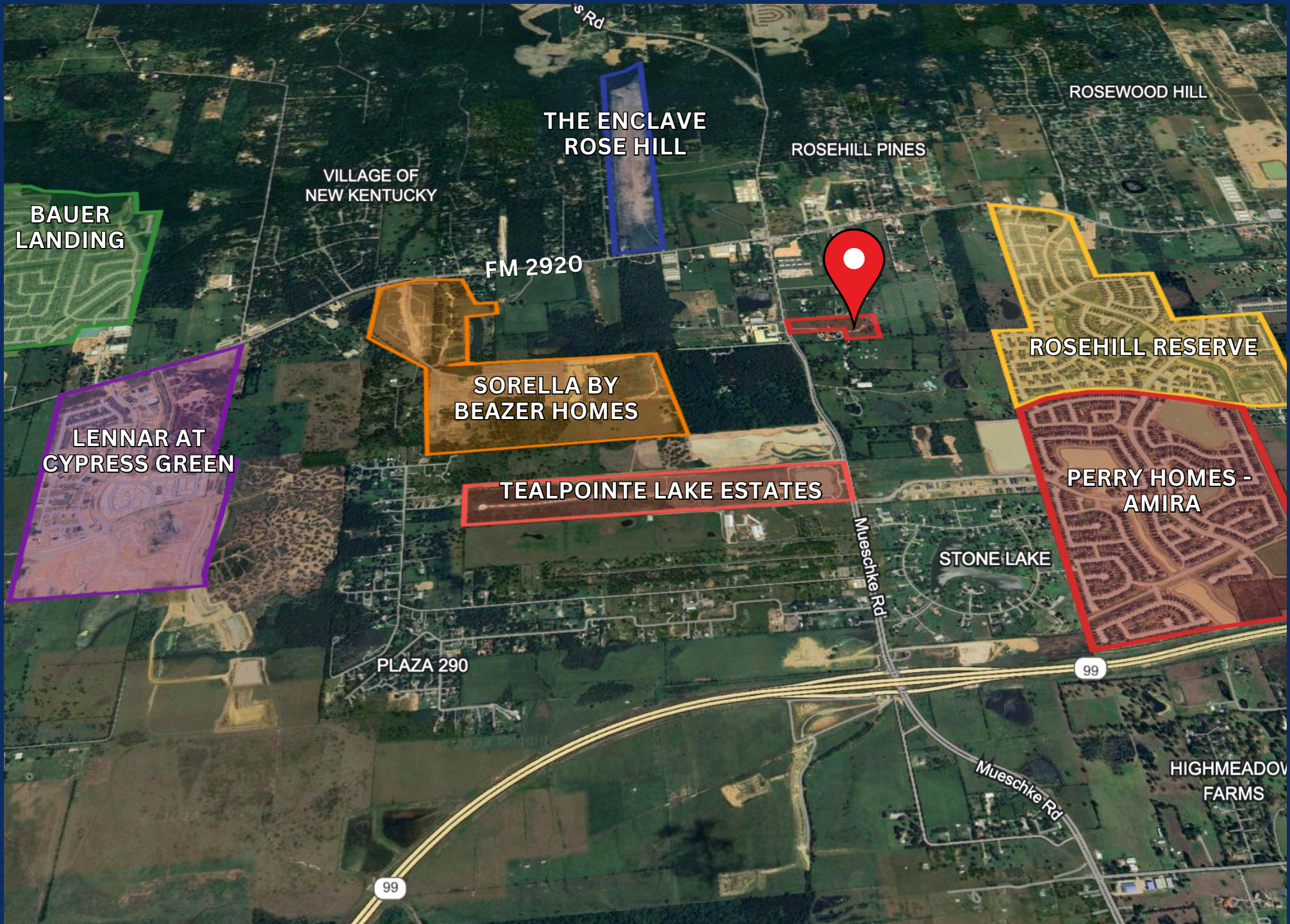
- Located in Harris County and Waller & Tomball ISD with a total tax rate for 2023 of \$2.92 per \$100 of assessed value.

- Well and Septic on site.

- Full Demographic package available upon request.



SITE



**BAUER
LANDING**

VILLAGE OF
NEW KENTUCKY

**THE ENCLAVE
ROSE HILL**

ROSEHILL PINES

ROSEWOOD HILL

FM 2920

**SORELLA BY
BEAZER HOMES**

**LENNAR AT
CYPRESS GREEN**

ROSEHILL RESERVE

TEALPOINTE LAKE ESTATES

**PERRY HOMES -
AMIRA**

STONE LAKE

PLAZA 290

Mueschke Rd

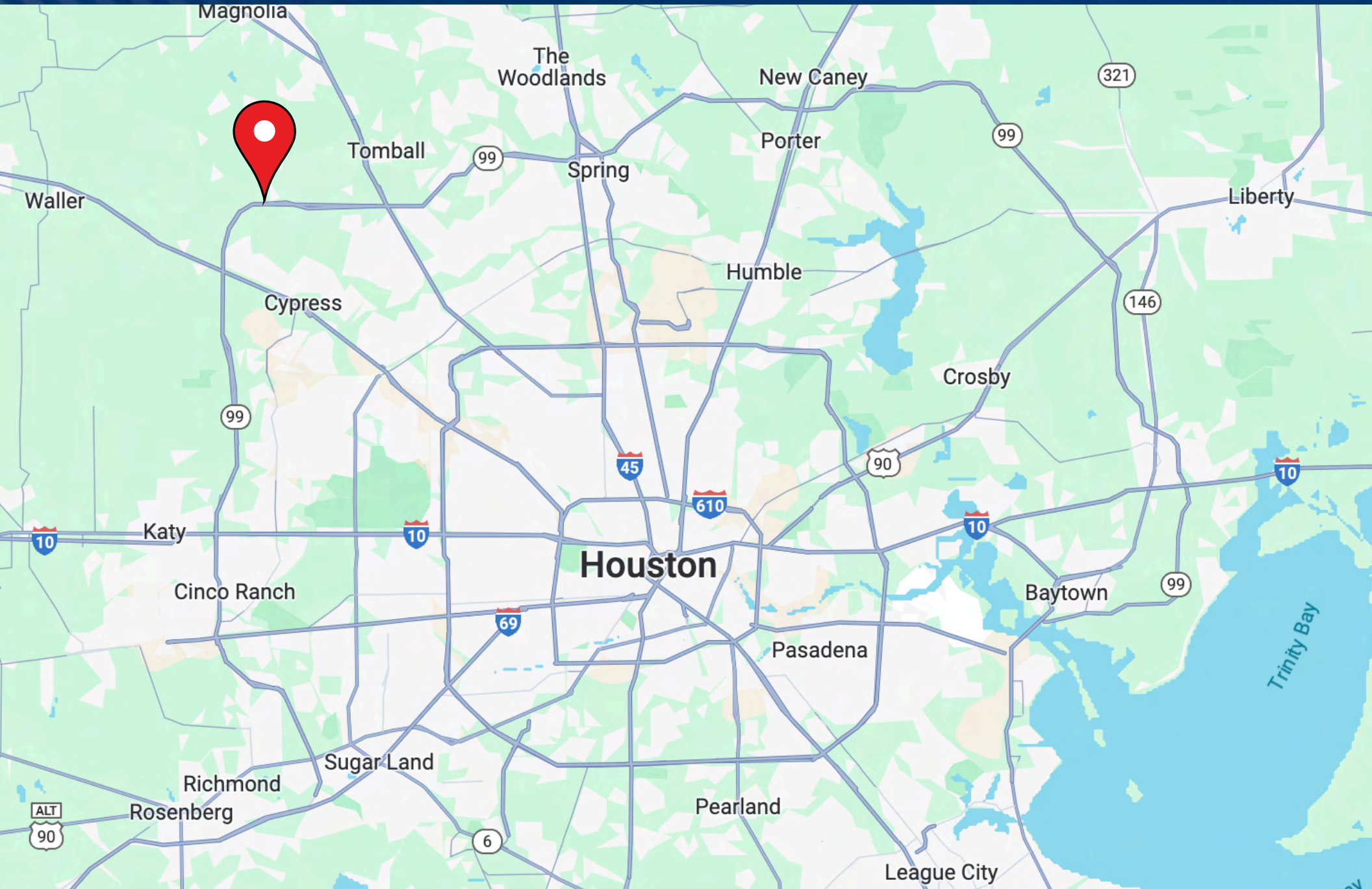
99

HIGHMEADOW
FARMS

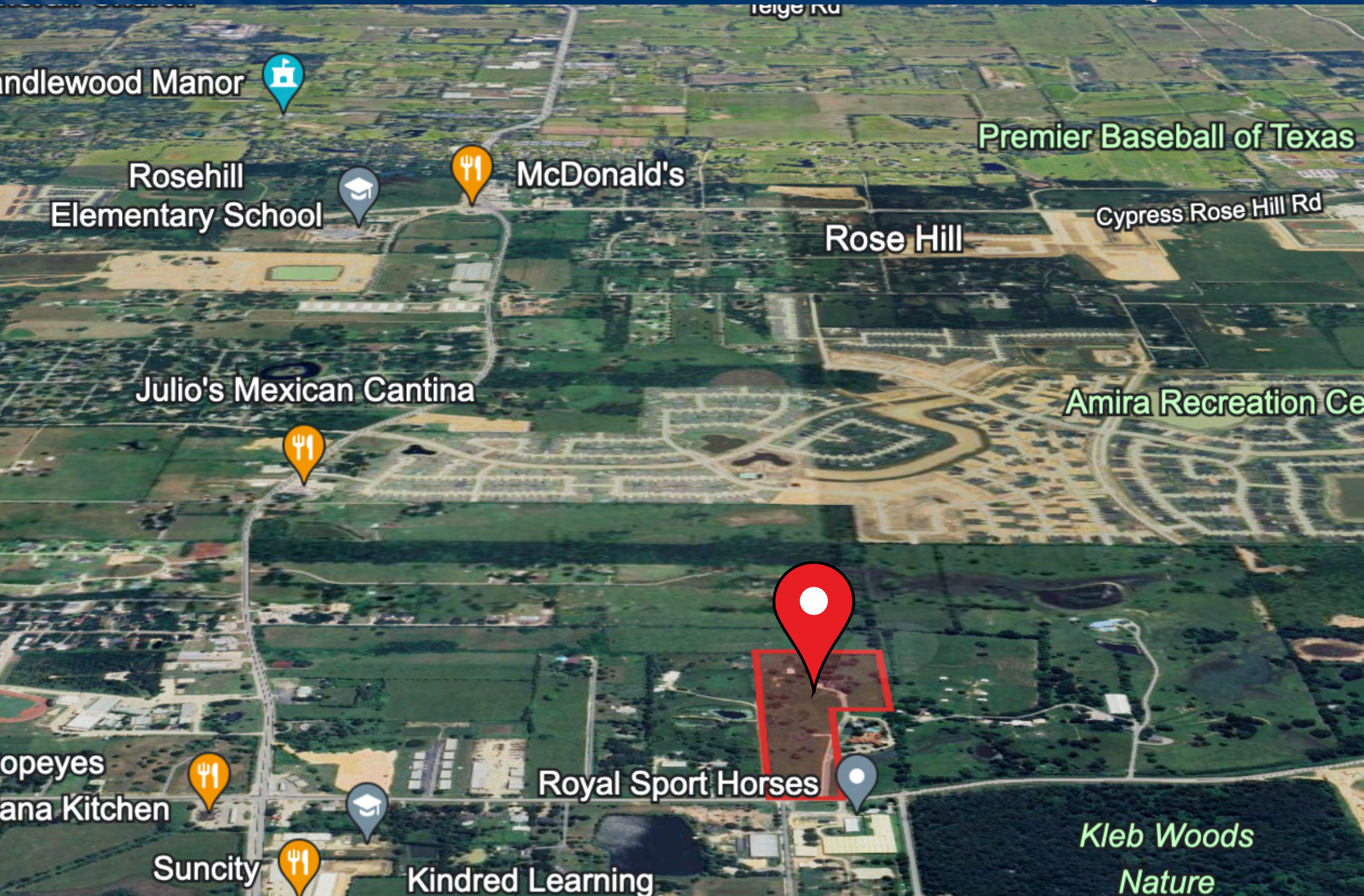
Mueschke Rd

99

LOCATION MAP



MARKET AERIAL



DEMOGRAPHIC SUMMARY

21554 Mueschke Rd, Tomball, Texas, 77377

Ring of 1 mile

KEY FACTS

346

Population



104

Households

44.0

Median Age

\$109,213

Median Disposable Income

EDUCATION

4.8%

No High School Diploma

25.4%

High School Graduate

45.2%

Bachelor's/Grad / Prof Degree

24.6%

Some College/ Associate's Degree

346

2023 Total Population (Esri)

INCOME



\$126,348

Median Household Income



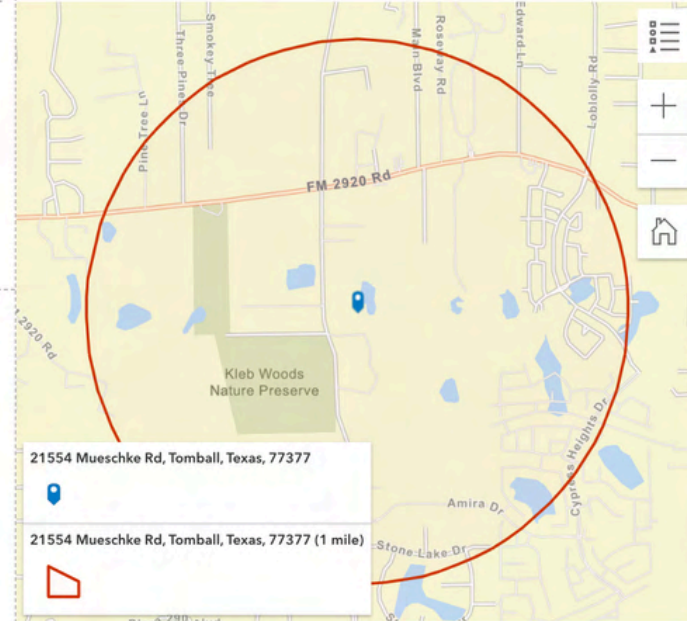
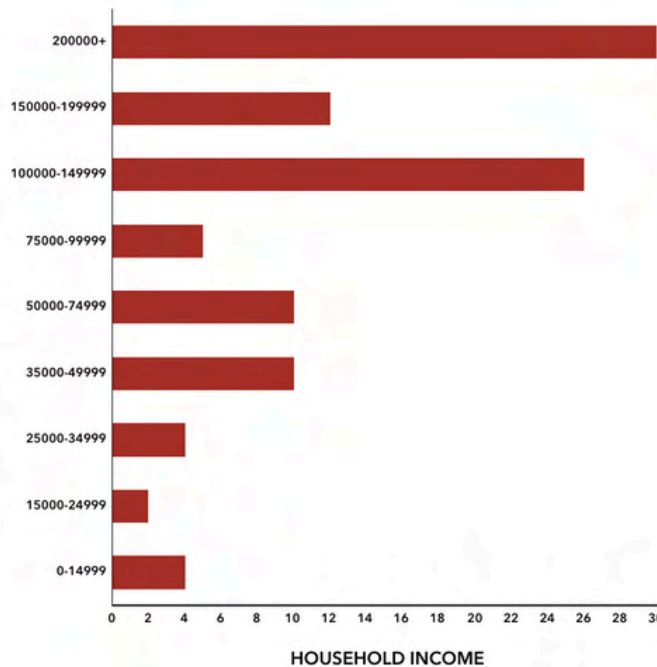
\$52,241

Per Capita Income



\$641,171

Median Net Worth



EMPLOYMENT

73.8%

White Collar

19.8%

Blue Collar

8.1%

Services

5.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



Information About Brokerage Services

11-2-2015

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 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	_____	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	_____
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller: <u>PB</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	<u>2/9/2024</u>	_____
_____	_____	Date	_____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
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