



PRICE
IMPROVEMENT

FOR SALE

0 Michel Rd | Tomball TX 77375

\$595,000

± 1.137 AC VACANT TRACT

Heart of Tomball

One block from Tomball Pkwy

Across the street from HCA Tomball Sports Medicine Center

Gatewood & Associates

Michel Rd | Vacant Tract

Address: 0 Michel Rd, Tomball, TX 77375

HCAD Parcel: 1262470010006

Price: \$595,000.00

Price per sq. ft.: \$12.00

Land Acreage: ~1.137 acres

Land sq. ft.: ~49,528 sq. ft.

Zoning: Commercial District

Parking: Adequate / As Needed

Curb Cuts: 1 - Michel Rd

Detention: Has shared detention pond available for Buyer use

****Seller Prefers All Cash or 1031 Exchange Buyer****

****Owner Financing Available for Qualified Buyer****

Less than one block from Hwy 249 (Tomball Parkway). Located across the street from the HCA Tomball Sports Medicine Center

Hwy 249 signage opportunities available - contact Broker for details



FEATURES

Richard D. Gatewood | Gatewood & Associates | gatewoodandassoc@msn.com
1400 Graham Dr, Suite B, 265 | Tomball, Texas 77375 | Cell: 713.299.0129

0 Michel Rd - Vacant Tract Tomball TX 77375

This Tomball property makes a unique and superior investment opportunity today based on its strengths as follows:

- 1) Trade area - the Tomball area continual rapid growth
- 2) Tomball demographics -with the most recent census data (2022) reflecting a 10-mile trade area of 1,100,000 people
- 3) High growth rate of Tomball SMSA population



HISTORY





AERIAL



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Gatewood & Associates

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Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

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Designated Broker of Firm

License No.

Email

Phone

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Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

N/A

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-0
TAR 2501



IABS

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